



**The Corporation of the City of Temiskaming Shores  
Committee of the Whole  
Tuesday, September 5, 2023 – 3:00 p.m.  
City Hall – Council Chambers – 325 Farr Drive**

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**Agenda**

1. **Land Acknowledgement**
2. **Call to Order**
3. **Roll Call**
4. **Review of Revisions or Deletions to the Agenda**
5. **Approval of the Agenda**

*Draft Resolution*

Moved by: Councillor

Seconded by: Councillor

Be it resolved that City Council approves the agenda as printed / amended.

6. **Disclosure of Pecuniary Interest and General Nature**
7. **Public Meetings Pursuant to the Planning Act, Municipal Act, and Other Statutes**

## **8. Public Works**

### **a) Delegations/Communications**

None

### **b) Administrative Reports**

#### **1. Memo No. 020-2023-PW – Rivard Court Assumption Update**

##### *Draft Resolution*

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 020-2023-PW regarding the Rivard Court Assumption for information purposes.

#### **2. Memo No. 021-2023-PW – Environmental Department Update**

##### *Draft Resolution*

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 021-2023-PW for the Environmental Department Update.

#### **3. Administrative Report No. PW-020-2023 – Solid Waste Management By-law Amendment**

##### *Draft Resolution*

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report PW-020-2023; and

That Council directs staff to prepare the necessary By-law to amend By-law No. 2015-128 (Solid Waste Management), for the replacement of the Tipping Fee Schedule in Appendix 03 with a new schedule, for consideration at the September 19, 2023, Regular Council Meeting.

**4. Administrative Report No. PW-021-2023 – Rental Agreement Graders for Winter Operations**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report PW-021-2023; and

That Council directs staff to prepare the necessary by-law to enter into an agreement with Jade Equipment for supply and delivery of three (3) Rental Graders for the City's Winter Operations (2023-2024), for a total upset limit of \$103,800.00 plus applicable taxes, for consideration at the September 19, 2023 Regular Council meeting.

**c) New Business**

None

**9. Recreation Services**

**a) Delegations/Communications**

None

**b) Administrative Reports**

**1. Memo No. 017-2023-RS – PurpleAir Monitors**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 017-2023-RS regarding the installation of three (3) PurpleAir monitors for information purposes.

**2. Memo No. 018-2023-RS – NISKA Park - Northern Ontario Heritage Fund (NOHFC) Application**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 018-2023-RS;

That Council directs staff to apply to the Northern Ontario Heritage Fund (NOHFC) in the amount of \$200,000 for park construction, on behalf of the NISKA Park Committee; and

Further that, should the funding application be approved, the NISKA Park Committee will provide the required 25 percent financial contribution.

**3. Memo No. 019-2023-RS – September Recreation Operations Update**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 019-2023-RS for the September Recreation Operations Update.

**4. Administrative Report No. RS-020-2023 – Village Noel Requests**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. RS-020-2023;

That Council direct staff to provide in-kind services to support Village Noel 2023, including the set-up and take down of the event, supply of various equipment and supply of event services; and

That Council provisionally approves the placement of a modified storage container on City property next to the Lions Quonset hut, conditional on appropriate permits and meeting requirements of the City's Zoning By-law.



**5. Administrative Report No. RS-021-2023 – Arena Concession Lease Award**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. RS-021-2023; and

That Council directs staff to prepare the necessary by-law to enter into an agreement with Smitty's Canteen / Michael Smith for the use of the Shelley Herbert-Shea Memorial Arena Concession from September 22, 2023, to April 30, 2024, for consideration at the September 19, 2023, Regular Council meeting.

**c) New Business**

None

**10. Fire Services**

**a) Delegations/Communications**

None

**b) Administrative Reports**

**1. Administrative Report No. PPP-004-2023 – Appointment of Volunteer Firefighters**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report PPP-004-2023; and

That Council hereby appoints Bryan Cooke and Christian Lachapelle as Volunteer Firefighters to the Temiskaming Shores Fire Department, in accordance with the Recruitment and Retention Program.

**c) New Business**

None

**11. Corporate Services**

**a) Delegations/Communications**

Christopher Oslund, Haileybury Heritage Museum

**Re:** Sale of the Haileybury Fire Hall – Fire Department Bell

**b) Administrative Reports**

**1. 2023 Economic Development Projects Update**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of the 2023 Economic Development Projects Update for information purposes.

**2. Memo No. 021-2023-CS– Housing Accelerator Fund Application and Housing Action Plan**

Draft Resolution

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 021-2023-CS regarding the Housing Accelerator Fund Application and Housing Action Plan for information purposes.

**3. Administrative Report No. CS-035-2023 New Liskeard Marina**

*Draft Resolution*

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CS-035-2023; and

That Council directs staff to release an Expression of Interest for the development of the New Liskeard Marina property and present the submissions for Council review and consideration at a future Committee of the Whole Meeting.

**OR**

That Council directs staff to pause the Expression of Interest process, and present alternate options for Council review and consideration at a future Committee of the Whole Meeting.

**c) New Business**

None

**12. Schedule of Council Meetings**

- a) Regular Council Meeting – September 19, 2023 starting at 6:00 p.m.
- b) Committee of the Whole – October 3, 2023 starting at 3:00 p.m.

**13. Closed Session**

*Draft Resolution*

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council agrees to convene in Closed Session at \_\_\_\_\_ p.m. to discuss the following matters:

- a) Adoption of the August 8, 2023 Closed Session Minutes; and
- b) Under Section 239 (2) (c) of the Municipal Act, 2001 – proposed or pending acquisition or disposition of land by the municipality – Proposed Disposition (Dymond Industrial Park Lots).

**14. Adjournment**

*Draft Resolution*

Moved by: Councillor

Seconded by: Councillor

Be it resolved that Council hereby adjourns its meeting at \_\_\_\_\_ p.m.

# **Memo**

**To:** Mayor and Council  
**From:** Mitch McCrank, Manager of Transportation Services  
**Date:** September 5, 2023  
**Subject:** Rivard Court Assumption Update  
**Attachments:** N/A

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Rivard Court has been an ongoing development for several years. It is with great satisfaction that Staff declare the project is now concluded and in the final stages of administrative work and cleaning up loose ends. The Developer is ready to hand over the roadway to the municipality to officially assume the roadway as per the requirements of the Development Agreement (By-Law 2019-041).

The municipality has already assumed water and sewer services as well as Winter Maintenance for the roadway.

Pending final inspection and receipt of all required documentation, Staff shall bring an official By-law forward to complete the assumption of the roadway designated Rivard Court.

Thank you.

Prepared by:

Reviewed and submitted for Council's  
consideration by:

*"Original signed by"*

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*"Original signed by"*

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Mitch McCrank, CET  
Manager of Transportation Services

Amy Vickery, CMO  
City Manager

# **Memo**

**To:** Mayor and Council  
**From:** Steve Burnett, Manager of Environmental Services  
**Date:** September 5, 2023  
**Subject:** Environmental Department Update  
**Attachments:** N/A

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Mayor and Council:

I am pleased to provide the following update for the Environmental Department.

## **Operations**

The Environmental Department continues with the yearly maintenance of the Sanitary Collection and Water Distribution Systems within the City. This maintenance includes:

- **Sanitary Main Flushing** – Continues – Not yet complete.
- **Watermain Flushing and Valve Exercising Program** – Has been completed.

Staff continue to repair watermains and services as they surface. To date there have been a total of 59 watermains and services repaired throughout the City. Staff are also busy with the Albert St project assisting Pedersen's with water control and flushing. There has also been a total of 5 water control valves replaced under our valve replacement program.

## **Capital Projects**

- **ICI Water Meter Program (Carryover)** – Scheduled for late summer or early fall. Reoccurring meetings have been scheduled with Neptune to ensure that scheduling of appointments is completed.
- **Haileybury Water Treatment Plant Filter Rehabilitation #2** – This project has been awarded to Continental Carbon Group. Schedule to start is pending.
- **Robert/Elm Pumping Station – Overflow Installation** – This project has been awarded to LUA Construction. Pump has been ordered.
- **Albert St Reconstruction** – On track and on budget. Pedersen are approximately ½ way through the last block. The scheduled work for 2023 is on track to be completed by the end of September.

- **Montgomery Street Design** – This project was awarded to Shaba Testing Services Ltd. Locates have been requested for the geotechnical work.
- **NL Landfill Expansion** – Construction of the building is moving along nicely. Hydro is scheduled to complete the connection on August 31. The turnaround/road has been constructed within the landfill cell. The scales have been installed with the commissioning and training pending. Anticipated opening of the landfill continues to be sometime in October. This project remains on budget.
- **Grant Drive Extension** – The MTO have completed the left turn lane and right turn taper on Hwy 65E. The remaining items on the City portion are shouldering and line painting. Both are scheduled for early September. Once completed the roadway will be ready for opening.

Prepared by:

Reviewed and submitted for Council's  
consideration by:

*“Original signed by”*

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Steve Burnett  
Manager of Environmental Services

*“Original signed by”*

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Amy Vickery, CMO  
City Manager

**Subject:** Solid Waste Management By-law  
Amendment

**Report No.:** PW-020-2023

**Agenda Date:** September 5, 2023

### **Attachments**

**Appendix 01:** EXP Tipping Fee Analysis and Recommendation

**Appendix 02:** Draft Landfill(s) Tipping Fee Schedule

**Appendix 03:** Draft By-law (Amends Solid Waste Management By-law No. 2015-128)

### **Recommendations**

It is recommended:

1. That Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report PW-020-2023; and
2. That Council directs staff to prepare the necessary By-law to amend By-law No. 2015-128 (Solid Waste Management), for the replacement of the Tipping Fee Schedule in Appendix 03 with a new schedule, for consideration at the September 19, 2023, Regular Council Meeting.

### **Background**

The disposal fees associated with the newly constructed landfill in New Liskeard will be transitioning from a charge per cubic yard (currently applied at the Haileybury Landfill) to a charge per metric tonne as a scale has been incorporated into the design.

At the Regular Meeting of Council held on February 1, 2022, Council approved entering into an agreement EXP Services Inc. for engineering services related to the expansion of the New Liskeard Landfill Site. Part of the requirements under the agreement was the analysis and development of an appropriate tipping fee schedule to accommodate the transition.

### **Analysis**

Staff recently received the analysis and recommendation for the new tipping fee schedule from EXP. The analysis consists of utilizing industry conversion factors (from volume to tonnage) as well as utilizing Northern Ontario municipality comparators. Appendix 01 outlines the analysis and recommendation.

Based on the analysis and recommendation provided by EXP, staff prepared a new tipping fee schedule which is outlined in Appendix 02. The current tipping fee schedule for the Haileybury Landfill is required to remain within the By-law to accommodate the



transition to the New Liskeard Landfill. It is also important that a charge per cubic yard be included into the New Liskeard Landfill tipping fee schedule to account for scale failure and/or maintenance.

It is anticipated that the New Liskeard Landfill will be ready to open in October of this year. Once the tipping fee schedule is approved by Council, staff will provide notification to the public through the City's media platforms.

### **Relevant Policy / Legislation / City By-Law**

- By-Law No. 2015-128, Solid Waste Management

### **Consultation / Communication**

- Administrative Report PW-020-2023 - Solid Waste Management By-law Amendment

### **Financial / Staffing Implications**

This item has been approved in the current budget: Yes ☐ No ☐ N/A ☒

This item is within the approved budget amount: Yes ☐ No ☐ N/A ☒

### **Climate Considerations**

There are no related climate impacts.

### **Alternatives**

No alternatives were considered.

### **Submission**

Prepared by:

Reviewed and submitted for Council's consideration by:

*"Original signed by"*

*"Original signed by"*

Steve Burnett  
Manager of Environmental Services

Amy Vickery  
City Manager



August 29<sup>th</sup>, 2023

City of Temiskaming Shores  
325 Farr Drive  
Haileybury, ON P0J 1K0  
Attention: Steve Burnett, Manager Environmental Services

**Re: NWL-22004792-00 New Liskeard Disposal Site – Tipping Fee Analysis**

On February 1<sup>st</sup>, 2022 the City of Temiskaming Shores entered into an Agreement with EXP Services Inc. for Engineering Services related to the expansion of the New Liskeard Disposal Site. Included in the Agreement was the requirement for EXP to carry out an analysis of the existing tipping fees and provide a report outlining the findings and recommendations.

The Environmental Compliance Approval A-5000-1115044194, (ECA) issued on December 2, 2021 for the expanded Disposal Site includes, in Section G.2.1. that “the calculated maximum volumetric capacity of the Site, consisting of the waste, daily cover and intermediate cover, but excluding the final cover is **366,845 cubic metres.**”

City staff provided EXP with a summary of the volumes of waste (by Category) for each year between 2019 and 2021 to assist with the analysis of past and potential future operations and utilizing that data, it was determined that the average annual waste deposited at the current site during that time period was 33,434 yd<sup>3</sup> (equating to 25,562 m<sup>3</sup>).

The handling of the larger volumes of materials to be sorted by the Public or deposited directly by commercial haulers at the expanded New Liskeard Site should be, at minimum, on a cost recovery basis and preferably at a rate that will generate sufficient revenue to rebuild the Reserve Fund, assist with the Closure of the current Haileybury Site and begin the work of searching for the next future Disposal Site. While there is no specified or anticipated Closure Date for the expanded New Liskeard Site within the ECA, the current approved maximum volumetric capacity of the Site and the three-year average disposal rate would suggest that capacity could be reached within 14.35 years depending on the disposal rates and operational procedures.

The implementation of the most recent Tipping Fee Schedule for the Temiskaming Shores operation dates back to January 1, 2020 using the cubic yard measurement (estimated) for

waste disposed at the Haileybury Site. Those fees were used to convert the current rate structure being used, based on the estimated volumes and equated to what the “Current” Tipping Fees per metric tonne would resemble.

Using information gathered from Disposal Sites across North-Eastern Ontario it was determined that the current converted rates would be, in most Waste Category’s, significantly lower than those being charged at sites in Sault Ste Marie to North Bay and Timmins to Hearst.

For ease of operation at the Disposal Site the “grouping” of similar type waste categories into common Tipping Fee charges was reviewed and is being recommended when establishing the new rates. A minimum Tipping Fee of \$5.00 is also being recommended to assist with covering the general costs associated with the staffing and operations of the weigh scales.

The Tables found below include the information gathered and utilized in the suggested Tipping Fee Schedule found in Table 3.

Table 1 – Conversion Factors and Estimates

Category of Waste	Aver. Cubic Yards (2019-21)	Conversion (Cubic Yards – Cubic Metres)	Conversion Factor by Waste Category (t/m <sup>3</sup> )	Average Est. Tonnes (2019 – 21)
Residential / Commercial	18,514	14155	0.35	7630
Metals / Bulky Waste	210	161	2.0	322
Unsorted Res. / Comm.	1731	1324	0.4	530
Yard Waste	365	279	0.2	56
Non-Hazardous Waste	109	83	1.05	87
Inorganic Earth Matl's.	278	213	1.5	320
Sorted Construction Waste	11437	8745	2	17490
Unsorted Construction Waste	185	141	1.75	247
Contaminated Waste	605	463	1.4	648
Freon Containing	43(ea.)	43(ea)	1(ea.)	43(ea.)
Estimated Total	33,434 yd <sup>3</sup>	25,562		27,330 mt

Table 2 – Tipping Fee Conversions (Volume to Weighed)

Category of Waste	Aver. Fees Collected per year (2019-21)	Average Unit Tipping Fee (\$ per yd <sup>3</sup> )	Equivalent Tipping Fee (\$ per mt)	Study Range / (Average per mt)
Residential / Commercial	\$127,437	\$6.88	\$16.70	\$20 - \$105
Metals / Bulky Waste	\$1,677	\$8.00	\$5.20	\$4/mt - \$25ea.
Unsorted Res. / Comm.	\$25,970	\$15.00	\$49.00	\$38-\$300
Yard Waste	\$0	0	\$0	\$0 - \$50
Non-Hazardous Waste	\$872	\$8.00	\$10.00	\$8 - \$100
Inorganic Earth Matl's.	\$2,502	\$9.00	\$7.85	\$0 - \$40
Sorted Construction Waste	\$182,987	\$16.00	\$10.50	\$8 - \$105
Unsorted Construction Waste	\$4,810	\$26.00	\$19.50	\$15 - \$300
Contaminated Waste	\$30,283	\$50.00	\$46.75	\$36 - \$200
Freon Containing	\$3,225	\$75.00 (ea.)	\$75.00 (ea.)	\$35 - \$75 (ea.)
Estimated Total	\$377,261		\$378,920	

Table 3 – Tipping Fee Rates / Revenues (Based on 3 year Average)

Category of Waste	Current Fee (per mt)	Current Fee + 5%	<i>Suggested Tipping Fees*</i>	<i>Suggested Tipping Fees**</i>
Residential / Commercial	\$127,420 (\$16.70)	\$133,525 (\$17.50)	\$152,600 (\$20.00)	\$5 Minimum \$10 Maximum
Metals / Bulky Waste	\$1,675 (\$5.20)	\$1,770 (\$5.50)	\$6,440 (\$20.00)	\$5 Minimum \$20 Maximum
Unsorted Res. / Comm.	\$25,970 (\$49.00)	\$27,295 (\$51.50)	\$21,200 (\$40.00)	\$20 Minimum \$40 Maximum
Yard Waste	\$0 (\$0)	\$280 (\$5.00)	\$560 (\$10.00)	\$5 Minimum \$10 Maximum
Non-Hazardous Waste	\$870 (\$10.00)	\$915 (\$10.50)	\$1,740 (\$20.00)	\$5 Minimum \$20 Maximum
Inorganic Earth Matl's.	\$2,515 (\$7.85)	\$2,625 (\$8.25)	\$12,800 (\$40.00)	\$20 Minimum \$40 Maximum
Sorted Construction Waste	\$183,645 (\$10.50)	\$192,390 (\$11.00)	\$349,800 (\$20.00)	\$10 Minimum \$20 Maximum
Unsorted Construction Waste	\$4,815 (\$19.50)	\$5,065 (\$20.50)	\$9,880 (\$40.00)	\$20 Minimum \$40 Maximum
Contaminated Waste	\$30,295 (\$46.75)	\$31,755 (\$49.00)	\$48,600 (\$75.00)	\$500 per Load
Freon Containing	\$3,225 (\$75.00)	\$3,395 (\$79.00)	\$3,225 (\$75.00)	\$75 ea.
Domestic (Curbside)	\$0 (\$0)	\$9,850 (\$5.00)	\$19,700 (\$10.00)	Based on Average Load
Estimated Total	\$377,261	\$408,865	\$626,545	

\*Minimum Tipping Fee - \$5.00

\*\* Tipping Fee (Scale Power Failure)

Disclaimer:

The above noted calculations and proposed Tipping Fees are based solely on the three-year average of waste deposited at the Haileybury Landfill Site during the period of 2019 to 2021 as a starting point for anticipated revenues.

There has been no accounting for current or future operating costs, closure costs at the current site, continued monitoring at both the current and new sites and future site development. Likewise, the current and future “Blue Box” programs have not been included.

It is recommended that the City undertake a Profit and Loss evaluation for the entire Waste Management program to assist with the establishment of the “revised” Tipping Fee Schedule.

Should you have any questions or require clarification, please feel free to contact EXP at the coordinates listed below.

A handwritten signature in blue ink, appearing to read "G. Douglas Walsh".

G. Douglas Walsh, C.E.T.  
Project Manager, Team Lead

Attachment: Slide Presentation

# **Waste Management Tipping Fee Analysis**

## **Current vs Future Operational & Cost Recovery**



# PURPOSE

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**The purpose of this presentation is to provide the results of the Waste Management Tipping Fee Review and to summarize a pricing structure that is consistent with public sector comparators. The final Tipping Fee Schedule should allow for operational cost recovery and reserve fund allocations.**

**The fee structure review was identified as part of the recent New Liskeard Landfill Site Expansion Project tasks.**

# TEMISKAMING SHORES TIPPING FEES AND REVENUES

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## Tipping Fees

- Currently by estimated cubic yard measure
  - ✓ Minimum Tipping Fee - \$4.00 - Under 1 cubic yard
  - ✓ Average Tipping Fee - \$15.90 per cubic yard
  - ✓ Average Volume (2019 – 21) – 39,103 cubic yards per year (Includes annual bi-weekly curbside average 5625 yd<sup>3</sup> pick-up)

## Revenues

- ✓ Average Tipping Fee Revenue (2019 – 21) - \$378.9K
- ✓ Per Cubic Yard Revenue - \$9.69

# PUBLIC SECTOR CURRENT TIPPING FEES COMPARISON

Waste Category	T. Shores (yd3)	Sudbury (mt)	North Bay (mt)	Cochrane (mt)	Timmins (mt)	Hearst (yd3)
Residential / Commercial	\$4.00 Min. \$7.00 /yd3	\$10.00<.1mt \$100.00/mt	\$5.00Min. \$105/mt	\$5 / \$7 Min. \$55/\$70/mt	\$3.00Min. \$55/\$86mt	\$1.50 Min. \$6.00 /yd3
Metals / Bulky Waste	\$8.00/yd3	No Fee	\$25.00/ea.	\$15.00/ea.	N/A	\$6.00/yd3
Unsorted Res. / Comm.	\$15.00/yd3	\$3.00<.1mt \$300.00/mt	\$10.00<.1mt \$210.00/mt	\$120.00 Min. \$240.00/mt	\$55.00/\$86mt	\$25.00/yd3
Yard Waste (Wood Waste)	No Fee	\$5.00<.1mt \$50.00/mt	\$20.00mt	\$50.00/mt	No Fee	No Fee
Non-Hazardous Waste	\$8.00/yd3	\$100/mt	No Fee	\$50.00/mt	No Fee	\$6.00/yd3
Inorganic Earth Materials	\$9.00/yd3	N/A	No Fee	\$40.00/mt	N/A	\$6.00/yd3
Sorted Construction	\$16.00/yd3	\$50.00/mt	\$105.00/mt	\$40.00/mt	N/A	\$6.00/yd3
Unsorted Construction	\$25.00/yd3	\$3.00<.1mt \$300.00/mt	\$210.00/mt	\$120.00 Min. \$240.00/mt	\$55.00/\$86mt	\$25.00/yd3
Contaminated Waste	\$50.00/yd3	\$200/mt	\$40.00/mt	\$50.00/mt	\$127.00/mt	\$50.00/yd3
Freon Containing	\$75.00 ea.	N/A	\$25.00+ TF	\$20.00 ea.	\$50.00/ea.	\$75.00 ea.

## T. SHORES- VOLUME / WEIGHT CONVERSION ANALYSIS

Category of Waste	Aver. Cu Yds (2019-21)	Conversion Factor	Estimate Tonnes
Residential / Commercial	18,514	0.35 (t/m3)	7630
Metals / Bulky Waste	210	2.0	322
Unsorted Res. / Comm.	1731	0.4	530
Yard Waste	365	0.2	56
Non-Hazardous Waste	109	1.05	87
Inorganic Earth Materials	278	1.5	320
Sorted Construction	11437	2	17490
Unsorted Construction	185	1.75	247
Contaminated Waste	605	1.4	648
Freon Containing	43 (ea.)	1(ea.)	43(ea.)
Estimated Total	33,434 yd3		27,330 mt

## T. SHORES - REVENUE / VOLUME - WEIGHT

Waste Category	Average yd3	Average Fees Collected	Estimated Unit Cost	Average mt Conversion	Equivalent Required Unit Cost	Study Range / Average per mt
Residential / Commercial	18,514	\$127,437	\$6.88 / yd3	7630	\$16.70 / mt	\$20 - \$105
Metals / Bulky Waste	210	\$1,677	\$8.00 / yd3	322	\$5.20 / mt	\$4/mt - \$25ea.
Unsorted Res. / Comm.	1731	\$25,970	\$15.00 / yd3	530	\$49.00 / mt	\$38 - \$300
Yard Waste (Wood Waste)	365	\$0	\$0 / yd3	56	\$0 / mt	\$0 - \$50
Non-Hazardous Waste	109	\$872	\$8.00 /yd3	87	\$10.00 / mt	\$8 - \$100
Inorganic Earth Materials	278	\$2502	\$9.00 / yd3	320	\$7.85 / mt	\$0 - \$40
Sorted Construction	11437	\$182,987	\$16.00 / yd3	17490	\$10.50 / mt	\$8 - \$105
Unsorted Construction	185	\$4810	\$26.00 / yd3	247	\$19.50 / mt	\$15- \$300
Contaminated Waste	605	\$30,283	\$50.00 / yd3	648	\$46.75 / mt	\$36 - \$200
Freon Containing	43 (ea.)	\$3225	\$75.00/ ea.	43(ea.)	\$75.00 / ea.	\$35 - \$75

# T. SHORES – CURRENT / POTENTIAL REVENUE

Waste Category	3 Yr. Average	Current Tipping Fees / mt	Revenue	Suggested Tipping Fees *	Potential Revenue	Current Fee + 5%	Current Fee + 10%
Residential / Commercial	7,630	\$16.70 / mt	\$127,420	\$20.00 / mt	\$152,600	\$133,525 (\$17.50)	\$140,390 (\$18.40)
Metals / Bulky Waste	322	\$5.20 / mt	\$1,675	\$20.00 / mt	\$6,440	\$1,770 (\$5.50)	\$1,850 (\$5.75)
Unsorted Res. / Comm.	530	\$49.00 / mt	\$25,970	\$40.00 / mt	\$21,200	\$27,295 (\$51.50)	\$28,620 (\$54.00)
Yard Waste (Wood Waste)	56	\$0 / mt	\$0	\$10.00 / mt	\$560	\$280 (\$5.00)	\$310 (\$5.50)
Non-Hazardous Waste	87	\$10.00 / mt	\$870	\$20.00 / mt	\$1,740	\$915 (\$10.50)	\$960 (\$11.00)
Inorganic Earth Materials	320	\$7.85 / mt	\$2,515	\$40.00 / mt	\$12,800	\$2,625 (\$8.25)	\$2,770 (\$8.65)
Sorted Construction	17,490	\$10.50 / mt	\$183,645	\$20.00 / mt	\$349,800	\$192,390 (\$11.00)	\$201,300 (\$11.55)
Unsorted Construction	247	\$19.50 / mt	\$4,815	\$40.00 / mt	\$9,880	\$5,065 (\$20.50)	\$5,310 (\$21.50)
Contaminated Waste	648	\$46.75 / mt	\$30,295	\$75.00 / mt	\$48,600	\$31,755 (\$49.00)	\$33,370 (\$51.50)
Freon Containing	43(ea.)	\$75.00 / ea.	\$3,225	\$75.00 / ea.	\$3,225	\$3,395 (\$79.00)	\$3,550 (\$82.50)
Domestic (Curbside)	1970	\$0.00 / mt	\$0	\$10.00 / mt	\$19,700	\$9,850 (\$5.00)	\$21,670 (\$11.00)
Total	34,213		\$378,920	* Minimum \$5.00 Scale Fee	\$626,545	\$408,865	\$440,100

**Tipping Fees: Haileybury Landfill Site**

Category	Description	Applicable Fee/ yard <sup>3</sup>	
		Resident	Non-Resident
1	Flat Rate - \$1.00 per bag up to a maximum of \$4.00 (under one cubic yard)	\$4.00	\$7.00
2	Residential/Commercial Garbage: <i>includes abandoned residential or commercial waste, either animal or vegetable, organic waste, wearing apparel, broken crockery and refuse of a similar nature, but shall not include metal, weighty or bulky articles such as large appliances, furniture, barrels, bed springs, furnaces, or anything of a similar nature.</i>	\$7.00	\$13.00
3	Metals/Bulky Waste: <i>Items whose large size precludes or complicates handling by normal collection, processing, or disposal methods such as furniture and appliances. Also, ferrous metal, aluminum, mixed metal, white goods, and old vehicles.</i>	\$8.00	\$15.00
4	Unsorted Residential/Commercial Garbage and Metals/Bulky Waste – Recyclable materials not sorted from waste	\$15.00	\$29.00
5	Yard Waste: <i>Includes clean wood, brush, yard, and plant materials, suitable for composting purposes.</i>	No Fee	\$5.00
6	Non-Hazardous Waste: <i>includes clean fill</i>	\$8.00	\$15.00
7	Inorganic Earth Like Material: <i>includes reclaimed asphalt products, aggregate, and soils free of chemical contaminants.</i>	\$9.00	\$17.00
8	<i>Sorted Construction and Demolition Waste: Recyclable materials sorted from non – recyclable materials</i>	\$16.00	\$16.00
9	<i>Unsorted Construction and Demolition Waste</i>	\$26.00	\$51.00
10	Contaminated Waste: <i>includes excavated soils containing organic or hydrocarbon contaminants at a level that is acceptable to the Ministry of the Environment for disposal at the Municipality's Landfill Site.</i> <i>Asbestos waste includes \$100.00 flat rate, plus tipping fee.</i>	\$50.00	\$100.00
11	Freon Containing Items	\$75 each	\$150 each
12	Rubber Tires: Passenger Vehicle and Light Truck Tires Medium Truck Tires Small and Medium Off-the-Road Tires	No Fee	
	<b>Notes:</b> 1. All other tire sizes will not be accepted at the Landfill Site. 2. Landfill attendant shall accept up to a total of ten (10) tires per day per person.		

**Note:** The landfill site will only accept waste that is within the conditions of the Environmental Compliance Approval.

**Tipping Fees: New Liskeard Landfill Site**

Category	Description	Applicable Fee Per Metric Tonnes/Per Cubic Yard	
		Resident	Non-Resident
1	Flat Rate – Scale Fee/under 1 cubic yard	\$5.00	\$10.00
2	Sorted Residential/Commercial/Sorted Construction/Metals/Bulky Waste/ Non-Hazardous Waste: <i>includes abandoned residential or commercial waste, either animal or vegetable, organic waste, wearing apparel, broken crockery and refuse of a similar nature, but shall not include metal, weighty or bulky articles such as large appliances, furniture, barrels, bed springs, furnaces, or anything of a similar nature. Items whose large size precludes or complicates handling by normal collection, processing, or disposal methods such as furniture and appliances. Also, ferrous metal, aluminum, mixed metal, white goods, and old vehicles.</i>	\$20.00/\$10.00	\$40.00/\$20.00
3	Unsorted Residential/Commercial/Construction Waste and Inorganic Earth Like Material – <i>Recyclable materials not sorted from waste and reclaimed asphalt products, aggregate, and soils free of chemical contaminants.</i>	\$40.00/\$20.00	\$80.00/\$40.00
4	Yard Waste: <i>Includes clean wood, brush, yard, and plant materials.</i>	\$10.00/\$5.00	\$20.00/\$10.00
5	Contaminated Waste: <i>includes excavated soils containing organic or hydrocarbon contaminants at a level that is acceptable to the Ministry of the Environment for disposal at the Municipality's Landfill Site.</i> <i>Asbestos waste includes \$100.00 flat rate, plus tipping fee.</i>	\$75.00/\$50.00	\$150.00/\$100.00
6	Freon Containing Items	\$75 each	\$150 each
7	Rubber Tires: <i>Passenger Vehicle and Light Truck Tires</i> <i>Medium Truck Tires</i> <i>Small and Medium Off-the-Road Tires</i>	No Fee	
	<b>Notes:</b> 1. All other tire sizes will not be accepted at the Landfill Site. 2. Landfill attendant shall accept up to a total of ten (10) tires per day per person.		

**Note:** The landfill site will only accept waste that is within the conditions of the Environmental Compliance Approval.



**The Corporation of the City of Temiskaming Shores**  
**By-law No. 2023-000**  
**Being a by-law to amend By-law No. 2015-128 to**  
**establish a system for the Collection and Disposal of**  
**Garbage, Recyclables and other refuse – Amended**  
**Tipping Fees**

**Whereas** under Section 8 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues; and

**Whereas** under Section 9 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

**Whereas** under Section 10.(1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public; and

**Whereas** Council adopted By-law No. 2015-128 being a by-law to establish a system for the Collection and Disposal of Garbage, Recyclables and other refuse on June 16, 2015; and

**Whereas** Council considered Administrative Report No. PW-020-2023 at the September 5, 2023 Committee of the Whole meeting and directed staff to prepare the necessary by-law to amend By-law No. 2015-128 to modify the Landfill Tipping Fees, for consideration at the September 19, 2023 Regular Council meeting.

**Now therefore** the Council of The Corporation of the City of Temiskaming Shores enacts the following as a by-law:

1. That Council hereby amends Schedule "A" to By-law No. 2015-128 by deleting **Appendix 03 – Tipping Fees: Landfill Site** and replacing it with Schedule "A" – **Tipping Fees: Landfill Site**, a copy of which is attached hereto and forming part of this by-law.
2. That the Clerk of the City of Temiskaming Shores is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantical or descriptive nature or kind to the by-law and schedule as may be deemed necessary after the passage of this by-law where such modifications or corrections do not alter the intent of the by-law.

**Read a first, second and third time and finally passed** this 19th day of September, 2023.

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Mayor

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Clerk

**Tipping Fees: Haileybury Landfill Site**

Category	Description	Applicable Fee/ yard <sup>3</sup>	
		Resident	Non-Resident
1	Flat Rate - \$1.00 per bag up to a maximum of \$4.00 (under one cubic yard)	\$4.00	\$7.00
2	Residential/Commercial Garbage: <i>includes abandoned residential or commercial waste, either animal or vegetable, organic waste, wearing apparel, broken crockery and refuse of a similar nature, but shall not include metal, weighty or bulky articles such as large appliances, furniture, barrels, bed springs, furnaces, or anything of a similar nature.</i>	\$7.00	\$13.00
3	Metals/Bulky Waste: <i>Items whose large size precludes or complicates handling by normal collection, processing, or disposal methods such as furniture and appliances. Also, ferrous metal, aluminum, mixed metal, white goods, and old vehicles.</i>	\$8.00	\$15.00
4	Unsorted Residential/Commercial Garbage and Metals/Bulky Waste – Recyclable materials not sorted from waste	\$15.00	\$29.00
5	Yard Waste: <i>Includes clean wood, brush, yard, and plant materials, suitable for composting purposes.</i>	No Fee	\$5.00
6	Non-Hazardous Waste: <i>includes clean fill</i>	\$8.00	\$15.00
7	Inorganic Earth Like Material: <i>includes reclaimed asphalt products, aggregate, and soils free of chemical contaminants.</i>	\$9.00	\$17.00
8	<i>Sorted Construction and Demolition Waste: Recyclable materials sorted from non – recyclable materials</i>	\$16.00	\$16.00
9	<i>Unsorted Construction and Demolition Waste</i>	\$26.00	\$51.00
10	Contaminated Waste: <i>includes excavated soils containing organic or hydrocarbon contaminants at a level that is acceptable to the Ministry of the Environment for disposal at the Municipality's Landfill Site.</i> <i>Asbestos waste includes \$100.00 flat rate, plus tipping fee.</i>	\$50.00	\$100.00
11	Freon Containing Items	\$75 each	\$150 each
12	Rubber Tires: Passenger Vehicle and Light Truck Tires Medium Truck Tires Small and Medium Off-the-Road Tires	No Fee	
	<b>Notes:</b> 1. All other tire sizes will not be accepted at the Landfill Site. 2. Landfill attendant shall accept up to a total of ten (10) tires per day per person.		

**Note:** The landfill site will only accept waste that is within the conditions of the Environmental Compliance Approval.

**Tipping Fees: New Liskeard Landfill Site**

Category	Description	Applicable Fee Per Metric Tonnes/Per Cubic Yard	
		Resident	Non-Resident
1	Flat Rate – Scale Fee/under 1 cubic yard	\$5.00	\$10.00
2	Sorted Residential/Commercial/Sorted Construction/Metals/Bulky Waste/ Non-Hazardous Waste: <i>includes abandoned residential or commercial waste, either animal or vegetable, organic waste, wearing apparel, broken crockery and refuse of a similar nature, but shall not include metal, weighty or bulky articles such as large appliances, furniture, barrels, bed springs, furnaces, or anything of a similar nature. Items whose large size precludes or complicates handling by normal collection, processing, or disposal methods such as furniture and appliances. Also, ferrous metal, aluminum, mixed metal, white goods, and old vehicles.</i>	\$20.00/\$10.00	\$40.00/\$20.00
3	Unsorted Residential/Commercial/Construction Waste and Inorganic Earth Like Material – <i>Recyclable materials not sorted from waste and reclaimed asphalt products, aggregate, and soils free of chemical contaminants.</i>	\$40.00/\$20.00	\$80.00/\$40.00
4	Yard Waste: <i>Includes clean wood, brush, yard, and plant materials.</i>	\$10.00/\$5.00	\$20.00/\$10.00
5	Contaminated Waste: <i>includes excavated soils containing organic or hydrocarbon contaminants at a level that is acceptable to the Ministry of the Environment for disposal at the Municipality's Landfill Site.</i> <i>Asbestos waste includes \$100.00 flat rate, plus tipping fee.</i>	\$75.00/\$50.00	\$150.00/\$100.00
6	Freon Containing Items	\$75 each	\$150 each
7	Rubber Tires: <i>Passenger Vehicle and Light Truck Tires</i> <i>Medium Truck Tires</i> <i>Small and Medium Off-the-Road Tires</i>	No Fee	
	<b>Notes:</b> 1. All other tire sizes will not be accepted at the Landfill Site. 2. Landfill attendant shall accept up to a total of ten (10) tires per day per person.		

**Note:** The landfill site will only accept waste that is within the conditions of the Environmental Compliance Approval.

**Subject:** Rental Agreement – Graders for Winter Operations

**Report No.:** PW-021-2023

**Agenda Date:** September 5, 2023

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### **Attachments**

**Appendix 01:** Submission Opening

**Appendix 02:** Draft By-law Agreement

### **Recommendations**

It is recommended:

1. That Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report PW-021-2023; and
2. That Council directs staff to prepare the necessary by-law to enter into an agreement with Jade Equipment for supply and delivery of three (3) Rental Graders for the City's Winter Operations (2023-2024), for a total upset limit of \$103,800.00 plus applicable taxes, for consideration at the September 19, 2023 Regular Council meeting.

### **Background**

To ensure that the compliment of the Public Works fleet is complete for the Winter Operations season, Council has approved the rental of three (3) graders for snow removal purposes for many past seasons. The rental of the graders is typically from November to April each season and has proven to be successful and an economical approach to satisfy the snow removal needs.

On July 26<sup>th</sup>, 2023, staff prepared and released a Request for Quotation for the supply and delivery (one-way) of two (2) 6-Wheel Drive Rental Graders with the allowance of a third Grader as a provisional item, which was to be a smaller tandem unit.

### **Analysis**

The above noted Request for Quotation closed on August 16<sup>th</sup>, 2023, with one submission being received.

The submission from Jade Equipment Company Ltd. was reviewed for completeness resulting in staff's recommendation to enter into a rental agreement for the for the supply and delivery of a maximum of three (3) rental graders with a one-way delivery fee of

\$13,800.00 and a monthly rental fee of \$ 18,000.00 plus applicable taxes. Appendix 01 outlines the submission provide by Jade Equipment Ltd.

A chart has been prepared to outline the total upset limit cost associated with the rentals, should the provisional item (Tandem Drive Motor Grader) be required for the full term (5 months):

Term	Description	Rental/mnth/unit	Total Cost
Possibly 5 Months (November 1, 2023 to April 1, 2024)	<b>Provisional Item</b> - Monthly Rental Fee for Tandem Drive Motor Grader	\$5,500.00	\$27,500.00
5 Months (November 1, 2023 to April 1, 2024)	Monthly Rental Fee for 6 Wheel Drive Motor Grader (per unit)	\$6,250.00 (x2)	\$62,500.00
	Delivery (per unit- one way)	\$2,300.00 (x6)	\$13,800.00
<b>Total Upset Cost</b>			<b>\$103,800.00</b>

**Relevant Policy / Legislation / City By-Law**

- By-Law No. 2017-015, Procurement Policy

## Consultation / Communication

- Administrative Report PW-021-2023 - Rental Agreement – Graders for Winter Operations
- PW-RFQ-004-2023 – Winter Grader Rental

## Financial / Staffing Implications

This item has been approved in the current budget:    Yes ☒    No ☐    N/A ☐

This item is within the approved budget amount: Yes ☒ No ☐ N/A ☐

Sufficient funds are available within the approved operating budget to cover the costs associated with the rental of the graders for Winter Operations November – December 2023. The related cost for January – April 2024 will be incorporated into the 2024 operating budget.

### **Climate Considerations**

The climate impacts will be minimal and will be dependent on the amount of use required for the rental graders as it relates to snow fall.

### **Alternatives**

No alternatives were considered.

### **Submission**

Prepared by:

Reviewed and submitted for Council's  
consideration by:

*"Original signed by"*

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*"Original signed by"*

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Steve Burnett  
Manager of Environmental Services

Amy Vickery  
City Manager

Document Title: **PW-RFQ-004-2023 – Supply and Delivery of Rental Winter Graders**


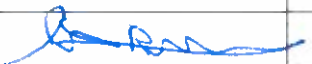
Closing Date: **Wednesday, August 16, 2023**

Closing Time: **2:00 p.m.**

Department: **Public Works**

Opening Time: **2:30 p.m.**

Attendees via teleconference: **705-672-2733 Ext. 4000**
**City of Temiskaming Shores:**

Logan Belanger Municipal Clerk	Steve Burnett Manager of Environmental Services		
			

**Others (teleconference):**

N/A		

**Submission Pricing**

Bidder: **Jade Equipment Company Ltd**

ITEM	Description	Quantity	Unit Price	Total (excl. HST)
1	Monthly rental fee for 6 Wheel Drive Motor Grader (price per unit)	2	6,250.00	\$12,500.00 per month
2	Delivery	Per unit – one way	2,300.00	\$13,800.00 (total 3 units)
	<b>Provisional Items</b>			
3	Monthly rental fee for Tandem Drive Motor Grader	1	5,500.00	\$5,500.00 per month
			<b>Sub-Total:</b>	31,800.00
			<b>HST:</b>	4,134.00
			<b>Total Quotation Price:</b>	\$35,934.00



Bidder: N/A

ITEM	Description	Quantity	Unit Price	Total (excl. HST)
1	Monthly rental fee for 6 Wheel Drive Motor Grader (price per unit)	2		
2	Delivery	Per unit – one way		
	<b>Provisional Items</b>			
3	Monthly rental fee for Tandem Drive Motor Grader	1		
		<b>Sub-Total:</b>		
		<b>HST:</b>		
		<b>Total Quotation Price:</b>		

Bidder: N/A

ITEM	Description	Quantity	Unit Price	Total (excl. HST)
1	Monthly rental fee for 6 Wheel Drive Motor Grader (price per unit)	2		
2	Delivery	Per unit – one way		
	<b>Provisional Items</b>			
3	Monthly rental fee for Tandem Drive Motor Grader	1		
		<b>Sub-Total:</b>		
		<b>HST:</b>		
		<b>Total Quotation Price:</b>		

**Note:** All offered prices are offers only and subject to scrutiny. Submissions will be reviewed for errors, omissions and accuracy by municipal staff prior to any awarding. All proponents whether successful or not will be notified of results, in writing at a later date.

# **The Corporation of the City of Temiskaming Shores**

## **By-law No. 2023-000**

### **Being a by-law to enter into a Rental Agreement with Jade Equipment Company Ltd. for the supply and delivery of three (3) Rental Graders**

**Whereas** under Section 8 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to responds to municipal issues; and

**Whereas** under Section 9 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

**Whereas** under Section 10 (1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public; and

**Whereas** Council considered Administrative Report No. PW-021-2023 at the September 5, 2023 Committee of the Whole meeting, and directed staff to prepare the necessary by-law to enter into a Rental Agreement with Jade Equipment Company Ltd. for supply and delivery of three (3) Rental Graders for the City's Winter Operations (2023-2024), for a total upset limit of \$103,800.00 plus applicable taxes, for consideration at the September 19, 2023 Regular Council meeting.

**Now therefore** the Council of The Corporation of the City of Temiskaming Shores hereby enacts the following as a by-law:

1. That the Mayor and Clerk be authorized to execute a Rental Agreement with Jade Equipment Company Ltd., for supply and delivery of three (3) Rental Graders for the City's Winter Operations (2023-2024), for a total upset limit of \$103,800.00 plus applicable taxes, a copy of which is attached hereto as Schedule "A" and forms part of this by-law.
2. That the Clerk of the City of Temiskaming Shores is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the by-law and schedule, after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law or its associated schedule.

**Read a first, second and third time and finally passed** this 19<sup>th</sup> day of September, 2023.

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Mayor

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Clerk

DRAFT



Schedule “A” to

**By-law 2023-000**

Agreement between

**The Corporation of the City of Temiskaming Shores**

And

**Jade Equipment Company Ltd.**

for the supply and delivery of three (3) rental graders

**This agreement** made this 19<sup>th</sup>, day of September, 2023.

Between:

**The Corporation of the City of Temiskaming Shores**  
(hereinafter called "the Owner")

and

**Jade Equipment Company Ltd.**  
(hereinafter called "the Supplier")

Witnesseth:

That the Owner and the Supplier shall undertake and agree as follows:

**Article I:**

The Supplier will:

- a) Provide two (2) 6-Wheel Drive Graders and one (1) Tandem Drive Motor Grader (provisional item) on a rental basis for a five (5) month term, in accordance to the specifications contained in their submission in relation to the following:

**Corporation of the City of Temiskaming Shores  
Request for Quotation (PW-RFQ-004-2023)  
Supply and Delivery of Rental Winter Graders**

- b) Do and fulfill everything indicated by this Agreement and in the Form of Agreement attached hereto as Appendix 01 and forming part of this agreement.

**Article II:**

The Owner will:

- a) Pay the Supplier in lawful money of Canada, plus applicable taxes, for the rental of motor graders, subject to additions and deductions as provided in the Contract Documents, based on the following criteria:

Description	Quantity	Unit Price	Total (excl. HST)
Monthly rental fee for 6 Wheel Drive Motor Grader (price per unit)	2	6,250.00	12,500 per month (2 units)
Delivery	Per unit – one way	2,300.00	13,800 (Total 3 units)
<b><i>Provisional Item</i></b>			
Monthly rental fee for Tandem Drive Motor Grader	1	5,500.00	5,500.00 per month

- b) Make payment on account thereof upon delivery and completion of the said work and receipt of invoice, in accordance with the City of Temiskaming Shores Purchasing Policy, and with terms of Net 30 days after receiving such invoice.

**Article III:**

All communications in writing between the parties shall be deemed to have been received by the addressee if delivered to the individual or to a member of the firm or to an officer of the Owner for whom they are intended or if sent by hand, Canada Post, courier, facsimile or by another electronic communication where, during or after the transmission of the communication, no indication or notice of a failure or suspension of transmission has been communicated to the sender. For deliveries by courier or by hand, delivery shall be deemed to have been received on the date of delivery; by Canada Post, 5 days after the date on which it was mailed. A communication sent by facsimile or by electronic communication with no indication of failure or suspension of delivery, shall be deemed to have been received at the opening of business on the next day, unless the next day is not a working day for the recipient, in which case it shall be deemed to have been received on the next working day of the recipient at the opening of business.

The Supplier:

**Jade Equipment Company Ltd.**  
47 Forest Plain Road  
Ore-Medonte, Ontario  
L3V OR4

The Owner:

**City of Temiskaming Shores**  
325 Farr Drive / P.O. Box 2050  
Haileybury, Ontario P0J 1K0

**Remainder of Page left Blank Intentionally**

**In witness** whereof the parties have executed this Agreement the day and year first above written.

Signed and Sealed in  
the presence of

**Jade Equipment Company Ltd.**

\_\_\_\_\_  
Ric Ross – Vice President and General Manager

Municipal Seal

**The Corporation of the City of Temiskaming  
Shores**

\_\_\_\_\_  
Mayor – Jeff Laferriere

\_\_\_\_\_  
Clerk – Logan Belanger



Appendix 01 to  
Schedule “A” to  
**By-law No. 2023-000**  
Form of Agreement



# **Memo**

**To:** Mayor and Council  
**From:** Mathew Bahm, Director of Recreation  
**Date:** September 5, 2023  
**Subject:** PurpleAir Monitors  
**Attachments:** N/A

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Mayor and Council:

Further to the correspondence received by the City of Temiskaming Shores from the Timiskaming Health Unit regarding the installation of PurpleAir monitors within the municipality, staff reached out to the THU and indicated that the City would be willing to host three PurpleAir sensors.

After consultation with various staff members and consideration for coverage throughout the municipality, it is proposed that these sensors would be to be installed at the following locations:

City Hall – Haileybury  
Temiskaming Shores Public Library – New Liskeard  
Dymond Complex Building – Dymond

The City is currently waiting for a confirmation of our allocation of these monitors from the THU. Once received, staff will install at the above locations.

Prepared by:

Reviewed and submitted for  
Council's consideration by:

*"Original signed by"*

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Mathew Bahm  
Director of Recreation

*"Original signed by"*

---

Amy Vickery  
City Manager

# **Memo**

**To:** Mayor and Council  
**From:** Mathew Bahm, Director of Recreation  
**Date:** September 5, 2023  
**Subject:** NISKA Park – NOHFC Application  
**Attachments:** Appendix 01: Niska Park Committee Letter

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Mayor and Council:

City staff have been working with representatives from the NISKA Park Committee towards the creation of a park along Farr Drive in Haileybury since 2022. The Committee has been working on fundraising and design of the park since that time.

The City recently received a request from the NISKA Park Committee to facilitate a funding application to the Northern Ontario Heritage Fund (NOHFC) Rural Enhancement Stream. Representatives from the NOHFC have recommended this fund to the NISKA Park Committee as a potential source of funds for the creation of NISKA Park.

As the owner of the property and the ultimate beneficiary, the City of Temiskaming Shores is required to submit the funding application to the NOHFC.

The application would in the amount of \$200,000 to complete the construction of NISKA Park. The NOHFC grant would cover 75% of the costs with the remaining 25% being covered by the NISKA Park Committee from funds already received.

NISKA volunteers would complete the funding applications and any reporting requirements. City staff would review all applications and submit them to the NOHFC.

Ultimately this is an opportunity to ensure that this new greenspace gets created within the City at no cost to ratepayers.

It is therefore recommended that the City agree to submit an application to the NOHFC for the NISKA Park Project.

Prepared by:

Reviewed and submitted for  
Council's consideration by:

*"Original signed by"*

---

Mathew Bahm

Director of Recreation

*"Original signed by"*

---

Amy Vickery

City Manager



Niska Park Committee  
c/o Felicity Buckell  
felicity@niskafoundation.ca  
PO Box 987  
Haileybury, ON  
PoJ 1K0

City of Temiskaming Shores  
c/o Matthew Bahm  
mbalm@temiskamingshores.ca  
PO Box 2050  
Haileybury, ON  
PoJ 1K0

Thursday August 31, 2023

Dear Mayor, Council, and Recreation Committee of the City of Temiskaming Shores,

We are looking forward to start digging in (literally!) to our Niska Park project, with our shovels ready this month to begin Phase 1 – that is, landscaping, excavating, and some tree planting.

We continue to seek funding for the project, after receiving the news over the summer that our funding applications to FedNor and several other funding agencies were not successful. To that end, in late August, we met with the program officer from NOHFC, who indicated that Niska Park development is an excellent project that would fit well within their Rural Enhancement Stream:

<https://nohfc.ca/en/pages/programs/community-enhancement-program/rural-enhancement-funding-stream>

We have been advised to move ahead as quickly as possible with the Phase 1 application, as project expenses are eligible from the date of Phase 1 approval, and we plan to start digging this month.

Our request to the City is that they be the official applicant, given that the City is the property owner - a requirement of NOHFC funding. We will do the work to complete the application (with support from the City where necessary), and ask that the City review what we have prepared. The City will then submit the application on behalf of the project.

The funding request would be for 75% (maximum eligible amount) of a \$200,000 project. Niska will provide the remaining 25% (\$50,000).

This \$200,000 project budget is based on the FedNor application we submitted earlier this year, broken down approximately as follows, although it might be adjusted slightly for NOHFC - to be determined as we complete the NOHFC application over the next few weeks:

	Projected
Administration	7,500
Construction/Equipment for Park	150,000
Design and Management	30,000
Marketing & Promotion	
Website/Marketing	4,500
Translation	5,000
Event/Promotion	3,000
<b>Total Expenses</b>	<b>200,000</b>

We suggest that Niska and the City agree to the following:

**Niska Committee responsibilities**

- prepare the application for review, approval, and submission by the City
- prepare and provide to the City/Matt a list of supporting documentation we would need from the City (financials, plans, etc.) to complete the application package
- prepare and provide a resolution from the Niska Board regarding (1) \$50,000 funding provided by Niska for the project outside of the NOHFC funding; and (2) Niska's role in the project

**City responsibilities**

- prepare supporting documents
- review and submit application (Phase 1 submitted asap after September 4th Council meeting), Phase 2 soon after (as soon as NOHFC has given formal approval for Phase 1, which we have been told should be quick).

Please let us know if we may proceed with an NOHFC application as described above. Looking forward to working with the City to develop our park!

Merci,

Felicity Buckell  
and the Niska Park Committee

# **Memo**

**To:** Mayor and Council  
**From:** Mathew Bahm, Director of Recreation  
**Date:** September 5, 2023  
**Subject:** Recreation Operations Update (September)  
**Attachments:** Appendix 01 - Recreation Department Projects Tracking Sheet  
Appendix 02 – PFC Monthly Summary (July)

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Mayor and Council:

Below is the monthly operational update from the Recreation department:

## **Parks and Facilities:**

### **Parks/Playgrounds**

- The summer ball leagues are all ending within the next two weeks with the men's slo-pitch finals last to wrap up. We saw an increase in field usage by over 137 hours this year which equates to an increase of 12.25% compared to 2022.
- The Splash Pad opened on August 2nd, and it has been well used as we have seen an increase in garbage pickup. The Splash Pad has created a positive spin-off, attracting more people to our parks.
- Staff recently prepped four bench pad locations at the Splash Pad and the concrete will be poured this week, followed by the memory bench installations.

### **Arenas**

- The SHSMA opened for the season on August 8th. Zubyck Skills offered a weeklong hockey school, followed by the Temiskaming Shores Rhino's girl's camp. The Temiskaming Shores Figure Skating had summer ice sessions along with private rentals and New Liskeard Cubs tryouts on August 19<sup>th</sup> and 20<sup>th</sup>.
- Cimco Refrigeration is currently installing the new condenser at the DSMA the week of August 28th. The ice will be installed immediately after with a scheduled opening date of September 18th.

## **Halls**

- Staff recently came across some left-over belongings and drug paraphernalia outside of Riverside Place. Staff carefully disposed of everything as the individual(s) had left a mess. Paul spoke with staff about the importance of safely handling and cleaning up of drug paraphernalia in our parks and facilities. Staff have access to puncture resistant gloves and sharps containers to dispose of items like these.

## **Staff Update**

- All eight of the department's summer students were officially done working with the Recreation Department on August 25th. Although we had a relatively young group working this year with only one post-secondary student, we managed to have a very productive summer as the students proved to be a positive addition to the department. Many of our students also joined us on weekend shifts in June while they were still attending high school classes. Full-time staff officially went back to the eight-hour shift schedule on Sunday August 27th.

## **Building Maintenance:**

### **Parks**

- Staff replaced a section of the wooden deck ramp and railing at the Pirate Ship Park. There are also more repairs and parts to replace at the park as it is one of our oldest playgrounds in the city.
- Staff patched some of the rubber surfacing at the Whittle Playground that had broken apart. More material has been ordered to fill in the rest of the worn-out section.
- Staff installed a new steel roof on the sunshade at the Splash Pad.
- Staff also assisted with the removal of a wasp nest at the Spurline Building. There have been a number of these nests throughout the community that staff have been removing.

### **Buildings**

- Staff repaired a leak on a water line inside the Gray Road Sewer Pumping Station.
- Staff repaired the de-humidifier inside the water treatment building at Bucke Park.
- The Pool Fitness Centre has a leak in the ladies changeroom. The permanent repairs will be made in September when the Water Softener gets

installed as the ceiling will need to be cut since there is no access from the attic.

## **Programming:**

### **Haileybury Beach**

- Beach lessons concluded at the Haileybury beach with a total of 23 kids registered. We are looking at offering two sessions next summer in July.
- The last day for supervised swimming at the beach was August 20<sup>th</sup>.

### **Age Friendly Program**

- Bowling resumed in July on every 2nd and 4th Friday of the month.
- Food donations from Your Independent Grocer, for the Community Fridge, have been very consistent over the last 3 weeks with an average of 1-2 every week. We have also had lots of inquiries for donations from other community members and businesses.
- Dan Allaire and Steve Benoit performed at the Haileybury Pavilion in the month of August as part of our summer music program.

### **Other Programming**

- The City hosted a free outdoor movie night on Sunday August 6th at the Dymond Firefighters Park. Approximately 200 people attended the event.
- The year end youth slopitch tournament (Gate's Gala) occurred in August over the course of two weekends.

## **Administration:**

- The issues with vandalism appear to have abated after some additional help from the OPP.
- Hours at the New Liskeard and Haileybury Marinas have been reduced after the September long weekend to coincide with the decline in boating activity. Staff will continue to provide services on weekends through Thanksgiving.
- Staff expect to receive public notification shortly regarding the application to the Federation of Canadian Municipalities for funding to complete a building decarbonization pathways. The funding would provide the City with a report on how to decrease carbon emissions from eight of our most energy intensive buildings.

- Most of our department's staff were able to take vacation days throughout July and August. Staff are prepared to migrate back indoors for the upcoming winter season.

Prepared by:

Reviewed and submitted for  
Council's consideration by:

*"Original signed by"*

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*"Original signed by"*

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Mathew Bahm  
Director of Recreation

Amy Vickery  
City Manager



2023 Budgeted Recreation Department Projects									
Project	Rec/ BM	Budgeted Cost	Project Lead	Project Method	Year	Capital/Operating	August 2, 2023		August 30, 2023
Splash Pad	Rec	\$ 522,000	Matt	RFP	2021	Capital	The park is opening today for a soft opening. Staff still have to install seating around the park and get the sign installed.		The park is open and working as expected. Still to be completed is the donor recognition sign and installation of seating. Staff are planning to hold a grand opening in Spring 2024.
NL Arena Accessibility Project	BM	\$ 1,000,000	Matt	RFT / PM	2022	Capital	The sliding door was delayed again from the manufacturer. Our contractor was on site installing the doors today with full completion expected this month.		Our consultant completed a walkthrough of the work completed the week of August 21st. The contractor is creating a deficiencies list to be rectified so the project can be wrapped up.
Olympia Replacement	Rec	\$ 170,000	Matt	RFT	2022	Capital	No change.		No change.
Energy Audits (PW, PFC, CH, DSMA, RP)	BM	\$ 200,000	Kristen	Canoe	2023	Capital	Submission was reviewed and further comments were sought from the City. Those comments were provided. FCM is to make a final decision before providing final notice.		
NL Arena Condenser	Rec	\$ 120,000	Matt	Canoe	2023	Capital	Project is scheduled to take place the last week of August.		Installation began on August 28th and is expected to be completed by September 1st.
PFC Chlorination and Water Quality	Rec	\$ 60,000	Jeff	RFQ	2023	Capital	PO for the installation has been provided to a contractor.		Contractor is scheduled to complete this work in September.
City Hall HVAC Recommissioning	BM	\$ 30,000	Matt	RFP	2023	Operating	No change.		No change.
Lions Courts Panel Replacement	Rec	\$ 9,000	Paul	RFQ	2023	Capital	No change.		City has issued a PO for this work to be completed.
Kickplate Replacement (Hlby and NL)	Rec	\$ 18,000	Paul	Canoe	2023	Operating	No change.		No change.
Hlby Beach Mushroom Conversion	Rec	\$ 25,000	Matt	Quotations	2023	Capital	Staff met with a contractor to discuss options. The contractor reached out to a manufacturer who will price a custom fixture to meet our requirements.		No change.
<u>Dog Park Lighting</u>	<u>Rec</u>	<u>\$ 40 000</u>	<u>Matt</u>	<u>RFQ</u>	<u>2023</u>	<u>Operating</u>	<u>Lights are being installed the week of July 31st</u>		<u>Completed</u>
<u>Rebecca St Playground</u>	<u>Rec</u>	<u>\$ 32 000</u>	<u>Paul</u>	<u>Quotations</u>	<u>2023</u>	<u>Capital</u>	<u>Completed</u>		<u>Completed</u>
<u>Bleacher Replacement Dymond A/B</u>	<u>Rec</u>	<u>\$ 11 500</u>	<u>Matt</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>		<u>Completed</u>
<u>PFC Window Repairs</u>	<u>BM</u>	<u>\$ 15 000</u>	<u>Jeff</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>		<u>Completed</u>
<u>Ball Diamond Infield Material</u>	<u>Rec</u>	<u>\$ 15,000</u>	<u>Paul</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>		<u>Completed</u>
<u>Motor/Pump Support Brackets</u>	<u>BM</u>	<u>\$ 5,000</u>	<u>Paul</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>		<u>Completed</u>

<u>Haileybury Fire Station</u>	<u>BM</u>	<u>\$ 2,513,000</u>	<u>Matt</u>	<u>RFP</u>	<u>2021</u>	<u>Capital</u>	<u>Completed</u>	<u>Completed</u>
<u>Treadmill (1)</u>	<u>Rec</u>	<u>\$ 17 000</u>	<u>Jeff</u>	<u>Quotations</u>	<u>2023</u>	<u>Capital</u>	<u>Completed</u>	<u>Completed</u>
<u>Dymond Hall Floor Machine</u>	<u>BM</u>	<u>\$ 6 500</u>	<u>Paul</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>	<u>Completed</u>
<u>Bucke Park Chalet Repair</u>	<u>BM</u>	<u>\$ 65 000</u>	<u>Matt</u>	<u>RFQ</u>	<u>2023</u>	<u>Capital</u>	<u>Completed</u>	<u>Completed</u>
<u>Picnic Tables</u>	<u>Rec</u>	<u>\$ 8 000</u>	<u>Matt</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>	<u>Completed</u>
<u>Fire Pits</u>	<u>Rec</u>	<u>\$ 3 000</u>	<u>Matt</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>	<u>Completed</u>
<u>NL Arena Water Softening</u>	<u>BM</u>	<u>\$ 5 000</u>	<u>Paul</u>	<u>Quotations</u>	<u>2023</u>	<u>Operating</u>	<u>Completed</u>	<u>Completed</u>

<b>2023 PFC Monthly Summary</b>		
<b>July 2023</b>		
<b><u>Statistics</u></b>		
Pool	446	
Squash	26	
Gym	3430	
Class	96	
<b>Total</b>		<b>3998</b>
Firefighters	45	
Doctors	49	
Community Living	15	
NEOFACS	0	
Northern Star	4	
A. Recovery	0	
Lifetime	17	
<b>Total</b>		<b>130</b>
Temagami Health	0	
Northern Loons	0	
<b>Total</b>		<b>0</b>
City Employees	196	
City Summer Students	37	
Councillors	2	
<b>Total</b>		<b>235</b>
<b><u>Residents</u></b>		
Tem. Shores	3471	
Other	394	
Quebec	133	
<b>Total Attendance July 2023</b>		<b>3998</b>
Increase (Decrease) vs July 2022		25.05%
<i>Total Attendance July 2022</i>		<b>3197</b>

**Subject:** Village Noel Requests

**Report No.:** RS-020-2023

**Agenda Date:** September 5, 2023

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## **Attachments**

**Appendix 01:** Letter of Request from ARTEM / Village Noel

## **Recommendations**

It is recommended:

1. That Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report RS-020-2023;
2. That Council direct staff to provide in-kind services to support Village Noel 2023 including the set-up and take down of the event, supply of various equipment and supply of event services; and
3. That Council provisionally approves the placement of a modified storage container on City property next to the Lions Quonset hut, conditional on appropriate permits and meeting requirements of the City's Zoning By-law.

## **Background**

The City of Temiskaming Shores received a request from Rejeanne Massie, Chairperson of Village Noel Temiskaming at its regular meeting on August 8, 2023. The letter stated that Village Noel had purchased a 40ft by 8ft shipping container which would be modified to be used for storage throughout the year and as a shelter during their annual event.

Village Noel also requested that the City public works department undertake some leveling and regrading of the grounds to improve drainage.

The City of Temiskaming Shores provides a variety of services for Village Noel each year including setup and takedown of various site amenities, setup and takedown of the City's portable stage, setup and operations oversight of the various propane heaters throughout the village and various site amenities such as picnic tables and garbage cans.

The event takes place on Municipally owned land known as the Fall Fair Grounds at the end of November each year.

## **Analysis**

There were three proposed locations included within the request received by Council. Staff reviewed the three locations and only the location beside the Lion's quonset hut is considered feasible at this time. The location next to one of the Fall Fair's quonset huts was objected to by the Fall Fair board. The location next to the Horne Granite Club is owned by the Horne Granite Club and this request would therefore need to be sent directly to them. The third location has been deemed acceptable as it is owned by the municipality and there are no objections to its placement there. Further analysis will only consider this location.

The request from Village Noel was provided to the City's planning and building departments for their comments regarding the placement of the storage container. City Planner, Jennifer Pye provided the following comments:

*Properties in the vicinity of the Fall Fair grounds are zoned General Commercial New Liskeard (C1) in the City's Zoning By-law. Storage containers are permitted in the C1 Zone in accordance with the following requirements:*

- *Must be accessory to a permitted use on a lot where a main building exists*
- *Shall not be used as work areas or for office uses or retail sales*
- *Shall not exceed a height of 3m and a total length of 17m*
- *Maximum lot coverage for storage contains is 15% or the maximum permitted coverage for accessory buildings in the zone in which the container is located*
- *Storage containers shall not be stacked on top of one another*
- *Shall not be located in a required parking area or encroach into a required landscaped area*
- *Shall not be located in a front yard or an exterior side yard and shall meet the minimum yard requirements of the zone in which it is located*

*The minimum setbacks for accessory buildings are 4' from the side and rear property lines.*

The storage container proposed by Village Noel would be able to meet these requirements.

The City's Chief Building Official noted that because the storage container will be modified with a door and other improvements, it meets the definition of a building as within the Ontario Building Code. He further provided these written comments:

*Regarding the proposed building, a building permit will be required for the placement of the building.*

*For permit issuance I will require the following.*

- *A lot plan showing the proposed location of the building with setbacks provided.*
- *A set of building plans sealed by an engineer licenced to practice in Ontario.*
- *A letter from the container supplier verifying that the container is new and unused. If used, I will require a copy of the shipping records.*

The Recreation and Public Works Departments have provided various services to Village Noel both previously when the event was within the downtown core of New Liskeard and in 2022 when it was located at the Fall Fair Grounds. In-kind services provided include placement of the vender huts, setup and takedown of road closures, setup of electrical cords and heaters, placement of site amenities including picnic tables and garbage cans. Garbage removal and on-site assistance during the event. Setup, oversight and takedown of the City's portable stage. Usage of other various equipment including heaters and generators. Based on previous events, it's estimated that the City's contribution of in-kinds services in 2023 would be approximately \$15,500 of which, a majority is staff time.

The request from Village Noel also included the regrading of various gravel pathways on the Fall Fair Grounds. The Public Works department can accommodate this request with current equipment but may need to purchase additional material to assist in the grading. Should Council approve this portion of the request the estimated subsidy increase would be approximately \$1,500, dependent on material required.

Most of these estimated costs are not direct costs to the municipality but rather opportunity costs whereby time and equipment could be used to support regular service provision instead.

The event is a staple of our community and its history. It contributes positively to local businesses and provides wholesome recreation opportunities for both residents and visitors. Staff are therefore recommending that the City of Temiskaming Shores supports Village Noel with the provision of various in-kind services, with conditional approval for the placement of a storage container on municipally owned land (dependent on receiving appropriate permits and approvals), and with the provision of regrading various pathways on the Fall Fair Grounds.

### **Relevant Policy / Legislation / City By-Law**

- City of Temiskaming Shores Zoning By-law No. 2017-154
- City of Temiskaming Shores Official Plan
- City of Temiskaming Shores Cultural Plan

### **Consultation / Communication**

- Consultation with the City Planner
- Consultation with the Chief Building Official
- Consultation with the Economic Development Officer
- Consultation with the Public Works Department
- Consultation with the Superintendent of Parks and Facilities

### **Financial / Staffing Implications**

This item has been approved in the current budget:    Yes ☒    No ☐    N/A ☐

This item is within the approved budget amount:    Yes ☒    No ☐    N/A ☐

Direct costs associated with supporting this event have been included within the proposed 2023 operating budget and are within the estimated amounts. Other costs associated with this event are opportunity costs where staff could support regular services.

### **Climate Considerations**

Staff considered this request with help through the City's Climate Lens tool. There were no issues identified with increased CO2 emissions or temperature adaptation. Placement of a hard surface (the storage container) over a permeable surface increases risks due to expected increased precipitation events. As the storage container is only 320 sqft in size this is considered a low impact change.

### **Alternatives**

This request has three parts which can all be approved or denied individually. Those three parts are:

1. Approval to place a storage container on municipal property.
2. In-kind services historically provided to the event.
3. Regrading of pathways and placement of new material.

## **Submission**

Prepared by:

Reviewed and submitted for Council's  
consideration by:

*"Original signed by"*

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Mathew Bahm  
Director of Recreation

*"Original signed by"*

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Amy Vickery  
City Manager





Friday July 21<sup>st</sup> 2023

Mayor Jeff Laferrière  
Councillors  
City of Temiskaming Shores  
P.O. Box 2050, 325 Farr Drive  
Haileybury (On) P0J 1K0

1

Re: Village Noël Temiskaming (VNT) 2023

Dear Mayor,  
Dear City Councillors,

Since 2024, the City of Temiskaming Shores has graciously stored Village Noël equipment and furniture and this has been very much appreciated by the Village Noël committee.

In 2021, Centre culturel Artem made a request to FedNor for the purchase of a container for the purpose of holding workshops during VNT and afterwards for storing the fire pits, stage heaters, patio heaters and other VNT equipment in Temiskaming Shores garages and storage facilities. The request was accepted, and we have now purchased a container.

The container is a new 40ft by 8ft, painted grey. It is to be modified to have two windows and a door for workshop purposes so that people can see in when there are children. It has a 5 000W Dragon heater ceiling component, limited shelving and 4 Led light panels on the ceiling. It is fully insulated and finished with plywood painted light grey and has numerous plugins. When not in use, windows and doors would be boarded up appropriately as to not be an eye sore.

The purpose of this letter is to request permission to permanently place the container in the Fall Fair grounds. We have identified 3 areas where this might be possible. One is near the Lions Quonset hut. We have measured the space and if you examined the supplied photo, we would like to place the container at the back of the hut facing towards the lake. The distance from the Maillé fence to the Lion's garage door is 13ft. The container measures 9ft6in. It would leave at least 3 feet to the garage door and not hinder any vehicle wanting to load equipment.

The container would be placed parallel to the Maillé Fence and that fence from the Lion's Quonset hut to the corner measures 48 ft. This would leave 8 ft to work with so that we do not hinder the Lion's loading of equipment.



The other site we have identified is parallel to the Curling club on the south side. As you will notice in the picture, this would not hinder any event. There is enough space between the wire for the electrical post and the garbage bin to place the container there. We are unsure who owns that small piece of land.

2

The third site would be beside the huge Quonset hut near Riverside Drive as you will see in the supplied photo of last year's Village Noël site placement. I have spoken to Meaghan Packard regarding this and her committee has objected to it saying that this would limit their parking for the Fall Fair.

Having Village Noël on the Fall Fair grounds has greatly facilitated the set up and take down of the event and has cost no overtime to City staff. However, being on this site has been a disadvantage for holding workshops for children and adults because there is no venue available on site to do this. The container is a solution to this problem and a solution to the storage problem that occurs in the City's storage facilities. Your staff has always taken care of the Village Noël equipment, but it has caused some concerns for them at times.

I would ask that you consider this request. I realize that this is a concern to all of you to have equipment placed permanently on site, but I would plead that this is as necessary as the Fall Fair Quonsets that store event equipment. If Council decides where the container will be placed, we will have the container placed on site in October.

If you need any further information on the matter, please do not hesitate to call me. It would be very much appreciated if the Council members would agree to the placement of the container.

On another matter regarding the Fall Fair grounds where Village Noël will take place, is it possible to level out the grounds so that if there is melting snow or rain that it does not puddle up.

In 2022, the weather was very mild, and the uneven grounds made for much water accumulation. Vendors resorted to putting a lot of the wood, which was destined for the fire pits, on the grounds near their kiosks to prevent visitors from stepping into the water puddles. One vendor even brought some mulch to put in front of his kiosk. Mind you, the kids had a lot of fun splashing the water but overall, the melting snow and water was not appreciated. These were the same conditions in New France, and they survived, and we did also and will survive in the future, but it would be better and more inviting for the many tourists that come to Village Noël.

As you are aware, Village Noël brings in a sizable economic impact to Temiskaming Shores and to the region. It also showcases our community in a way that promotes it and



as stated in the City's cultural plan on page 20 regarding "*CAPACITY-BUILDING & SUPPORT: Propelling culture's role in Temiskaming Shores will mean providing increased capacity building and support to businesses, organizations, and individuals in the cultural sector so as to leverage their role in the local community.*"

I therefore ask that you consider this request to place the Village Noël container permanently on site and that work be done on the grounds. I thank you for the time and consideration you will bring to these two requests.

3

Réjeanne Bélisle-Massie,  
Chairperson  
Village Noël Temiskaming 2023

P.j. Photo of container  
2 Photos of Maillé Fence & Lions Storage facility  
2 Photos of south wall of Curling Club  
Photo of Quonset hut-Riverside Drive

c.c. Mitch McCrank























Lecteur multimédia



00:00:06



00:03:23

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**Subject:** Arena Concession Lease Award

**Report No.:** RS-021-2023

**Agenda Date:** September 5, 2023

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## **Attachments**

**Appendix 01:** Proposed Draft Agreement

## **Recommendations**

It is recommended:

1. That Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report RS-021-2023; and
2. That Council directs staff to prepare the necessary by-law to enter into an agreement with Smitty's Canteen / Michael Smith for the use of the Shelley Herbert-Shea Memorial Arena Concession from September 22, 2023, to April 30, 2024, for consideration at the September 19, 2023, Regular Council meeting.

## **Background**

The SHSMA has a concession which is utilized by tenants to provide food and beverage services to patrons of the arena. The concession has typically been open throughout the arena season from September to April each year. The City of Temiskaming Shores has not had a regular tenant in this concession since 2020.

City staff released RS-RFP-004-2023, Arena Concession 2023 on June 15, 2023, which was to procure concession operators for both the DSMA and SHSMA concessions. The RFP was placed on the City's website with a deadline for submissions of July 25, 2023. City staff advertised this opportunity on the City's social media and website as well as on local radio and in the City Bulletin. Two submissions were received in response to RS-RFP-004-2023 by the closing date of July 25, 2023, at 2:00pm. Both responses received were only for the operation of the DSMA Concession.

Staff received correspondence from a member of the public on August 15, 2023, indicating that they were not able to bid on RS-RFP-004-2023 at the time it was released but were interested in submitting a bid for the SHSMA Concession. They submitted a proposal on August 26, 2023, with the same required elements as the RFP released earlier this year.

## **Analysis**

The proposal received was reviewed by Staff for completeness and required elements. There are no concerns noted and it is expected that the proposal would provide benefits to the City and users of the facility.

The SHSMA is well used throughout the winter season for games and tournaments with lots of games scheduled as double-headers where out-of-town visitors have a break between games that doesn't allow them much time to venture far away from the facility. Having a concession operator will be well received by these visitors. Further, the TSMHA has indicated that they regularly get asked about the concession at the SHSMA from other associations that travel to Haileybury for games and tournaments.

The City has expanded vending services at this location, but vending is designed to compliment a concession operator, not replace them.

## **Relevant Policy / Legislation / City By-Law**

- 2023 Recreation Services Operation Budget

## **Consultation / Communication**

- Consultation with the Superintendent of Parks and Facilities

## **Financial / Staffing Implications**

This item has been approved in the current budget: Yes ☒ No ☐ N/A ☐

This item is within the approved budget amount: Yes ☐ No ☒ N/A ☐

Because the City did not have a concessionaire for the facility at the end of last season, there is a deficit in the amount of revenue expected to be received for this space. In the 2023 operations budget the City expected to received \$2,400 over 2023, equating to a monthly fee of \$200. So far, only a single weekend rental of \$100 and increased vending revenue of approximately \$800 has been received. This agreement would provide an additional \$300 of revenue for 2023 and \$400 of revenue for 2024.

## **Climate Considerations**

After review with the City's Climate Lens, no considerations for increased CO2 emissions, or temperature and precipitation adaptation were noted.

## **Alternatives**

Council could direct staff to reissue a revised RFP for this space.

Council could direct staff to forego a tenant for this space.

## **Submission**

Prepared by:

Reviewed and submitted for Council's  
consideration by:

*"Original signed by"*

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*"Original signed by"*

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Mathew Bahm  
Director of Recreation

Amy Vickery  
City Manager



**The Corporation of the City of Temiskaming Shores**

**By-law No. 2023-000**

**Being a by-law to enter into a Lease Agreement with Smitty's  
Canteen / Michael Smith for the operation of the Shelley  
Herbert-Shea Memorial Arena Concession  
September 22, 2023 to April 30, 2024**

**Whereas** under Section 8 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues; and

**Whereas** under Section 9 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

**Whereas** under Section 10 (1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public; and

**Whereas** Council considered Administrative Report RS-021-2023 at the September 5, 2023 Committee of the Whole meeting, and directed staff to prepare the necessary by-law to enter into a lease agreement with Smitty's Canteen / Michael Smith for the use of the Shelley Herbert-Shea Memorial Arena Concession from September 22, 2023, to April 30, 2024, for consideration at the September 19, 2023 Regular Council meeting; and

**Whereas** the Council of The Corporation of the City of Temiskaming Shores deems it desirable to enter into a Lease Agreement for the operation of concession services at the Shelley Herbert-Shea Memorial Arena.

**Now therefore** the Council of The Corporation of the City of Temiskaming Shores hereby enacts the following as a by-law:

1. That the Mayor and Clerk be authorized to enter into a Lease Agreement with Smitty's Canteen / Michael Smith for the use of the Shelley Herbert-Shea Memorial Arena Concession from September 22, 2023, to April 30, 2024, a copy of which is attached hereto as Schedule "A" and forming part of this by-law.
2. That the Clerk of the City of Temiskaming Shores is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the By-law and schedule, after the passage of this By-law, where such modifications or corrections do not alter the intent of the by-law or its associated schedule.

**Read a first, second and third time and finally passed** this 19<sup>th</sup>, day of September, 2023.

---

Mayor

---

Clerk

DRAFT



Schedule “A” to

**By-law No. 2023-000**

Lease Agreement between

**The Corporation of the City of Temiskaming Shores**

and

**Smitty’s Canteen / Michael Smith**

For the operation of the Shelley Herbert-Shea Memorial Arena Concession from  
September 22, 2023, to April 30, 2024

This agreement made this 19<sup>th</sup> day of September, 2023

Between:

**City of Temiskaming Shores**  
(Hereinafter called the “City”)

And:

**Smitty’s Canteen / Michael Smith**  
(Hereinafter called the “Tenant”)

**Whereas** the City is the owner of the lands in the City of Temiskaming Shores, in the District of Temiskaming as described herein;

**And whereas** the parties hereto have agreed to enter into this Lease.

### **1. Leased premises**

The City hereby demises and leases to the Tenant part of the City's Building known as the Shelley Herbert-Shea Memorial Arena Concession containing a rentable area for concession operations in the City of Temiskaming Shores, Ontario being hereinafter called the "premises".

### **2. Term**

**To hold** the premises for a term commencing **September 22, 2023**, to **April 30, 2024**.

### **3. Rent**

The Tenant shall pay **One Hundred Dollars (\$100)** plus applicable taxes per month payable on the first day of each month for the term of this agreement. To be specific, the total amount payable for the full term of the agreement is Seven Hundred Dollars (\$700) plus applicable taxes.

### **4. Renewal**

The Tenant, upon the satisfaction of the City, shall have the right to renew the agreement under the same conditions and provisions contained herein.

The City reserves the right to seek proposals or renegotiate the conditions and provisions for the lease of the premises if it is felt in the best interest of the City to do so.

### **5. Business Services**

The Tenant will work in good faith with the City of Temiskaming Shores to schedule hours in accordance with Appendix 02 of this agreement. The Tenant shall work in good faith to be open for all Temiskaming Shores Minor Hockey Association games and all special events on Fridays, Saturdays and Sundays of this agreement.



## **6. Healthy Eating at Recreation Settings (HERS)**

The Tenant shall support the promotion of affordable healthy options at municipal facilities by committing to the Healthy Eating at Recreations Settings (HERS) program as outlined in Appendix 01 attached herein.

## **7. Vending Services**

The Tenant acknowledges and confirms that this agreement does not provide the Tenant with any privileges for the provision of vending services within the Shelley Herbert-Shea Memorial Arena and all vending services within the Shelley Herbert-Shea Memorial Arena are at the sole discretion of the City.

## **8. Tenant’s Covenants**

- a) **Rent** - to pay rent;
- b) **Insurance** - To provide General Liability Insurance for coverage of all areas under this lease in the joint names of the Tenant and the City of Temiskaming Shores with the limits of not less than (\$2,000,000) **two million dollars (Canadian)**, inclusive per occurrence for bodily injury, death or damage for property including loss of use thereof, with property deductible of five hundred dollars (\$500). Proof of insurance must be supplied to the City prior to occupying the facilities and thereafter to provide proof of insurance on each anniversary of the date of occupation; and, to provide proof of insurance forthwith upon request by the City at any time.
- c) **Repair** - to repair, reasonable wear and tear and damage by fire, lightning and tempest only excepted; and to permit the City to enter and view the state of repair and to repair according to notice in writing, reasonable wear and tear and damage by fire, lightning and tempest only excepted; and to leave the premises in good repair, reasonable wear and tear and damage by fire, lightning and tempest only excepted;
- d) **Cost of repair where Tenant at fault** - that if the building including the premises, boilers, engines, pipes and other apparatus (or any of them) used for the purpose of heating or air conditioning the building, or if the water pipes, drainage pipes, electric lighting or other equipment of the building or the roof or outside walls of the building get out of repair or become damaged or destroyed through the negligence, carelessness or misuse of the Tenant, his servants, agents, employees or anyone permitted by him to be in the building (or through him or them in any way stopping up or injuring the heating apparatus, water pipes, drainage pipes, or other equipment or part of the building) the expense of any necessary repairs, replacements or alterations shall be paid by the Tenant to the City forthwith on demand;
- e) **Assigning or subletting** - not to assign, sublet or part with possession of any part of the premises without leave of the City, which leave shall not be unreasonably withheld, and which leave shall not be required in the event of a sublease to add any personnel to the group comprising the Tenant or to a management corporation which may be incorporated by the Tenant;

- f) **Entry by City** - to permit the City or its agents to enter upon the premises at any time and from time to time for the purpose of inspecting and making repairs, alterations or improvements to the premises or to the building, and the Tenant shall not be entitled to compensation for any inconvenience, nuisance, or discomfort occasioned thereby; provided that the City shall give reasonable advance notice to avoid inconvenience to the Tenant, given the private and confidential nature of the profession of the Tenant;
- g) **Indemnity** - to indemnify and save harmless the City against and from any and all claims by or on behalf of any person or persons, firm or firms, or corporation or corporations arising from the conduct or any work, by or through any act of negligence of the Tenant or any assignee, subtenant, agent, contractor, servants, employee or licensee of the Tenant;
- h) **Alterations** - not to make or erect in or to the premises any installation, alteration, addition, or partition without submitting plans and specifications to the Tenant and obtaining the Tenant's prior written consent (in each instance); such work shall if the Tenant so elects, be performed by employees of or contractors designated by the Tenant; in the absence of such election, such work may be performed with the Tenant's consent in writing (given prior to letting of contract) by contractors engaged by the City but in each case only under written contract approved in writing by the Tenant and subject to all conditions which the Tenant may impose; the City shall submit to the Tenant or the City's contractors (as the case may be), when due the costs of all such work and of all materials, labour and services involved therein and of all decoration and all changes in the building, its equipment or services, necessitated thereby; provided, that it is at this time understood by the Tenant that certain equipment is to be installed and to be placed at convenient places as designated by the City;
- i) **Use of Building** - the Tenant shall not allow the building and/or property to be used for any purpose other than to carry on the business of a Concession Stand.

## 9. City's Covenants

The City covenants with the Tenant;

- a) **Quiet enjoyment** - for the quiet enjoyment;
- b) **Taxes** - to pay all taxes and rates, municipal, parliamentary or otherwise, levied against the premises or the Tenant on account thereof;
- c) **Electricity and water** - to pay for the electricity and water supplied to the premises;
- d) **Refuse Collection** – The City **shall not** provide any additional refuse or recycling receptacles or collection specific to this operation;
- e) **Structural soundness** - to keep the premises, common areas and parking lot structurally sound and to look after any structural defects which may arise.

## 10. Provisos

Provided always and it is hereby agreed as follows:

- a) **Fire** - In case of damage to the premises by fire, lightning or tempest, rent shall cease until the premises are rebuilt. The City may at its option terminate this lease on giving written notice to the Tenant.
- b) **Damage to property** - The Tenant shall not be liable nor responsible in any way for any loss of or damage or injury to any property belonging to the City or to the employees of the City or to any other person while in the building or in the yard of the building unless such loss, damage or injury shall be caused by the negligence of the Tenant or its employees, servants or agents for any damage to any such property caused by steam, water, rain or snow which may leak into, issue or flow from any part of the building or from the water, steam or drainage of the building or from any other place or quarter nor for any damage caused by or attributable to the condition or arrangement of any electric or other wiring omitted by any other City;
- c) **Right of termination by the City** - The City shall have the right to terminate this lease forthwith by leaving upon the Premises, or sent by ordinary mail to his usual place of business, sixty (60) days' notice in writing of its intention, and thereupon any payments owing to the Tenant under this lease shall be computed, apportioned and paid in full to the date of such termination, and the Tenant shall immediately deliver up possession of the Premises to the Landlord, and the Landlord may re-enter and take possession of the Premises.
- d) **Right of termination by the Tenant** - the Tenant, in addition to all other rights, shall have the right to terminate this lease forthwith by leaving upon the premises notice in writing of its intention, sixty (60) days' notice in writing of its intention, and thereupon rent and any other payments for which the Tenant is liable under this lease shall be computed, apportioned and paid in full to the date of such termination, and the Tenant shall immediately deliver up possession of the Premises to the City, and the City may re-enter and take possession of the premises;

## 11. Headings

The headings in this lease have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this lease or any provisions hereof.

**Remainder of this page left blank intentionally**

Signed and Sealed in  
the presence of

Owner/Operator – Michael Smith

Mayor – Jeff Laferriere

Clerk – Logan Belanger

### **Healthy Eating at Recreation Settings**

The City of Temiskaming Shores supports the promotion of affordable healthy options at municipal facilities, the Concession Operator is required to commit to the following:

- Fruit smoothies and fresh fruit are mandatory menu items and must be available at all times when the concessions are open. The Haileybury beach concession must also have at least one healthy grilled sandwich available at all times, and the other 2 concessions must have at least 1 grilled sandwich available on tournament weekends.
- Commit to have bottled water available at all times and consider option of 100% fruit juice in smaller bottles, as well as milk.
- Fruit smoothies and healthy grilled sandwiches must be prepared following the recipes provided/approved by the Timiskaming Health Unit Registered (THU) Dietitians. Preparing fruit smoothies with fruit juice and/or flavored syrup is not permitted.
- If Vending Machines are included in the lease agreement the Concession Operators must commit to include at least 20% (1 healthy option for every 4 other options available) of healthy items in the vending machines. A list of healthy options from the THU will be provided. If in doubt about what other healthy options can be included in the vending machines please contact the Registered Dietitians at the Timiskaming Health Unit.
- Prices for healthy options to be the same or lower than the prices for similar menu options.
- Freggie Fuel branded materials must be used by concession operators to promote the healthy options available at all times. This includes: a posted menu board for healthy choices, a sandwich menu board, a large Freggie cut-out and Freggie Fuel stickers for both smoothie cups and fresh fruit pieces. If in need for more materials (such as stickers) contact the Timiskaming Health Unit. The Proponent to include other branded materials suggested and provided by the City of Temiskaming Shores.
- The City of Temiskaming Shores may plan and implement ongoing promotional initiatives to encourage patrons’ consumption/purchase of the healthy options available. These initiatives will be at no-cost to the operators.
- Additional healthy items – Adding other healthy options to the menu is encouraged by the City of Temiskaming Shores. Those healthy items must follow these general healthy eating guidelines: high in vitamins & minerals, whole grains and fiber **and** low in sodium, added sugars, trans and saturated fat. Any new proposed healthy items to be submitted to the Timiskaming Health Unit for approval.
- Concession operators are required to keep track of the sales for the healthy options and provide the City of Temiskaming Shores with this information on a monthly basis for the term of the lease. A tracking sheet will be provided.
- The City of Temiskaming Shores reserves the right to modify the HERS requirement.

**City of Temiskaming Shores  
RS-RFP-004-2023  
Arena Concession Operations**

**Form of Proposal**

Proponent's submission of bid to:

The Corporation of the City of Temiskaming Shores

Stipulated Bid Price

We/I,

Smitty's Concessions / Michael Smith  
(Registered Company Name/Individuals Name)

Of,

[Redacted Address]  
(Registered Address and Postal Code)

Phone Number

[Redacted Phone Number]

Email:

[Redacted Email]

We/I hereby offer to enter into an agreement for the services, as required in accordance with the Proposal for a price of (must be CDN funds and without HST):

Please submit proposed payments for **one or more** concessions in the space below. If you are not bidding on a concession, please indicate with a "N/A" in the amount box.

Description	Amount
Monthly payment for exclusive use of the Don Shepherdson Memorial Arena concession.	\$ 100.00
Proposed Term (1-5 Years) <u>Sept 16 - Apr 30</u>	Term Length: <u>1 yr.</u>
Monthly payment for exclusive use of the Shelley Herbert-Shea Memorial Arena concession.	\$ .00
Proposed Term (1-5 Years)	Term Length:

I/we will submit the necessary proof-of-insurance and WSIB certificate within 30 days of being notified our proposal(s) have been accepted.

Yes ☒

I/we will abide by the rules and regulations of the Healthy Eating in Recreational Settings Policy (By-Law 2019-152).	Yes <input checked="" type="checkbox"/>
I/we have submitted information including but not limited to our organization's background information, our proposed dates of operation, our proposed hours of operation and proposed menu.	Yes <input checked="" type="checkbox"/>

**Acknowledgement of Addenda**

I/We have received and allowed for ADDENDA NUMBER \_\_\_\_\_ in preparing my/our proposal.

Bidder's Authorized Official:

Michael Smith Smithy's Canteen

Title:

Owner.

Signature:

[Signature]

Date:

Aug 26 / 2023**Form 1 to be submitted.**



**City of Temiskaming Shores  
RS-RFP-004-2023  
Arena Concession Operations**

**Non-Collusion Affidavit**

I/ We Michael Smith the undersigned am fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such bid.

Such bid is genuine and is not a collusive or sham bid.

Neither the bidder nor any of its officers, partners, owners, agents, representatives, employees or parties of interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with any other Bidder, firm or person to submit a collective or sham bid in connection with the work for which the attached bid has been submitted nor has it in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm or person to fix the price or prices in the attached bid or of any other Bidder, or to fix any overhead, profit or cost element of the bid price or the price of any bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Temiskaming Shores or any person interested in the proposed bid.

The price or prices proposed in the attached bid are fair and proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

The bid, quotation or proposal of any person, company, corporation, or organization that does attempt to influence the outcome of any City purchasing or disposal process will be disqualified, and the person, company, corporation or organization may be subject to exclusion or suspension.

Dated at: 4:21 pm this 26 day of Aug., 2023.

Bidder's Authorized Official:

Michael Smith Smith's Cater

Title:

Owner

Signature:

[Signature]

Date:

Aug 26 2023

**Form 2 to be submitted.**



**City of Temiskaming Shores**  
**RS-RFP-004-2023**  
**Arena Concession Operations**  
**Conflict of Interest Declaration**

Please check appropriate response:

☒ I/We hereby confirm that there is not nor was there any actual perceived conflict of interest in our Proposal submission or performing/providing the Goods/Services required by the Agreement.

☐ The following is a list of situations, each of which may be a conflict of interest, or appears as potentially a conflict of interest in our Company's Proposal submission or the contractual obligations under the Agreement.

List Situations:


In making this Proposal submission, our Company has / has no (*strike out inapplicable portion*) knowledge of or the ability to avail ourselves of confidential information of the City (other than confidential information which may have been disclosed by the City in the normal course of the RFP process) and the confidential information was relevant to the Work/Services, their pricing or quotation evaluation process.

Dated at: 4:21 pm this 26 day of Aug, 2023.

Signature:



Bidder's Authorized Official:

Michael Smith

Title:

Owner

Company Name:

SMITTY'S Canteen

**Form 3 to be submitted.**

**City of Temiskaming Shores  
RS-RFP-004-2023  
Arena Concession Operations**

**Accessibility for Ontarians with Disabilities Act, 2005 Compliance  
Agreement**

I/We, by our signature below, certify that we are in full compliance with Section 6 of Ontario Regulation 429/07, Accessibility Standards for Customer Service made under the *Accessibility for Ontarians with Disabilities Act, 2005*. If requested, we are able to provide written proof that all employees have been trained as required under the act.

This regulation establishes accessibility standards for customer service as it applies to every designated public sector organization and to every person or organization that provides goods or services to members of the public or other third parties and that have at least one employee in Ontario.

Name: Michael Smith Company Name: Smithy's Cater

Phone Number: [REDACTED] Email: [REDACTED]

I, Michael Smith, declare that I, or my company, are in full compliance with Section 6 of Ontario Regulation 429/07, Accessibility Standards for Customer Service under the Accessibility for Ontarians with Disabilities Act, 2005.

**OR**

I, \_\_\_\_\_, declare that I, or my company, are **NOT in full compliance** with Section 6 of Ontario Regulation 429/07, Accessibility Standards for Customer Service under the Accessibility for Ontarians with Disabilities Act, 2005, yet fully agree to meet the required compliance training standards on or before the delivery of the required goods and/or services. In an effort to assist non-compliant vendors, please visit: <https://www.ontario.ca/page/how-train-your-staff-accessibility>.

**Form 4 to be submitted.**

**PROPOSAL for Smitty's Canteen**  
**at**  
**SHSMA (Haileybury)**

Smitty's Canteen will be owned and operated by Michael Smith. I have prior to this adventure successfully owned and operated a snow removal business for more than 4 years. I have been part of this community for more almost my entire life, from going to school here to playing sports as a child to there I am today living and working in the community for over 18years currently.

Smitty's Canteen will serve a number of items starting with cold drinks, fresh fruit, muffins, chips, chocolate bars, popcorn, gum then growing to include hotdogs, soup, nachos, pizza. Operation hours will take place Saturday Sunday during the winter season in partnership with the minor hockey and local figure skating schedules. Where there are games, tournaments, or competitions scheduled on a Friday, you can ensure the hours of operations will work in the same matter as the Saturday and Sunday schedule.

Below are dates that the canteen will not be open, do to prior obligations.

Dates: Oct 7,8

Oct 14,15

Dec 9,10

Dec 16,17

Feb 10,11

**Smitty's CANTEEN**

1. Smitty's Canteen will provide service both 1 hour before and 1 hour after schedule times from above noted parties.
2. The employees of Smitty's Canteen will possess the "Food Handling Certificate" and have them posted at all times. (Will be provided, prior to opening)
3. Smitty's Canteen at all times keeps cleanliness of canteen premises at utmost priority for maintaining hygienic environment.
4. Smitty's Canteen will in sure fresh fruits and/or other healthy food choices will be made available for purchase.
5. Smitty's Canteen will be responsible for washing and storing of Crockery, Cutlery, and Glassware.
6. Smitty's Canteen will provide a copy of the insurance that is outlined in your agreement, prior to opening on sept 16, 2023

## **PERIOD OF CONTRACT**

The contract for Smitty's Canteen Services shall remain valid from Sept 16, 2023, to Apr 30, 2024

## **PAYMENT**

Smitty's Canteen will agree to pay The City of Temiskaming Shores \$100/month for the exclusive use of the Herbert-Shea Memorial Arena Concession during the dates listed above.

## **Smitty's CANTEEN**

### ***PRICES--***

Milk \$2

Juice \$2

Pop \$2

Gatorade \$3

Chips \$2

Chocolate Bars \$2

Fruit \$1

Muffins \$2

Gum \$2

Coffee \$ unknown at this time

Pizza \$ unknown at this time

Hotdogs \$ unknown at this time

Soup \$ unknown at this time

Slushy \$ unknown at this time

Nacho \$ unknown at this time

Popcorn\$ unknown at this time

- Just to name a few.

**Subject:** Appointment of Volunteer  
Firefighters

**Report No.:** PPP-004-2023

**Agenda Date:** September 5, 2023

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### **Attachments**

None

### **Recommendations**

It is recommended:

1. That Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report PPP-004-2023; and
2. That Council hereby appoints Bryan Cooke and Christian Lachapelle as Volunteer Firefighters to the Temiskaming Shores Fire Department in accordance with the Recruitment and Retention Program.

### **Background**

In an effort to fill vacancies within the department at Station #1 and to help ensure adequate staffing levels are maintained, the Department is seeking to fill two Volunteer Firefighter positions at Stations #1.

### **Analysis**

Section 4.02 of Schedule "A" to By-law 2008-030, being the Fire Department Establishing and Regulating By-law for the Temiskaming Shores Fire Department, states that for the purposes of ensuring adequate staffing, twenty (20) shall be used as a guideline for the minimum number of firefighters per District Station and in no case shall the number of firefighters per District Station exceed twenty-five (25).

Based on the identified need to fill vacancies at Stations #1 interviews with the candidates were conducted by the Station Officers and the Fire Chief. Subsequently a recommendation from the District Chief of Station #1 was provided to the Fire Chief requesting consideration of the appointment of Bryan Cooke and Christian Lachapelle as Volunteer Firefighters to the Temiskaming Shores Fire Department.

Each candidate being recommended has demonstrated a strong desire to be a member of the Temiskaming Shores Fire Department team. This coupled with their work experience, make them all excellent candidates for the position they are being recommended for.

### **Relevant Policy / Legislation / City By-Law**

- By-Law No. 2016-040, Temiskaming Shores Fire Department Recruitment and Retention Program.
- By-Law No. 2008-030, Fire Department Establishing and Regulating By-law.

### **Consultation / Communication**

- Consultation with Station #1 District Chief.

### **Financial / Staffing Implications**

This item has been approved in the current budget: Yes ☒ No ☐ N/A ☐

This item is within the approved budget amount: Yes ☒ No ☐ N/A ☐

Financial implications include the provision of appropriate Volunteer Firefighter Honorariums which have been included in the 2023 Fire Services Operational Budget. All costs associated with the appointment would include the provision of dress uniforms and protective equipment that would be drawn from the fire departments operational budget.

Staffing implications associated with the proposed appointments are limited to normal administrative functions and duties, and the requirement to fill vacant positions within the fire department. Adequate staffing levels are established based on availability and the ability of fire department personnel to respond.

Current fire station staffing levels are as follows:

- 23 members Station #1,
- 21 members Station #2, and
- 24 members Station #3 (one member on leave).

### **Alternatives**

No alternatives were considered.

**Submission**

Prepared by:



Steve Langford  
Fire Chief

Reviewed and submitted for Council's  
consideration by:

*"Original signed by"*

---

Amy Vickery  
City Manager





## **Haileybury Heritage Museum**

P.O. Box 911, 575 Main Street,  
Haileybury, Ontario. P0J 1K0  
Tel: (705) 672-1922

August 31, 2023

City of Temiskaming Shores  
P.O. Box 2050  
Haileybury, Ontario.  
P0J 1K0

Attention: Mayor and Council

**RE: SALE OF FORMER HAILEYBURY FIRE STATION – 468 GEORGINA AVENUE**

Dear Mayor Laferriere & Council:

We noted with interest the City's advertisement for the sale of the former Haileybury Fire Station by Public Tender. The Tender closes on Thursday, September 7, 2023.

In 1997, the bell at the Fire Station was removed from the Tower due to structural issues and placed on a concrete pad at the corner of Main Street & Georgina Avenue.

For many years the bell was used to announce a nightly curfew for Haileybury Youth and was used each year, since 1924, on Remembrance Day to acknowledge those from Haileybury who paid the supreme sacrifice.

In 1997 the Haileybury Heritage Museum worked with the Town of Haileybury and the Haileybury Fire Department to erect a plaque to commemorate the bell. It was dedicated in a ceremony on October 4, 1997 as part of the 75<sup>th</sup> Anniversary of the Great Fire of 1922 commemorations.

The bell continues to be used by the Haileybury Legion each year for both their Remembrance Day Services and other occasions of National significance such as the Memorial Service held in Honour of H.M. Queen Elizabeth II.

The Tender Package indicates "***the bell will be addressed during the sale process to ensure it remains in place***". On behalf of the Haileybury Heritage Museum we would respectfully suggest that the bell and its accompanying plaque be excluded as part of the eventual *Agreement of Purchase & Sale*.

We would further request that consideration be given to re-locating the bell to the Cenotaph Park so it can continue to be used for Remembrance Day Services and remain on land under public ownership vs. private ownership.

On behalf of the Haileybury Heritage Museum I wish to thank you in advance for your consideration of our requests.

Yours truly,

---

Hans Schnakenberg  
Chair



## Economic Development Projects 2023

Sector	Project	Partners	Details
Agriculture	Local Foods	NOFIA	Assisted Northeastern Ontario food producers to attend Foire Gourmande from August 18 to 20
Agriculture	Municipal Ag Ec Dev & Planning Forum	OMAFRA	We will be hosting the Municipal Agriculture Economic Development & Planning Forum from October 17 - 19. Twice monthly meetings are ongoing to ensure that the agenda and associated bus tour of local agricultural businesses is interesting and engaging while educating those from outside our region about our rich agricultural heritage and opportunities.
Agriculture	Earlton Farm Show		The event strives to educate the general public about the importance of agriculture to our region and hopes to encourage people to consider agriculture as a career.
Agriculture / Small business	Building Ties / Tisser des Liens	MRC Temiscamingue, Timiskaming First Nation	The formal five year, half million dollar project is now completed. The building ties program will continue on with semi annual meetings to try to keep the momentum of the regional program moving forward to benefit the communities on both sides of the lake. The only portion that did not get completed was the development of a business plan to develop the trails and site at Devils Rock.
Agriculture / Tourism	Feast on the farm	Destination Northern Ontario / NOFIA	Working with Culinary Tourism Alliance to finalize the details for the Consumer Day event scheduled for Sunday, September 17th and the Industry Day event for the following day. We estimate attendance at between 100 and 150.
Commercial / Industrial	EV Charger	Fed Nor 511659 & ZEVI	Unit is now operational and is being used each month. It can charge one vehicle in 30 minutes or two at the same time within one hour. This level 3 \$83,000 unit cost City taxpayers approximately \$10,000 due to funding partnerships.
Commercial / Industrial	Grant Property		This project has been put on hold for a few months to enable the proponent to find a partner to develop the "Mansion Impossible" tv show while he focusses on the construction project of renovating the building.
Commercial / Industrial	Heritage Museum Property		Continue to work with [REDACTED] on their expansion project. They are considering options to expand in their current location and also looking at other locations to enable a larger expansion.
Commercial / Industrial	HydroTurbine Business Inquiry		Purchased 5 acres of land in the Dymond Ind Park. Looking to erect a 20,000 sq/ft building on the lot as well as a hydro turbine demonstration site at Pete's Dam
Education	NCSA Welcome events	Northern College & NCSA	The City holds a booth at the Sports & Supports event held the first week of school to assist new students to find services and activities in the community. We also provide items to put into the frosh week bags to welcome new students.
Education	Northern College Strategic Planning		Participate in the strategic planning process for Northern College. Completed the annual survey with the local Campus Manager to advise the college what services would benefit our community and how our organizations can work better together to support students in the community.
Forestry	Sector meetings		Bi-annual meetings with stakeholders to understand upcoming needs.

Sector	Project	Partners	Details
Forestry	Forestry Day tour	Interfor, Georgia Pacific, RTMI, FRMG	The project brings Councillors, municipal staff and other community leaders to the forest and local mills to see how the process works and what communities can do to support the industry. Hoping to host a Forestry Day Tour again in the future. This fall was not suitable as there were no cutting projects close to our community.
Immigration / Workforce	Reseau du Nord /ACFO	RSIFNO	Partnered with the One Light Diversity Centre to have a representative of our community attend the confernece in June. Temiskaming Shores is still on the list of communities to receive support for a staff to provide settlement services to immigrants.
Immigration / Workforce	CCRL project	WES Foundation, CCRL, RLTi, RDN	In this second year of this project, we are providing training to employers to enable them to be better prepared to work with immigrant employees who come from backgrounds with different religious beliefs and holidays. 8 organizations recieved thier certification during the spring session and registration is open for the fall session now. We are also offering monthly gatherings of the Interfaith Employee Resource Group (I-ERG). These sessions bring together employers and employees to openly discuss challenges in the workplace related to faith.
Immigration / Workforce	Relocation Guide		Both the English and French versions of the guide have been updated and 100 copies of each have been printed.
Immigration / Workforce	Immigration events		We bring current job postings provided by Employment Options and other information to showcase what our community has to offer to job fairs held in the south. This attraction work has been paying off, however settlement of those who arrive in the community is still lacking. We will be partnering with the One Light Diversity Centre to attend an event in Toronto in late October.
Immigration / Workforce	Reseau du Nord		This project will morph into the Francophone settlement project mentioned above
Immigration / Workforce	Rural and Northern Immigration Pilot (RNIP)	Timmins EDC	Businesses in Temiskaming Shores can now hire immigrant staff members and use the RNIP program to enable those staff to become permanent residents. This program is sought after by immigrants moving to Canada as it is one of the fastest routes to permanent residency. The program gives businesses in the community a leg up to attracting new talent. EDO sits on the RNIP Steering & Selection Committee
Immigration / Workforce	Magnetic North	Northern Policy Institute	Sit on the steering committee for the Magnetic North Confernece. It was held virtually in June and One Light Diversity Centre represented our community.
Immigration / Workforce	Job fair	FNETB, Employment Options	Set up an in person job fair in partnership with FNETB and Employment Options to try to assist employers to fill current vacancies. September 27, 2022 Temiskaming Shores. 48 employers registered as well as 27 registered to attend the training breakfast that morning.
Immigration / Workforce & Education	English as a Second Language Training	Skills Development Fund	Funding to distribute funds to local educational institutes to offer free ESL FSL Programming to newcomers. Sadly our application was unsuccessful. We are now working with the Literacy Council of South Temiskaming to offer these services to newcomers who need ESL support.
Immigration / Workforce / Education	English Language Training partnership with Northern College		Northern developed a program, but sadly, we did not receive the funding for the laptops. Northern has yet to offer the program within the community, therefore the only ESL option is through the South Temiskaming Literacy Council.

Sector	Project	Partners	Details
Liveable Community	Fireworks - Canada Day	Sponsors	Due to the fact that we were under a Province wide fire ban on July 1st, the fireworks were cancelled and all sponsorship dollars were returned. We did however find a local company who is willing to provide fireworks services for us at a reduced rate into the future.
Liveable Community	Fireworks - NYE	Sponsors	We hope to have a show on New Years Eve again this year and are working with a local supplier to access fireworks for the event.
Liveable Community	Wabi River Bridge		Staff attended a session from the Canada Wood Council to better understand the funding possibilities for this project. They did offer some support for engineering and design, but not for construction. FedNor and NOHFC are still supportive and awaiting applications.
Liveable Community	Indigenous Ingenuity	Science North	a 1,000 sq/ft traveling exhibition that is covering communities across Northern Ontario over 3 years. The exhibition is set up in the Bun Eckensviller Community Hall from August 19 to September 18, 2023.
Liveable Community	Devils Rock skywalk		work with McKewn School of Architecture to develop a design for a cantilevered structure to put at the top of Devil's Rock. This project has been put on hold until the Wabi Bridge project is completed.
Mining	NOMS at PDAC	FedNor 515041	2023 event was very successful, 112 businesses and 25,000 attendees. 2024 application has been submitted. Plans are underway.
Mining	NOMS at CIM	FedNor 515030	2023 event in Montreal was successful with 46 businesses and 5,500 attendees. 2024 application has been submitted and plans are underway for the event in Vancouver.
Mining	Northern Ontario Night	Sponsors	2023 event saw the Premier and 8 Ministers attend. 2024 event is booked and sponsorship discussions are underway.
Mining / Innovation	Northern Ontario Regional Technology Development Site		No update at this point
Tourism	Great Fire Centennial	Fed Nor, Reconnect Ontario and Heritage Canada	still trying to wrap up funding claim for the ReConnect Ontario part of the project, but confident that the outstanding funding (\$15,000) will be received. Any remaining financial proceeds from the event are to be forwarded to the Haileybury Heritage Museum.
Tourism	Lake Temiskaming Tour	LTT partners	Northeastern Ontario Tourism has taken the lead on this program. Final Billboard on the Quebec side still needs to be installed.
Tourism	Northeastern Ontario Tourism		NeONT is the official tourism Destination Marketing Organization for our region. We partner with them at least twice a year to host familiarization tours with tourism media to write stories on our area. EDO is a member of the board of directors for 2022-24
Tourism	FAM TOUR	Travel Media Association of Canada TMAC	June 13-17. City hosted a FAM tour in our area prior to the conference highlighting the Lake Temiskaming Tour. 8 travel writers participated and we not only received great social media coverage while they were here, but many agreed to write articles about the community later.

# **Memo**

**To:** Mayor and Council  
**From:** Jennifer Pye, Planner  
**Date:** September 5, 2023  
**Subject:** Housing Accelerator Fund Application and Housing Action Plan  
**Attachments:** Appendix 01: City of Temiskaming Shores 2023 Housing Action Plan

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Mayor and Council:

At the August 8, 2023 Committee of the Whole/Regular Council meeting, Council considered Administrative Report CS-033-2023 and directed staff to prepare an Action Plan based on the information provided in the report, to support the City's application to the Housing Accelerator Fund (HAF).

Given the short application window and quickly-approaching deadline, Council also granted authority to the City Manager to refine and approve the final Action Plan prior to the submission of the application. The Housing Action Plan was finalized and the application was submitted on August 17, 2023. That day, CMHC, the administrator of the HAF program, decided to extend the application deadline for the small/Northern/Indigenous stream to September 29, 2023. The City's application was submitted prior to this announcement.

The final Housing Action Plan is attached as Appendix 01. It should be noted that the initiatives outlined in the Plan need only be implemented if the City's application to the HAF is successful. It is, however, the recommendation of staff that if the City's application is not successful that Council consider implementing some of the initiatives either on a smaller scale, or on a less ambitious timeline. For example, the servicing and sale for development of City-owned properties could be completed over a number of years, while still requiring the purchaser to construct multi-unit dwellings and following through with the proposed incentive. This would provide needed housing in the community and allow the City to dispose of underutilized properties which would then become taxable. Should the City's application not be successful, staff will provide an update to Council and a suggested revised schedule for implementation of the Housing Action Plan initiatives.

Prepared by:

Reviewed by:

Reviewed and submitted for  
Council's consideration by:

"Original signed by"

Jennifer Pye, MCIP,  
RPP  
Planner

"Original signed by"

Shelly Zubyck  
Director of Corporate  
Services

"Original signed by"

Amy Vickery  
City Manager



2023

# City of Temiskaming Shores

## Housing Action Plan



## Introduction

The National Housing Strategy identifies that 1.7 million people across Canada are in need of housing, either living in homes that are inadequate or unaffordable, while an additional 25,000 people are chronically homeless. In partial support of the goal to change these statistics, the Federal Government has created the Housing Accelerator Fund (HAF) with the stated aim of constructing an additional 100,000 housing units over and above the normal projected construction across the country by the end of 2026. The HAF is a \$4 billion grant program being administered by the Canada Mortgage and Housing Corporation (CMHC) that will provide grants to municipalities across Canada to:

*“Create more supply of housing at an accelerated pace and enhance certainty in the approvals and building process, while also supporting the following priorities:*

- supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.*
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.*
- Supporting the development of low-carbon and climate-resilient communities.”*

The HAF program is separated into two streams: Large/Urban for jurisdictions with a population equal to or greater than 10,000; and Small/Rural/North/Indigenous for jurisdictions with a population less than 10,000 or located in one of the territories or an Indigenous community. The City of Temiskaming Shores qualifies under the Small/Rural/North/Indigenous stream. There is no difference in funding potential between the two streams; the amount of an individual grant is based on the projected number of units and incentives for various types of multi-unit housing and affordable housing.

HAF funding can be allocated to:

- Investments in HAF Action Plans, including an initiative in the applicant’s Action Plan and approved by CMHC;
- Investments in affordable housing, including construction of new and repair/modernization of existing affordable housing, or the acquisition of land or buildings for affordable housing;
- Investments in housing-related infrastructure, including water/wastewater infrastructure, solid waste management, public transit, disaster mitigation, brownfield redevelopment, capacity building, and site preparation that supports housing.
- Investments in community-related infrastructure that supports housing, including local roads and bridges, sidewalks, lighting, bicycle lanes, firehalls, and landscaping and greenspace.

The purpose of the City of Temiskaming Shores Housing Action Plan is to set out the initiatives that will be undertaken should the City’s application to the HAF be successful. Without the HAF funding it is projected that 131 units across all housing densities will be constructed in the City between 2023 and 2026 (based on the consideration of what can reasonably be expected to be constructed on existing subdivision lots and previously permitted projects as well as projects with high potential for completion). It is anticipated that the HAF funding would incent an additional 65 missing middle dwelling units over and above what would be expected without the HAF. This represents an average annual growth rate in the housing supply of 1.42% above the projected growth rate without the HAF, and an increase in the housing supply growth rate of 49.62%.

## Background

The City of Temiskaming Shores has a population of 9,634 (2021 Census) which represents a 2.9% decrease since the 2016 Census, and 4,263 occupied private dwellings, which represents a 2.6% decrease since the 2016 Census. Although both the population and the number of occupied private dwellings have decreased since the last Census, the City continues to see pressure for the construction of new housing units, including a need for purpose-built rental units.

The vast majority of the dwellings in the City of Temiskaming Shores are single-detached, representing 78.4% of the housing stock, in contrast to 53.6% in Ontario and 52.5% across Canada. The below table illustrates the mix of housing types in Temiskaming Shores.

Housing Type	Number of Units	Percentage of Housing Stock
Single-detached	3,345	78.4%
Semi-detached	75	1.8%
Row house	30	0.7%
Apartment or flat in a duplex	140	3.3%
Apartment in a building with less than 5 storeys	590	13.8%
Apartment in a building with 5+ storeys	45	1.1%
Other single-attached	25	0.6%
Movable dwelling	15	0.4%

(Source: Census Canada, 2021)

Based on the above data, low density dwellings (single-detached, semi-detached, apartment in a flat or duplex, other single attached, movable dwelling) account for approximately 84% of the occupied private dwellings in Temiskaming Shores. In comparison, the total proportion of low-density dwellings is 63% in Ontario and 64.5% across Canada. The City's Official Plan targets between 70% and 80% of housing to be low density in the majority of the City, thus Temiskaming Shores has an opportunity to increase the stock of medium and higher density housing, including missing middle housing.

A number of higher-density developments have been constructed or permitted in the City over the last five years, and it is anticipated that this trend will continue as Temiskaming Shores continues to solidify its role as the economic and service hub of Timiskaming District. It is important that the City ensures the availability of adequate housing and resources for those coming to the community.

The above information has informed the initiatives that will be undertaken should the City's application to the HAF be successful. The initiatives are described in the next section of this plan.



## Initiatives

### Initiative 1: Municipal Land Preparation and Disposition

**Background:** The City owns a number of infill residential properties, mainly located in the Haileybury and North Cobalt areas of the community. These properties are serviceable with municipal water and sewer infrastructure, and can support multi-unit development. Some of the properties may have other development considerations such as abandoned infrastructure or environmental considerations which, coupled with the lack of service connections at property line, have made the properties undesirable or too difficult to develop.

**Description:** The City will review municipal land holdings and identify properties that can be easily prepared for development. Once the properties are identified, a Request for Proposals will be created to solicit interest in developing the properties according to the City's requirements. Agreements will be entered into with the selected proponents, and the City will complete the work required to make the properties "shovel-ready" for development (eg. extending water/sewer connections to property line, addressing any existing development constraints, etc.).

The City will require the properties to be developed with "missing middle" housing with a minimum of two residential units on any given property and will work with a solicitor to prepare an agreement requiring the development to be largely underway by the end of 2026. Should this requirement not be met, the City will reassume ownership of the property. Additionally, the City will initially sell the property to the selected proponent for a reasonable sum, which will be rebated upon the issuance of an occupancy permit for the residential units. The City will also provide an additional incentive to the developer upon the granting of the occupancy permit.

### Initiative 2: Encouraging Accessory Dwelling Units (ADUs)

**Background:** The City recently amended the Official Plan and Zoning By-law to permit up to three residential units on all fully-serviced properties within the designated settlement areas, and up to two residential units on all privately-serviced properties outside the designated areas. Zoning throughout the City is generally permissive of multi-unit development on residential properties, but this fact is not well-known by the public. It is anticipated that increased ADU construction would be realized if the public were aware of the City's as-of-right permissions.

**Description:** The City will create and implement an advertising campaign to inform the public about ADU and multi-unit permissions, including social media posts, advertising spots on the local radio station, advertisements in the local newspaper, and municipal tax bill inserts. The City will also create a user-friendly information package that sets out the policies and requirements for ADU construction and that can be used and referred to by the public and developers. A website will also be created where all ADU information can be accessed.

The City will incentivize the construction of ADUs by rebating the building permit fees upon the issuance of an occupancy permit for any ADUs constructed.

### Initiative 3: Implementation of an E-Permitting System

**Background:** The City currently accepts building permit and planning applications both in hardcopy format and by email. This system creates excess paper, requires staff time to organize and set up the electronic file, and can lead to inconsistencies in submission requirements. Additionally, there is

currently no mechanism for a proponent to review the status of their application other than contacting City staff directly.

**Description:** The City will review available options for the implementation of an e-permitting system for both building permit applications and planning applications and will proceed with the option that best suits the City's needs. Staff in the Building, Planning, and Information Technology departments will be involved in the review.

E-permitting will allow for more efficient processing of applications by allowing multiple staff members to review information simultaneously. It will also allow applicants to review the status of their application(s) online saving staff time on answering these questions.

#### Initiative 4: Communication Enhancements

**Background:** Through discussions with local developers and Building Code designers it was noted that communication between the City's Building and Planning departments and the development community and community in general could be improved. It was also noted that the City's own internal communications could be improved, especially when larger development projects are being considered.

**Description:** The City is proposing to create a communications plan to keep the development community informed about upcoming changes to the Building Code, Planning Act, local policies, and City processes that may impact their activities. The City will also create basic checklists for residential property owners considering a common construction project (eg. detached shed/garage, deck, carport, front step, etc) to review and evaluate the standard zoning provisions (ie. minimum setbacks, maximum lot coverage, maximum building height) against their project. Flowcharts will also be created outlining various Planning Act application processes as well as the Building Permit application process.

City staff have identified an opportunity to improve communications between internal departments and will also create an internal communication plan related to development applications to ensure applications proceed through the review process as quickly and efficiently as possible.

#### Initiative 5: Multi-Unit Residential Policy Review

**Background:** Many residentially-zoned properties within the City allow up to four residential units as-of-right, however there are a number of larger properties that may be able to support five or more units. Many service providers seeking additional unit construction in the community seek properties that can support a number of units, and as-of-right provisions will assist with those developments.

**Description:** The City will review residential properties, both vacant and developed, and determine the best course of action for allowing additional units as-of-right. Options may include a site-specific exception applying to properties meeting certain frontage and/or area criteria, or a provision tying the maximum number of units to the frontage and/or area of the lot. Best practices from other communities will be reviewed and analyzed and the local context will be considered. Ultimately a Zoning By-law amendment application will be presented to Council to consider enacting the recommended permissions.

## Conclusion

The City of Temiskaming Shores acknowledges the housing crisis across Canada and the need to create additional residential units across all forms of housing. Although the population and dwelling counts in the community have decreased since the 2016 Census, there is anecdotal evidence to suggest this trend may be reversed for the 2026 Census, and the permitted or in-process residential developments point toward a marked increase in the number of dwelling units over the next few years.

Based on projections, the City anticipates approximately 43 units per year over the next 3 years, increasing to 65 units per year upon implementation of the City's Housing Action Plan. Should the City's application to the HAF be successful and the Housing Action Plan be implemented, the result will be the creation of needed housing units in the community which will be a benefit not just to the City of Temiskaming Shores but the entire district of Timiskaming and Northeastern Ontario as a whole.

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**Subject:** New Liskeard Marina

**Report No.:** CS-035-2023

**Agenda Date:** September 5, 2023

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### **Attachments**

**Appendix 01:** Public Consultation Responses

**Appendix 02:** Draft Expression of Interest

### **Recommendations**

It is recommended:

1. That Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report CS-035-2023; and
2. That Council directs staff to release an Expression of Interest for the development of the New Liskeard Marina property and present the submissions for Council review and consideration at a future Committee of the Whole Meeting.

**OR**

3. That Council directs staff to pause the Expression of Interest process, and present alternate options for Council review and consideration at a future Committee of the Whole Meeting.

### **Background**

On July 12, 2023, the City of Temiskaming Shores directed staff to hold a public consultation period for the potential development of the New Liskeard Marina property and report on the outcome of that consultation to Council. As part of the public consultation process, the City developed a comprehensive advertising plan utilizing newspaper, radio and social media. The plan was successful in collecting numerous responses.

### **Analysis**

Attached as **Appendix 1** is a summary of the responses received.

In short, there were a combination of those in favour of the development and those opposed. Those in favour reported the financial benefits of the sale of land and future tax revenue. It was also noted that the potential development could lead to beautification of the space, increased tourism and growth for our community.

Those opposed to development reported the need to retain open/green space along the waterfront, maintaining public use for events such as the fall fair, horse shows, as well as the loss of control of the property.

It should also be noted that a petition to “*stop the sale of the Marina Property and to keep the Maria Property in the hands of the Municipality of Temiskaming Shores*” from the Friends of the Waterfront was received. The Petition had approximately 600 signatures from Temiskaming Shores residents as well as non residents.

Based on the comments received, staff is recommending that the City continue with the release of an Expression of Interest for the development of the property through a sale or lease. The purpose of the Expression of Interest (EOI) process is to understand interest in the property, determine if it will be for sale or possible lease, and to create a list of proponents that may then be invited to participate in the formal land sale or lease process, should Council decide to move forward with one.

It is also proposed that the boat launch and the portion of land that the boardwalk sits on including a 15ft buffer on either side be retained by the City.

No contractual obligations whatsoever will arise between the City and any Proponent who submits a proposal in response to this EOI until and unless City Council directs the City and Proponent to enter into a formal, written contract for the Proponent to acquire or lease the property identified.

The Expression of Interest process is simply to gain information from proponents interested in purchasing or leasing the property.

Staff have drafted an expression of interest (EOI) document as attached as **Appendix 2**.

The proposed process for the Expression of Interest (EOI) would be as follows:

1. All EOI submissions to be received by mid-October 2023 (date TBD) and the Marina Development Working Group consisting of Staff will bring forward a report to Council shortly thereafter with recommended actions including the scoring results of the submissions.

2. Upon approval from Council, staff will engage with one or more proponents in negotiations for a formal contract of purchase and sale or lease.
3. The finalized purchase and sale or lease agreement would then be brought to Council for their final consideration.

Further, the City will still consider previous public consultations which have emphasized the need to continue to offer boat docking, access to the boardwalk and access to the boat launch.

### **Relevant Policy / Legislation / City By-Law**

- [City of Temiskaming Shores Official Plan](#)
- [City of Temiskaming Shores Comprehensive Zoning By-law](#)
- [City of Temiskaming Shores Recreation Master Plan](#)

### **Consultation / Communication**

- Consultation with City Manager throughout the project
- Consultation with the Director of Recreation
- Consultation with the City Planner
- Consultation with the Economic Development Officer
- Consultation with members of the public
- Discussion with the Building Maintenance Committee

### **Financial / Staffing Implications**

This item has been approved in the current budget:    Yes ☐    No ☐    N/A ☒

This item is within the approved budget amount:    Yes ☐    No ☐    N/A ☒

There are no immediate financial implications should council decide to pass this report's recommendations. Staff time associated with this recommendation will be limited to normal administrative duties.

## **Alternatives**

Council could direct staff to review potential renovations and continued municipal operation of the New Liskeard Marina.

Council could direct staff to review and modify the public consultation and EOI process.

## **Submission**

Prepared by:

Reviewed and submitted for Council's  
consideration by:

*“Original signed by”*

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*“Original signed by”*

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Shelly Zubyck  
Director of Corporate Services

Amy Vickery  
City Manager



What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
The three parking spots surrounding this are are always full. I park there at least 3 times a week to take my coffee break and I see people eat, fish and walk. However, there is never enough room to park and be semi private. I have often wished that the parking area would go all along that boardwalk. Shaded areas would be nice. Let some small hot dog/sausage vendor carts rent spots but nothing big.	I Hope we don't build anything industrial. The old Grants Rexwood plant takes up one of the best views in town: use that for a complex, or  industrial buildings and appartements. Leave this area for breaks and lunches which will benefit the masses , not just a few.	If you must absolutely develop it for profit, make it an expensive condo/apartment building to create much needed apartment openings in our area . If it's a high end complex, they will take care of it and create ornate, beautiful landscapes. Or build another "get-active" area like an Olympic size pool or exercise area.	Industrial or commercial buildings	I love this look-out and I hope it continues to be used for picnicking, fishing, biking, walking, resting. Figure out a way to buy and use the old Rexwood area instead.
I think developing this into a restaurant would bring more variety to the local restaurants, and would attract out of towners as well.  Further - the city could bring in substantial taxes if developed vs it sitting empty as a break are for city employees.	I don't see any drawbacks as long as the marina and fuel could stay operational.	I think the city should develop this as a restaurant on the water. I realize this conflicts with 28 on the lake, but the owner should realize competition is healthy vs trying to be the only guy in town. As an active boater I more often go to Ville Marie and Labanik.  Let's face it, the town could use another good restaurant also. And I know when I am out of town with my family we also look for a nice place on the water vs the food court or mini mall.	I would hate to see this go to condo's or apartments.	I think the city should develop free visitor marina parking at our marinas. If that already exists then perhaps investing in a media campaign to let people know that exists may attract more boats in for meals etc.
We always use the marina - just in between boats right now!  More could be done with it I guess? Although I'm not sure why it isn't being rented out as store front for tackle and bait.	The loss of control of what kind of business and what uses the property has. I would hate to see condos etc. put there as nothing else is deemed viable by business owners. Also, there have been businesses that have made the city seem 'better' and private business owners got rid of them and I would say worsened the draw of Liskeard (new vape shop and Sam's place).  The removal of the green space next to the boardwalk although it is currently unused.	A tackle and bait shop! We need somewhere in Liskeard to get bait! This is the perfect place! It would be nice to have a cafe there or somewhere selling boat snacks. It's hard to say what kind of business is viable.  I'd say a soft play place too where the field is but maybe waterfront isn't the best spot for that. I'd like the location to stay family/community oriented. Let's try and make Liskeard as classy as possible with these choices, although if it is owned privately we won't have that.	Private waterfront properties such as houses. The waterfront should remain for public use whether it is run by the town or a private owner.	I understand why you want to get rid of the property - I would've hoped someone would rent the space.
Great for tourism and the downtown core.	None. Developing out waterfront is key for long term growth and for growing tourism.	Restaurant/coffee shop. Mixed use space. Retail and hotel or retail and apartments.	Anything that isn't going to bring people down to the waterfront to enjoy the space.	Need to maintain parking for the boat launch as well as the public access to it. Open public washrooms would also be greatly appreciated at the boat launch. Even a porta potty would go a long way.
Increase in revenue, tourism, downtown attraction	Maybe crowding for the current marina users?	The building could be turned into a cafe or a breakfast place with a patio that overlooks the lake/marina. Land could be developed into a fenced, off-leash dog park or an outdoor events venue.	Not sure.	It would be neat to have a little place you could either boat up or drive to, where people can gather and hang out. There seems to be a lot of kid-oriented facilities at the other end of the boardwalk, but not much for adults to do.
Nothing except the city gets more tax money and will raise out taxes	This area is beautiful the way it is. The land is sometimes used by horse club to park the trailers for horse shows. The fall fair use it for the horse show and equipment is parked there. Development would put an end to this. The land is fill if i remember which would not be stable.	If development should happens , this city should have a place for indoor sports could be played in the winter. The city is not maintaining the community hall therefore another place would be required. Example pickleball, badminton	The development should not have more than two story building.	Any residents building should have half of its residents on geared to income rent
Depends on the development. No benefits if development into condos, restaurant or senior housing. If developed with the vision of attractions and tourism, then the city as a whole could benefit from this. Otherwise leave as it is and fix our(tax payers) building and rent it out to bring revenue to the city.	The loss of a great waterfront for the citizens of temiskaming shores to enjoy. The fair grounds will be taken over and sold next and it would ruin view and atmosphere of our waterfront and downtown core .	More trees and sitting areas in the open land section between the building and riverside parking lot. A tourist based business in the building that you will fix upkeep and rent out.	It should not include restaurant or any type of residential or anything that will obstruct the view of our waterfront.	The waterfront is a great place for leisure activities. All of it needs to be updated from the Algonquin ball field to the marina. It has great potential to become a main attraction for the city. The development of the marina building/property would take away from this. The marina and fair grounds is a great place for events such as the bikers reunion which brought in tourists from all over and also revenue to our downtown core and the whole city. We lost the bikers reunion so lets not lose our(tax payers) waterfront. There's not much to do in this city and no real events to look forward to. All we have are restaurants, drug stores, pot
Potential jobs. Depending on the type of development, it could comOliment the park space by adding waterfront shops or retail space.	Loss of parkland.	It should compliment the rest of the waterfront parkland. It should provide usable space for the public ie: small retail and food service shops accessible from the boardwalk. Potentially widen the boardwalk and add more benches. Also include some greenspace on the side align the road with a small outdoor stage area for possible concerts in the park. This could be a good tourism draw. The shops could have condos on a second and/or third level - making it an attractive investment for developers.	Don't just put in condos. It would be great to maintain public recreation and/or commercial space. Condos can be present but keep ground floor to retail/food service along the boardwalk.	
Depending on what they develop...it could bring more people to the water front. Maybe turn the existing building in some offices with water views...could bring in revenues for the town. As long as we can still enjoy the boardwalk and the marina.	The sense of the peaceful setting could be disrupted...it such a part of our community..	It should still include gas, maybe a kiosk that would sell minnows, drinks and snacks.	Rental property for low income...	We really love our water front and really like our marina. Hope you an find a solution that works for everyone
This property should be developed for public use. A park area for all people to use. This property should not be sold or held for use by only a portion of the population of the city. This property could be used as an extension of the fair grounds area. Tourism will be enhanced. The mental health of the general population is enhanced through green spaces for all to share. A sensory garden with Indigenous plants might be created to assist those struggling with mental health concerns.	The property would be used only by those of privilege. It is difficult to maintain a public walkway adjacent to the lake even if the intension at the beginning is to do so. City money might be better spent developing housing somewhere else.	Stated above	Private property, private business, housing.	On a side note. Imagine yourself suffering from grief or similar depression. You decide to try to feel better so you take a walk along the boardwalk. Everywhere you look there are plaques and decorations reminding you of the death of someone's loved one. Not an uplifting experience as one might think. It is time to create a green space that is uplifting and positive. Sensory garden, flowers, herbs. Thank you for allowing the opportunity for contribution to this process.
It should be kept as a recreational space. If developed, put a park, dog park or anything that can enhance the boardwalk and tourism. Its a beautiful space that shouldn't be developed in any other way. It would be sad to see residential or commercial buildings taking over a space that has so much more potential. More profit, jobs, build economy	Ruining the beautiful waterfront. Takes away any potential to transform the space into a useful greenspace.  The limited public use of the green space, how it being developed would affect the road access for the fall fair, horse shows, events happening on the fair grounds.	Dog park, children park, recreational space for senior citizens.. anything that will build onto the boardwalk. Would also be great to attract tourism.. make our beautiful town even more attractive  I feel the property could be split in 2, where the buildings are located/ old marina, that could be sold & developed. I believe something to help boaters might be beneficial, possible rental place for lake recreational activities- boats, seadoos, paddle boards, boats, kayaks, fishing gear, ice huts, etc. Both great for locals & tourists. Or A community pavilion similar to the one at the Haileybury waterfront. Leave the green space for public use especially horse shows & fall fair use for the horse trailers/other trailers & other events. Its also nice to have green space near the water.	Commercial buildings, residential buildings, anything that would take away the waterfront greenspace. I think the boardwalk should have even been expanded to where the rivard court is. That was a waste for our city. Lets not ruin the other side of the boardwalk  Not a factory; a pot shop; not a fancy high class restaurant, not a high rise build blocking the view of the lake.	I think half developed, half not with consideration of community events that take place at the fair grounds & public boat launch.
Draw more people and business revenue to town - by land and by water. It might make the area more of a "destination", and bring more business to the downtown core as well.	Less space for community events at the fairgrounds. More traffic congestion in that part of town. Additional infrastructure required.	Improved marina, accessible public washrooms, high level restaurant/steakhouse, trendy independent coffeeshop. Proper "Northern Ontario "botanical garden with accessible walking trails, native plants. Things that can be used and accessed by the public.	High rise or mid rise residential.	I think the city should maintain ownership of the land and lease/rent it out to businesses as needed.

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
Increased tourism. Boost the downtown area.	Increased traffic. Increased noise.	Multiple purpose arts & culture facility. Perhaps an outdoor amphitheater. Temiskaming Shores is significantly lacking in arts facilities.	Anything sports related.	
It depends on what the use of the property is used for. If its a hotel or something it would attract more people to the area but isn't really what the community needs. Also we have restaurants. People can't afford to eat out enough to keep all these places at a good flow as is.	The area is typically around where the fall fair grounds. Would hate for that to not be able to run efficiently. Depending on what goes there could make it not as nice to walk by, could just be a plain eyesore.	What would be completely beneficial is something that older kids could do. Something other than just sports. During the winters it is quite long and isolating as well. Kid's above the age of 8 don't have much in this area, there isn't much for families to do either. Or adults/teens. Its hard to so something that isn't just eating or drinking. Its one of the reasons people go out of town all the time. They travel to Sudbury for rock climbing/arcades/trampoline places often. Its not just for better shopping its because there isn't much other then hiking/sports/ outdoors or just bumming around at home or the streets causing mischief, theft, drug use, drinking. A place for kids who aren't just toddlers and a place for teens and even adults would enjoy indoors. Its hard to even go bowling because the one bowling alley is full of leagues and such. (Its a great place) maybe a place that incorporates several of these ideas in one place. It would attract locally, and would attract people from out of town as well. Also have people socialize and have fun.	Something that isn't family oriented.	
Additional tax revenue for city and lower maintenance cost for the area. With appropriate development decisions the people of Temiskaming Shores and the surrounding communities could also benefit from this space.	Loss of green space within the town core, limited access to lakefront for residents and those who frequent the area, and vehicular and pedestrian congestion in the area.	Museum/art gallery for the area and in door/out door event venue, with cafe/restaurant. We have no culture in this region and this should be encouraged. Look to Burlington who created a performing arts center that is VERY successful. We could do this on a small, somewhat similar scale. If this is not feasible because the property needs to be sold for a commercial purpose then create conditions to the tender, that at least some of the space should be dedicated for public benefit such as museum, art gallery, venue for cultural events and cafe/restaurant.	More shopping/stores. We have unused retail space now. This should not be on the lake front. Residential, hotel, office space, arenas and anything that takes away from public enjoyment of the lakefront and can be located anywhere in town - doesn't have to be on the lake in the downtown area.	I've seen some of the Facebook comments.....we don't need to have hockey arenas or open air pools on the lakefront (we cannot find enough guards to staff both the indoor pool and beach in Haileybury as it is). We need more diversity of activities and encourage this in our community, and create a space for our population.
Proceeds of the sale and future tax revenue.	Loss of the last piece of undeveloped waterfront land in new Liskeard. This would limit future public projects for the waterfront.	This should be public land. More green space, parks, senior space, etc. the area should be developed for public use as other waterfront communities have done.	No condos, high rises, or housing for high income earners. The land should be developed into something that all residents can benefit from regardless of socioeconomic status	Our waterfront is our biggest asset and the sale of this last piece of land would be a waste. So many projects by developers remain unfinished in temiskaming shores (ie school redevelopments). Many developments only cater to high income earners (ie Rivard Court). This last piece of land should be reserved for public use. Perhaps an outdoor rink, theatre/stage, green space with more trees, docks for fishing, etc.
A true end to end recreational area that spans from the marina to the 3 ball diamonds that are all connected by the boardwalk.	One less area for any future events needing a flat open space in the downtown area to set up.	Two options:  1) An indoor/outdoor batting cage property that would host dozens of people at once that could include a digital backstop to simulate ball distance (much like a golf simulator). Can be partially covered for summer use only, or be an indoor location to host year round. If an indoor facility is considered, then can also have a tandem of both batting cage and golf simulator driving range for year round golfing.  2) A building that would hold a larger, deeper true lane swimming pool. This town is lacking what other towns (i.e: KL, Kapuskasing) have in terms of an actual competitive size swimming pool.	Another generic restaurant or a small kids park. There are plenty of those within a 5 minute walk of this proposed area.	Realistically, anything is better than nothing. Thanks!
It could be more upscale and a tourist attraction bringing more business to Temiskaming Shores. Possibly including tour operators or public cruise boats. Restaurants or shops in the marina area.	The Rexwood Plant, the Grant Mansion and the Highway Book Shop were bought by "developers". and they all sit there abandoned eyesores. We need to put more conditions and demands on developers to actual do something with those properties. I'd hate to see our marina just sit and rot like the above abandoned buildings.	Docks, fuel pumps, a restaurant or cafe, nice shops, cruise tour boats for the public, boat rentals, a marine supply shop for boaters, a place for observers to watch the boats, benches, better signage, landscaping, washrooms, more polished looking and upscale. Parking. Encourage tourism.	Downtown New Liskeard already is getting a little sleazy with the cannabis, vaping and adult sex toy shops. Let's keep it wholesome for families!	Our waterfront area is beautiful. Please I beg you, don't let our marina turn into another Rexwood plant, Grant Mansion or Highway Book Shop - purchased by some numbered company and left to rot. If the town privatizes the marina, find a way to do it that forces some actual development instead of just speculation. Maybe leasing the property instead of selling it? Or conditional rent to own on condition that the property is developed. We don't need another abandoned eyesore.
Besides benefiting financially, I don't know what other positive benefits would be an outcome.	This is such a beautiful area! I think that it is scary to think what would be there - aside from being an eye sore, this piece of property could be such a beautiful addition to our town and having the right attraction could add to the appeal and draw of tourists.	I think it needs to be something else to add to the recreation side of things. An outside adult playground to promote exercise - large stumps for walking on, obstacle course etc. <a href="https://canadanewsmedia.ca/civic-park-adds-new-fitness-attraction-kirkland-lake-northern-news/amp/">https://canadanewsmedia.ca/civic-park-adds-new-fitness-attraction-kirkland-lake-northern-news/amp/</a>  games like horseshoes and Texas horseshoes (washer games), etc. make the building another set of public washrooms and have an outdoor water refill station - something accessible all seasons have a part of the building sell merch for our area. Perhaps this is where the snow shoes and skis could be signed out of to use. (currently at the pool fitness center). - I know this is a popular area to go and have coffee or lunch on a work break - as I do that often but sit in my car. I see so many others too- and it is all seasons that this happens So, more tables and areas to socialize would be great!	There should never be apartment buildings or any kind of business that makes it an eyesore- it is too beautiful of an area! I know we are quite lucky to have such a beautiful area - but we can only add to it with this property!	It is definitely amazing that you are requesting the thoughts of the public! I am sure once all comments are read, something great can coke out of this!
None	It would become a space for only a few users not the entire community.	A new marina building and the rest should be developed as a more park like green space with trees and flowers with benches and paths.	Any buildings other than the existing marina building.	This space should be kept by the city and NOT sold to private developers. With lakefront property becoming more and more scarce it would be a shame that this space would then be only used by a few.
More taxes for city probably bout it	The parking for marina users If that is not available where would they go. Lots boats there for the summer it's pretty much full so need parking for that for shore Or for the truck trailers using boat launch	Something for everyone or the whole family	A big box store or company	Very nice area at waterfront there. Tough decision on what to do or what to build there
I see a increase in tax base, beautiful building seen from shore and lake.	If it's developed properly no draw back of it's developed for personal profit for one or two individuals not good the city must profit with little investment. Meaning no forgiveness on taxes.	I think it should be the book end case from NL to Haileybury. The same development and looks of houses in front of Haileybury pavilion.	A restaurant or any other business.	It's a peace of Temiskaming Shores needs very careful consideration to view it at ten to twenty years from now.
The waterfront is Temiskaming Shores' calling card. I believe it will improve the desire of people to come live here. It will increase tourism. It will improve the lives of the current residents.	The only drawback will be to those who believe this area should remain what it looked like in their youth. Individuals who grew up here, often have a nostalgic vision of the waterfront. Otherwise, I see no drawbacks to developing a vacant piece of prime waterfront property.	The development should include condos for residents. Currently, there is little quality housing inventory for retiring or retired residents who want to remain in the area. Once it's time to transition to a smaller home, there is simply nothing available. I believe, the decision to leave the area, is often rooted in the lack of quality, low-maintenance condos.  It should also improve the marina with stores/restaurants/café's. The land could include picnic area with BBQs, a decent dock where families could fish from.	Parking of boats should not be included.	
More housing, taxes, more boating by residents, a beautiful development	none	first stage just housing and amenities for marina	commercial, no restaurant	Its time to develop this piece of land, its prime, should be sold to buyers who will value and take care in f it
More outdoor tourist development	The loss of an outdoor open space for events	Go karts or outdoor wedding venue	Appartements/business complexes	

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
I feel the City if Temiskaming Shores should build senior building similar to the one in Dymond Township 68 apartments. There is a shortage of affordable and rental apartments. The City should apply for CMHC , federal, provincial and any other grants. This property should not be sold. The City of Temiskaming Shores should not sell such a valuable piece of land. We like any other city have a lack of parking. By building new apartments we are ensuring more people in northern Ontario. Selling would be a great loss of revenue. KEEP. OUR LAND	If the City develops great return. If sold à loss of a great value to our City and residents	Affordable rental for seniors, lots of parking for the renters but all residents and shoppers and visitors. This appartement could include a small restaurant.	No commercial properties'!!!! No residential properties.	City should keep this great asset. We need more seniors affordable rental.
Hopefully a more user friendly space for the public	Less space for people to enjoy the outdoors in town	I think a nice large garden area with a walking path and benches for people to sit and watch out over lake temiskaming.  The Mariana building would make an attractive restaurant	Residential buildings	
Potential paid and free events, increase in tourism	unsure	rentable kayaks and canoes Restaurant potential Venue for weddings and special events	unsure	
I can see this bringing in people from Quebec or other places along the lake and boosting local tourism. However if the city would develop the property themselves, we could see the same benefits and maintain ownership of a large piece of prime waterfront.	The city loses control of a beautiful piece of property that is currently used by many locals. We would lose a parking area for all local events at the waterfront. No guarantee on what will be developed and how it will be maintained.	I believe it should stay as a marina but should be upgraded to suit the needs of people coming to visit our area. There should be some option of leasing the space to a restaurant or store once it has been restored.	It should not be sold off for residential use. It should remain a public space for all to enjoy.	
I'd like to see a new building developed to be used and enjoyed by the community.	Would it take away from the quality outdoor experience that is so enjoyable and beneficial to everyone?	I'd like to see a community center with recreational programming for different groups, youth seniors, Mom's with tots etc. that is more arts based in addition to keeping the marina.	Loud, disruptive, exclusive events not in keeping with use of the boardwalk or marina.	I'd like to see some development that would better support the community but that will also fit into the overall objectives of the waterfront park planning
Increase in tax revenue and better use of the space. it is currently an eye sore.	None.	Residential development.	Please do not include any recreational asset that is already available elsewhere in the city. We have to start operating like a single municipality.	The marina component should be privatized or removed. The city has ample space in the south end to operate a single marina that would reduce both capital and operating costs for the ratepayers. I do realize that this idea would not be popular with the council as they would have to make a decision that would impact 70 people. This would add 10 minutes to their travel time to access their boats. The city always seems to come up with reasons for not moving or improving anything in the south end. I am always hoping that someday this will change.
Generate Tax revenue if it were developed by the private sector. Improve the services and appearance of our wonderful community. This land is under utilized and the Marina building is an eyesore	I don't see any draw backs, providing the boardwalk remains accessible to the general public. Our Boardwalk is such an asset to the community. The Fall Fair can still continue, the horse shows can go on, farmer's market is still intact...	I'd like to see a development that includes:  A condo development that includes, on the ground level, small scale businesses (one of which manages the marina, boat launch and marina parking). Maybe a coffee shop, hair dresser, convenience store etc. / storage lockers / bike storage and maybe even a public common area with public Wi-Fi.  On the upper levels - condos... We are in such a need for condo type housing. 1 Bedroom with a den, 2 bedrooms, not huge, but nicely finished, which include, a small balcony and covered parking. Sunrises on one side, and sun sets on the other, buyers could take their choice.  Something to highlight our beautiful waterfront and draw people to our area. There is an expanding demographic of healthy retirees who want to move back to our area.	Any commercial industrial development or "offices only". This area needs to be appreciated at all hours of the day - not just the middle of a work day.	I'm so excited to hear the City is considering this development. I would like to suggest that the boat launch and trailer parking be part of the Marina that will be managed by the private sector who has an office on the main floor of the development. Paying for a marina slip, launching a boat, storing a trailer should be expected. Anyone with the \$\$ to own a boat, trailer and put gas in in should be paying for this service. The City still has the Wabi River launch for those who cannot afford to pay for day use launching / trailer parking. I look forward to possibly buying a condo myself, it would be nice to be able to do that locally.
I feel that this area should be split. The buildings/marina and the green space. The city could see a good marina business set up where the current buildings are. While leaving the green space alone.	The green space beside the mania buildings is utilized by many and selling it would be detrimental. I was a member of the Temiskaming Pleasure Horse club and the New Liskeard Agricultural Society Fall Fair (Light horse division) showing at the fair grounds for over 10 years. I spent more time in this green space the in the ring on show days, as has every other member of these 2 organizations. The green space is used for parking, it provides space so trailers and horses are not too close together increasing the risk of injury. It provides a safe footing to let your horse stand on while tied to the trailer or to warm up before your class to reduce injury. The lot across from this property is gravel and full of glass. It can be unsafe to let your horse stand or walk on that. This space provides a safe location to let horses, riders and handlers recenter themselves in nature. Showing can be hard on both horses and people physically and mentally and being in green space has shown to help reduce levels of stress, depression, and anxiety.  During the fall fair traffic is immense. Without the use of this space there would be no parking available. Riders who do not rent a stall would have no space to get ready, causing them not to show. The show could not happen with just the participants that can get a stall.	I would love to see a functioning marina in the buildings again, or it could be a nice location for a restaurant. but I still think the property should be split at the current fence.	There should be no development in the green space.	

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
i cant see a real benefit to the city, if the city were to sell this property to a private developer, as there is no telling what a private developer will do with the property, i feel that it would actually hurt the city more than it would benefit.	<p>The drawbacks would be the amount of local organizations and community members who rely on this location and property, in the past the city has seen the property used yearly for many community events, such as (in the past), Bikers reunion, The new Liskeard Fall Fair held annually, the local horse and cow clubs like Temiskaming Pleasure horse club and Northern Ontario cow horse association, which use the property every year for the months of May to October, Other Events such as RAM rodeo, and for the year of 2022 the property seen the inclusion of village Noel.</p> <p>There is a constant need for Local community members and events that rely on the the property. and to sell the property to a private developer would take away one of the most utilized recreational facilities within the temiskaming shores area.</p> <p>and allowing it to be developed would hinder the citizens of the city and the community who use the property.</p> <p>Just last weekend there was a huge barrel show (champs for local and from Quebec) and both fields were packed with trailers. Losing that space would give these people nowhere to go, so they wouldn't be able to compete, thus hurting the travel and tourism industry within the city as well</p> <p>Without this space it leaves the horses and other members of community to walk on the gravel and glass in the parking lot across the street (where we were the last year of showing) and would leave no space for people to park during the fair leaving the only competitors being those who can get a stall. And with only about 20 stalls that does not make for a big show</p>	I don't believe there should be any development on this property, as doing so would make the majority of the community events have to relocate outside the temiskaming shores area, as it stands now from personal experience showing our horses at TPHC, NL fall fair, and other various equine events hosted at the fair grounds, we are often limited to either the 20 stalls in the barn or setup on the green space area of the proposed property to sell, if the property were sold and being developed we would be limited to the stall barn, which limits only 20 stalls, there for limits to 20 people for the events, and to limit the events to only 20 people, we would see a huge decrease in the number of people coming to compete, thus reducing the number of any spectators, essentially, this would kill off the vast majority of any local events or community events held at the fair grounds.	anything that would remove the grass fields obstruct the area from being accessed by the numerous community events	<p>my wife and i alone has been showing at the local horse club - Temiskaming pleasure horse club and the NL fall fair for more than 10 years, as well as been executive board members (TPHC), this property is Vital for our local equine and agricultural events, and without it, it would cause local and out of town attendees to not want to come and make them feel un welcome within the city.</p> <p>the city is an agricultural community, and to get rid this hurts this community.</p>
Potential for economic growth, job creation, tourism.	none.	Strictly commercial. We don't have enough restaurants in the area with a view, in fact we only have one.	Residential. While this will be the easiest and quickest way for a developer to see a return on their investment it will not be the most beneficial option to the community as a whole.	
More tourism/more frequent use of the marina	Loss of space for horse shows/fall fair	Restaurant or fitness center	the acreage that comes with it should remain untouched for public use	The empty field has been utilized over the years and will continue to be
I see absolutely no benefits at all except that you are ruining a good lake view	You are taking away a place for horse families to park and set up for all the horse events our area holds for them. You are taking away a piece of land that families and their children play on. You are destroying a beautiful piece of water view.	It should stay exactly as it is and be used for horse families for our horse events	There should be no buildings at all	
...	Developing this property into something else, would take away from what our area is known for.. agriculture. Taking away our parking and space to hold events horse/cattle will fold the fair and numerous events held there.	---	---	
Maybe some kind of outdoor exercise equipment like kirkland lake has. Some for kids and adults to promote healthier living. A spot to have outdoor concerts. Anything to encourage people to be outside more. As well cutting the trees along the ball fields board walk so that people can sit on the benches and enjoy the view rather then staring at the over grown trees. You could also put more picnic tables and maybe build some kind of dock so that everyone that doesn't have boats can fish or enjoy the waterfront. You could even make a small kids biking area with road signs and and and exercise place a dog park anything but selling it off to build something else. There are so many other places that could be sold NOT THE WATER FRONT. THAT IS THE ONE PLACE THAT THOSE WHO DO T DRIVE CAN WALK AND ENJOY THE VIEW.	Taking away form the communities beautiful water front by selling the property. Their are so many things that can be done with that space why sell it.	More green space	Buildings	
None.	This is a beautiful, park like setting that should be left alone and available for events at the fairgrounds.	I don't think it should be developed.	I don't think it should be developed.	
None	This property is used for all kinds of events such as Fall Fairs, Horse Shows and what would they have done during events like the bikers reunion. This is a beautiful calm area for folks using the boardwalk. We don't need another hotel.	This property is best left as a green area.	Buildings.	Leave well enough alone. Everything does not need developing along the waterfront.
Theres potential revenue opportunities dependent on the purchasers business plan.	The loss of land use for the recreational visitors and events would be a huge negative impact with a sale of this property.	Allowance for land use by the recreational groups including Fall Fair and Temiskaming Pleasure Horse Club	Full development of the 3 acres of land.	
None I see a loss for a lot of people And a lot of revenue lost	No horse shows Can't have the fair there's no parking if it's gone	Leave it alone	Well you know of course we need a 6th pot store within 15 minutes from each other	Leave it alone It's used for many reasons
Increased income, more things to do, getting actual use of the property.	Unhappy community if developed into residential units or a big building that obscures the view of the lake and waterfront.	Picnic rental area, outdoor workout park/ gym, open air building like Haileybury beach to host art in the park, small concerts, vendor markets etc. New miniputt, outdoor roller rink.	Any building that will destroy the view and the land. This is one of the only undeveloped waterfront area in the tri towns and hopefully it remains that way.	
None this property needs to stay open. People in the agricultural community of our town use this property throughout the spring to fall.	No longer can park horse trailers during events No warm up area for those events Some people take their dogs to play there if developed can't use it	Nothing leave the property alone	Buildings, cement, concrete, gravel. No fences	A big part of the Temiskaming shores population use this area for multiple purposes. During the fall fair weekend, all trailers and other equipment is parked on the lot. During horse shows trailers are also parked over there. And most people use a small part of the property to warm up their horses before enter The sand ring across the street. Temiskaming shores doesn't need to become bigger or have fancy stores. I know lots of people who would vote for our town to stay small and be a strong community!! Please do not develop this property.
None.	Lack of access for parking and for the fall fair. That's literally where the rides go. Why would we develop that when its used every year? That's not even including the use all summer by TPHC and other equestrian events.	Nothing. Maybe a toilet at most.	Anything that would restrict access to the general public.	
	<p>The city would see a huge decline in fall fair participation agriculturally with the loss of the parking for the trucks and trailers.</p> <p>Not to mention all of the various summer events that brings income to local businesses like the rodeo and nbha barrel shows where people travel from out of town to compete. The location is a major draw for competitors from out of town because the grounds are "right on the lake".</p> <p>The city would loose out on the view the property gives to the public from various angles and distances.</p>	<p>Small public facilities perhaps. Public bathroom with shower availability through town.. so when events comes the town can turn showers on to help prevent mischief.</p> <p>Swing sets Hitching posts</p>	Any major infrastructure. No big buildings or houses that do not benefit the public.	<p>Please don't take away from what's left of New Liskeard's beauty.</p> <p>Perhaps a land severance along the old fence line and sell the building separate but keep the open park for the residents and guests to enjoy.</p>
None, it's being utilized perfectly as is.	I believe it should continued to be used for fall fair and horse shows.	Nothing at all. No retirement homes especially.	Nothing	
I not want the marina sold that been there for a lot of years and people park there boot there	What draw me is that Marina had been there for years now why sale it for	That property development has be use for people to park there boats there	I think that property should stay there so people can park there boats	And do feel that that property should stay there

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
I believe there would be far greater benefit to the residents of Temiskaming Shores, if the property were to remain public and under direction/operation of the municipality. Many local organizations and service clubs use the property for events. The size of the property allows for large attractions and events, with farther reach for bringing tourists, business, etc. to the area with a variety of positive ripple effects for the local economy.	With private ownership, there is less oversight over the development. Will the developers maintain the integrity of the waterfront in the same way? Will there continue to be the same access to the open space for special events?	Perform the necessary renovations/upgrades to the marina and dock slips. Restore the fuel pumps and add air pumps for bikes, etc. Perhaps add outdoor washrooms for boaters and walkers. Many people park in the parking lot to the right of the launch, facing the lake; perhaps picnic tables, some with shade and some without, along the boardwalk - similar to the spur line.	Private ownership, anything that would take away from existing views or limit existing uses.	
None the last 4 property inhabitants all move out because expansion or lack of business	We lose green space currently being used	Remove existing buildings erect a 3.5m by 3.5m office with washrooms	The expectation That someone is going to invest a million dollars on buying and refurbishing it as a marina office retail store	
One time cash grab	It will never be available for public use again :( You will severely restrict the usage of the fair grounds such as fairs and horse shows. This land was meant for the use by ALL citizens, not meant for the private use of the rich. Once developed waterfront will NEVER be available to the public.	Leave it as is- for public use.	Absolutely no homes or condos should be built. This is public land and should remain so.	These lands were given to the town for PUBLIC use. Do not be greedy for money to develop condos. If this were to happen, the residents will complain about the animals at the shows and this will not be allowed.
None	We would have no area for parking horse, trailers, and hosting events at the fairgrounds	I don't believe it should be developed	I don't believe it should be developed	It should be left alone
It all depends what it will be used for. Revenue.	No outside area to hold functions. It could be used a lot more than it is now.	This is where the farmer's market should be.	Nothing residential. No apartment buildings. No condos.	We used to have a beach that was so packed we couldn't find a spot to swim. It really was a mile long beach, why don't you develop that and expand the other to complement it?
I believe this is a terrible idea. Sale of this property will only result in a one time monetary gain. Our city needs green spaces for all to enjoy. This area is well used by the horse shows, fall fair, Village Noel, ice fishers and the general public. If there are times when this space is not being used, that's OK. It is often a quiet retreat. Not everyone can afford to live on the lake and spaces like this allow everyone a place to enjoy the wonders the lake views have to offer.	Loss of public use for this green space. A loss of more green space will be detrimental to the beautiful lakefront that should be enjoyed by all.  This is also necessary space for many of our community events like the fall fair, numerous horse shows, the Rodeo & Village Noel. Taking this space away from these events will make it near impossible for them to run. These events bring in visitors who in turn spend money in our community.	Do not develop the green space. If someone wants to fix up the building by the marina, great, however, they should not be allowed to develop on the current green space. It is zoned recreational and is currently serving that purpose. Not all areas need to be "developed".	Do not develop the green space. Our downtown stores and restaurants are all ready suffering and do not need further competition. There are numerous empty buildings in downtown New Liskeard, not to mention the poor state of Haileybury's downtown. Lets put some focus on improving these buildings in our city instead of building more.	This is a slippery slope. Entertaining the idea of selling this parcel of land for development will only open the door for other developers to want to take away more of the city's public lakefront and green space for private gains.
None	We don't need any commercial or residential buildings built on this piece of land. The city may be "under using" it but people are not.	Nothing, parkland.	Buildings, rides, businesses pavement anything leave it as it is.	This has got to be the most moronic idea yet, fire the person who came up with it.
I feel this property would be better if it remains as part our Boardwalk . Maybe dress it up a little with an outdoor theme to enhance the the looks. I think our boardwalk should remain as that , I've heard plenty of out of town visitors praising our boardwalk for its beauty. I don't feel a restaurant or a Condo dwelling should be part of the boardwalk.	If it's being developed for a place of dwelling, I don't think it's a good idea. I see nothing but problems with that and I just think it's wrong . Just doesn't sit well with me and also the Horse Rodeo's are a great attraction for everyone.	Maybe an outdoor store selling fishing gear and winter products for snow machines and such.	Housing, Condos, apartments etc. Would rather see something to enhance this beautiful property than just a place to get some revenue. It's too beautiful to have housing there, just the thought of it is not worth it to me.	
If the City were to use this property to build or utilize this land for something for the people of this Town and the surrounding Towns.	I can picture someone from down south coming here with money and the prospect of making more by putting a huge building blocking the view of the water and shoreline.	Possibly more affordable housing ??	This property should not be used for anything that only caters to the wealthy. It's time the City provided something for the average person.	
I can definitely see positive but also negative. As an equestrian that shows here quite often I would be devastated to find out that the property had been sold.	No show parking, wrecking a beautiful spot, losing tons of memories	Parking!	Buildings	
Enhanced tourism if main marina building has updated facilities. I'd like to see the adjacent grass area developed for community use, e.g. an amphitheater for locale events.	If the city sells the property for development short term revenue is the only benefit. If the city develops it, it becomes an asset to the community long term.	Update the marina building with good washroom/shower facilities for boaters.. gas and a convenience store. The adjacent grassland developed with amphitheater/outdoor stage for events.	Selling property for housing. That would be better suited to the fairgrounds area, if that ever became an option. The marina and grass area along the boardwalk should be kept for the community.	Thank you for facilitating this public discussion forum.
If developed well, and with the right mix of services, boutiques, and a focus on upgraded parkland, it can become an attractor, drawing tourists off the Trans-Canada Highway, and also drawing people - tourists and people resettling from elsewhere - further north to Temiskaming Shores and area.	1) Once the land is sold, it's out of the public realm for good. 2) We don't get the land back without costly expropriation and displacement of private property owners. 3) Any restaurants and services located at the Marina lands would be effectively competing against existing business on the waterfront (e.g. 28 OTL), and shopping precincts like Armstrong and Whitewood.	1) Improved parklands, with attractive features making it an area attractor. 2) Live music venue, e.g. bandshell or concert stage for fair, festivals. 3) Restaurants (bistros) and shops (e.g. gift shops, art galleries) 4) Preservation and conversion of (some of) the barns to support restaurants and boutiques. 5) Improved marina with full services, including towing and repair facilities. 6) A requirement to bring an old fashioned Lake Steamer to the area within 20 years, similar to Gravenhurst and the Seguin. No steamers currently exist, but a replica of the Meteor or another local steamer that once plied the lakes in the area could be considered.  IMO We're not quite at the population stage where we can support certain types of businesses with multiples of the same business, so this needs to be taken into consideration.	1) Housing development 2) Apartment development 3) Condos whether as housing, apartments	1) Instead of selling the parcel outright, consider leasing it long term - e.g. 10-25 years with First Right of Refusal to Renew. This will give the lessee the incentive to make long term improvements and recoup their expenses, and maintains the property in the hands of the Public thru the City of Temiskaming Shores.  2) Look to Lake George in Upstate New York as an example of what this area can become. It has similar characteristics, size, landscape and proximity to major population centers (New York City, Boston, Washington DC) as Lake Temiskaming does to Toronto, Montreal and Ottawa.  3) People drive 9 hours to the Sault from Toronto to take the Agawa Canyon trip on the Algoma Central Railway. We have all the right ingredients to bring tourists to the area, but haven't mixed them together yet to bake the cake.  4) The Mansion Impossible project being spearheaded by the family from Texas will bring lots of visibility to the area, wanted or not, should it be fulfilled. We need to be prepared for the interest this will generate for people from the United States and Canada and perhaps elsewhere. The area will have to take on more people as time goes forward whether this TV show happens or not. It is already on Toronto's radar. We need to get in front of it instead of reacting to it.
-If this property was developed (depending on the type of development) it could be beneficial to our local economy if it is tourism related. -If this property became something the public can use (any kind of public resource) it is in an accessible location. A coffee shop/restaurant for example could be great for traffic from the board walk. -If the exterior of the building was renovated it would have better curb appeal.	-Possible loss of access to green space for local events (i.e. Horse shows, Fall fair, NYE fire works etc.) -Depending on the extent of the project, possible loss of view if a high-rise is built in this location. -If it becomes a privately owned business or corporation public could lose access to quick access points on and off of the board walk.	-Coffee shop/restaurant -Public resources -Possibly a condominium/housing development if not high rise -Businesses that could increase tourism -A makers space	-Factory -Privately owned corporation looking to fence off all areas/decrease public access and use -High-rise building -Office spaces in prime locations (as much of our downtown consists of law offices, financial managers etc., and takes away from the local shops and tourism revenue in our area).	I hope that the green space can be saved for public use as I often walk this boardwalk and see people using it very frequently (not including bigger public events). I hope if this space is developed it can bring revenue and tourism dollars to our area and help local shops/makers and businesses thrive. I appreciate the town opening this form for public opinion and I hope these thoughts can be taken into consideration.
Short lived benefits of the sale only	Loss of the New Liskeard Fall Fair that has been part of the community for over 100 years.	Enhancement of the arena area.	Residential homes.	As a member of both the TPHC and Fall Fair Board I would like to see the area remain as is.
I can see families benefitting. Picnics, lounging and enjoying Lake Temiskaming. Children on slides, sand boxes, swings. Perhaps a food vendor.	The city would have to maintain the property diligently. Or the seagulls would take over. Garbage would have to be picked up daily. Sandboxes scraped out.	Swings, sandboxes, etc. Anything for little people. Picnic tables, washrooms, and a food vendor.	Dog permits. And loitering of teenagers.	That's it.

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
None	Ghost town basically.	Nothing. Pretty and useful the way it is.	Boats or anything to do with marina	It is very saddening to see this piece of land possibly sell. This will mean that the TPHC, rodeos, and Fall fair will all be effected due to shortage of space. Which means, nothing good for the town. If we have nothing to attract people to town, this will then effect small businesses. Events have died down over the past few years. A few new events and existing events are fighting to keep things going in the community. At least rodeo, TPHC and fall fair bring happiness to the community. That's all we have. And now you're telling us that these events might potentially go for the worse because of space shortage? As an Equestrian, this is devastating and quite frustrating. 2 weekends ago, we had the whole place filled with horse trailers. Bringing in so many horses and riders from out of town. Bleachers were full of cheering spectators. And you want to take that away from us? It was beautiful to see. Non-horse people were even there to watch with their kids while eating ice cream. Of course, we Equestrian get the shit at the end of the stick. This is a farm and agricultural town. How could you possibly think that taking this land away from us will do us any good? The view of the lake is speechless. What's going to go there? A building? A building that will eventually look abandoned some day? This is crazy. And sad. DEFINITELY a NO for me, along with any other Equestrian in this community.
None	Ghost town basically.	Nothing. Pretty and useful the way it is.	Boats or anything to do with marina	It is very saddening to see this piece of land possibly sell. This will mean that the TPHC, rodeos, and Fall fair will all be effected due to shortage of space. Which means, nothing good for the town. If we have nothing to attract people to town, this will then effect small businesses. Events have died down over the past few years. A few new events and existing events are fighting to keep things going in the community. At least rodeo, TPHC and fall fair bring happiness to the community. That's all we have. And now you're telling us that these events might potentially go for the worse because of space shortage? As an Equestrian, this is devastating and quite frustrating. 2 weekends ago, we had the whole place filled with horse trailers. Bringing in so many horses and riders from out of town. Bleachers were full of cheering spectators. And you want to take that away from us? It was beautiful to see. Non-horse people were even there to watch with their kids while eating ice cream. Of course, we Equestrian get the shit at the end of the stick. This is a farm and agricultural town. How could you possibly think that taking this land away from us will do us any good? The view of the lake is speechless. What's going to go there? A building? A building that will eventually look abandoned some day? This is crazy. And sad. DEFINITELY a NO for me, along with any other Equestrian in this community.
the buildings are an eyesore it would be nice to have to a restaurant or recreational area there; but the vacant area should be left alone for all to enjoy	if you develop in the vacant area I feel it will take away from the beauty of the boardwalk and area, it should be left alone for all the enjoy	restaurant or recreational area to replace old buildings; but the vacant area should be left alone for all to enjoy	residential, restaurants in the vacant area	Please leave the vacant area alone, I feel it should not be sold it will take away from the Beauty of the boardwalk. I walk that area about once or twice a week in the summer. I enjoy the birds and the serenity of the area. if you build there it will take away that feeling.
More property tax revenue in addition to the sale proceeds	It is an extremely beautiful piece of WATERFRONT! One that could not be gotten back,. once it is sold. It has huge potential for parkland, recreational use by residents and tourists alike. It is the remaining one half of the River mouth. If there is no obvious use for the buildings now, tear them down and sit on this property until the right purpose comes along. So many residents have fought so hard to keep private use building off our waterfront. Let's not throw all that effort away! Let Mr. Ford's short sightedness stay in the south..	Anything owned by the City. Not private ownership. I cannot suggest a specific project by I am not around to other waterfront communities, but I think the splash pad is a wonderful addition to our waterfront. Let's expand on this . Family friendly. I realize vandalism is a concern but a concerted effort on monitoring targeted spots is needed.	Any type of private ownership . Retain this piece of land for our residents and our many summer visitors!  A quick dollar le. any sale proceeds would be quickly spent. And we all know there are many worthy projects in TS needing funding. But we could be left with God knows what to look at on our scenic river mouth!	I am wondering what was proposed in that very extensive plan drawn not too long ago for developing recreational opportunities in TS ..... ?
Tax income and potential for a business/ service/ area that could be a draw.	Loss of public park area. The city being left with who knows what kind of half way completed project or a bunch of infrastructure upkeep that ends up costing the city more over time than they can make back on the property.	Having multiple park areas connected along the board walk is one of its major features. Both of the other park areas along the board walk have playgrounds, water access and other "play areas" like the skate park, sport fields and splash pads. This area would make an excellent quieter park with a few more trees a bit of additional lighting and benches. Additional public toilets are needed in the city and this would be a helpful location for them near the marina and with easy access for walkers using the boardwalk. A space set aside allowing for a food truck type of business would also complement the area. Even keeping an acre / acre and a half as park area and allowing buildings on the rest would help to preserve the boardwalk experience.	I would hate to see the whole space covered with parking lot and buildings.	This is a space that is underused but contributes to what makes the boardwalk enjoyable. Open public park space is a valuable thing that we can't easily get back once we've built on it.
Sadly none.. Losing prime lakefront property forever for a one time money influx to a private developer	This one time council needs to look past themselves to the future.. The city cannot expand outwards. It is surrounded by townships, etc.. Keep the prime land for the city not private.. Once you as a temporary council lose this to a private developer the city can never get it back	The city should keep it as green space or multi use park space or come up with different options .. Not a private developer	I am strongly against development unless it remains as city property	Not the same as Ford but trying to get rid of the green belt.. Not in the public's best interest
Creation of jobs Beautiful waterfront area year round Utilization of the waterfront in an area that is currently not used Increased tourism dependent upon development plan	Really no drawbacks	Condominiums? Event space? Bar/restaurant? Proper marina clubhouse - well maintained Outdoor Pavilion Open Air Pavilion on lower level with enclosed event space bar/restaurant on 2nd level overlooking the lake	Boat trailer parking Trailer parking	It's time we development our waterfront
None	Ruining the water front. Not accessible to public function. Fall Fair, equestrian recreation events etc.	Should not be developed. Leave to public recreational activities.	No permanent structures	Do no destroy the fair grounds and marine life.
Very little	Lost of green space..... Forever...	Tress.. Parc area	Any building	We need to conserve...the waterfront...for all to enjoy...as a park.....once developed...it never goes back green.... For all to enjoy...for future generations....
Totally against this being sold by the city. I think the city should make better use of this property. It could be used for the farmers market, an activity centre for the age friendly group or a drop in centre for youth. Why e would the city even consider selling off.	Losing more waterfront and downtown area to a developer is a terrible idea. We have a beautiful town and I do not feel we need to break up the area with who knows what.	The city should develop it not some developer from out of town.	Motel or bar or condos or houses. It needs to be a rec centre to be used by the young and old.	The city needs to give this a lot of thought. Once it is sold there is no turning back.

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
None. I think the public benefits from the green space remaining as such. It is used by the fair grounds activities such as horse shows. The Bikers reunion used it. During covid 100 Women met there and I'm sure many others that I'm not even aware of. I think i May have attended a movie night there. Once green space is gone you never get it back. I'm sure any short term benefit of the sale aren't worth not having that space for public enjoyment.	Who knows what would end up there. The city already build a rental for the radio which didn't benefit the public on the riverside. If anything it took away from a private rental. Why was the marine built with no long term plan? My concern are not marina building and parking lot with it, if are sold to a private company , as they already exist. Maybe someone could run it profitably.	Nothing. Leave it as is	Everything	
Into what? By whom? If sold and developed privately into something, the city would have the temporary income from the sale (hopefully at market value or better), and some annual tax revenue (providing there isn't some deal to waive taxes for a century).  If developed by the city, any projects would hopefully respect the community interests and definitely have local people getting paid to maintain it.	I see this as two properties, the 'marina' portion which has already been 'developed' and the wide open expanse of green grass.  For the marina portion, I presume some people are paying the city to store their boats and trailers there... this option may go away.  I see the grassy area used at various times, filled with horse trailers and motorhomes during events. It may be more difficult to host these events in the future without the space. Not to mention the loss of a green space.	More trees.	I would hate to see a large development that consumes the entire space with buildings and asphalt.	Presumably, the underutilized portion is that of the buildings, since there are costs associated in maintaining and upgrading them. I imagine that most would level the buildings to avoid a costly renovation and make that area a parking lot for whatever they build where the grass is now.  I like the green space as it is, green, yet useful for events. I hope another resident will have a super interesting suggestion that will maintain the current usefulness of the green space, while improving the 'developed' portion to more than a couple dilapidated buildings.  The city should retain ownership.
If any private development ever occurs, the tax revenue would be the only benefit. This is no more likely to happen here than on privately owned land. Any money obtained from sale or taxes is not the best use of our waterfront park land,	The waterfront lands in New Liskeard should never be sold. Public waterfront lands on both sides of the Wabi River were once designated as parks for the benefit of all. We do not need condos or other private buildings on these lands. Any park land sold will never be public again. Selling any part of the park is short sighted and may be illegal since it was once designated as parkland for the benefit of all future generations. I believe that the provincial government was involved in the designation of these lands as parks about 50 years ago, and funds were received by the Kiwanis Club for park development when Bob Bain was the MPP. I believe at that time both parks were designated.	Anything but the existing marina should be built on private lands.	Selling our waterfront for development is not a good idea. Any development should occur on privately owned lands, as was done on the former Beach Gardens land. The waterfront is all below the flood level of Lake Temiskaming and our lake will someday be flooded to save the towns and cities on the Ottawa River from flooding. Just ask anyone who was here in 1957. Water was up to the bank corner, and Ontario Hydro has the right to raise the lake even higher.	Peter Ramsay fought to keep the New Liskeard waterfront public. He arranged and paid for planning studies for this. These were presented to council, with the support of many others over the years. They should still be available, as the most recent time was with the City of Temiskaming Shores.
None. Thus should remain green space for the city	Less green space. Waterfront should be kept as city property for future use as recreation and tourism	City should lease or rent but maintain ownership Use for festivities, retail	Commercial or condos This should remain useful to the public. Our lake attracts tourism and potential new residents cause of its green space	Do not sale
None - must be kept by the city.	Lack of access to lakefront fir tourism and public use. Limited lakefront usage for festivities and events Developers not invested in keeping our lake and waterfront intact	Promoting our lake and boardwalk Attracting tourism and new residents to enjoy the green spaces with offer	Condos /apartments Commercial Big retail	Please reconsider the sale of our lakefront property so that future generations can ho on using and enjoying. This should remain in city hands
Why on earth would the city be entertaining such a bad idea. Firstly Temiskaming Shores has no land available in the down town core and little to no parking. And the city would like to sell this prime location? This question is too vague as you have not offered any possibilities. The details of this plot of land are unclear. Does this mean the entire piece of land including boat/trailer parking? the horse riding ring? exactly how much land? Can the city apply for any government grant money to pare down and fix up a portion of the old building to maintain washrooms for the public?	Selling off precious land can not be undone. Why is this even a consideration. Remove the building, maintain washrooms for the public Turn it into parking, and maybe community gardens and benches along the pathway. As stated in the weekend on August 11. "The New Liskeard waterfront is considered one of the most important amenities for public use that the city owns" as well as "...The city must understand those lands are used by a variety of user groups, like the Temiskaming Pleasure Horse Club, The New Liskeard Fall Fair and the recent Village Noel..." The city does not have another location to host these events	This property should be owned and maintained by the city. How about leave it alone, tear down the dilapidated building, put up a cute shed if necessary and maintain a bathroom for the pedestrians and boaters. and turn it into parking. and seating all along the pathway.	the above.	Once a piece of land is sold, you can never guarantee what will happen to it, who they will sell it to down the road, the risk to the lake, a a towering hotel blocking the view. i can not understand how this is even up for discussion  I SAY NO THE THE SALE OF PRECIOUS WATERFRONT PROPERTY IN OUR COMMUNITY
Increased tax revenue and potential quality recreation establishment for the public	Loss of control. No telling what a buyer or future buyer would construct or do on the very visible waterfront property. Also potential for commercial pollution. Public would be restricted from the use of the property which is at the lakefront of New Liskeard.	Public marina and adjacent recreation facility.	Lakefront Residences or facilities that prohibit public use.	I would much prefer the location to be maintained as municipal property, developed through careful planning for the benefit of residents and visitors.
A vibrant down town supported by , by way of condo development, and commercial spaces that lend themselves to market style aesthetic and offerings. Boutique shops or market stalls to increase tourism experience, with healthy options.	None.	Condo development 3-4 story Market style retail on main floor Patio areas to enjoy purchases from the market stall in main level and extend the outdoor living spaces. - lawn bowling with club house for all generations to access with an small event space for private sector rentals. The city could own this component or provide long term lease and develop it.	Vape shops Pot shops Sex shops	It's time to develop, thank you to this council for initiating this process. Time to make some changes.
I think the Marina itself should be upgraded and sold, but not the greenspace to the north of the Marina. Upgrades to the Marina buildings and boat slips would help beautify the waterfront and increase possible use and tourism.	The events held at the Fairgrounds would be affected by the sale. Not just the Fair but the local horse shows, rodeo etc. If there was development in the green space the road would not be able to be gated off for the events. There would be no room for trailers etc. All of the above mentioned events draw quite a crowd into the City.	The north greenspace should be developed into useable Park space, a gazebo, more benches and picnic tables. Pathways, gardens and or band shell for outdoor entertainment. The Marina property should be a separate proposal and upgraded for it's intended purposes.	It should not include condos/residential housing, businesses or anything that would take away from the beauty of the waterfront.	As a member of the New Liskeard Agricultural Society (Fair board) it concerns me how the sale of this land could deeply impact future events.
I would love to see it developed for public use, like the splash pad or keep as green space.	We lose valuable green space.	Green grass, benches, trees, playground.	Commercial buildings.	Green space in cities is valuable!
None	The development of this property will affect parking for exhibitors of many events Ex: Fall Fair, TPHC, Rodeo etc., from parking and getting their livestock ready for shows.	None	None	
We have two marinas, new liskeard and haileybury. Could easily close this marina, and only have one city operated marina as haileybury is half full. Could easily accommodate extra boats. Now for property, this is tricky cause of fall fair on grounds across the road, and horse trailers using green grass along north east corner of this property through the summer months. What about leasing land vs. Selling with strong mandates of use? Now most likely the purchaser will want to turn it into housing or apartments. This would create new tax revenues for the city. I think it's a problem waiting to happen due to surrounding municipal owned properties, curling, riverside place, fair grounds. New residents would definitely complain about noise and traditions held on these properties New comer get proper residency.	People complaining. Aggravation of city employees dealing with complaints anytime the fair grounds, or riverside place have functions. Too loud, too many vehicles.	Develop commercial property, facing lake, create a boardwalk store front. Create an artisans retail section, commercial rates are higher than residential	Nothing residential. Only retail commercial be allowed.	Mandate look of building to reflect local feel. Muskoka's have their own look and feel. Create our own look, with restaurants and retail stores. No new housing.
None, loss of green space and waterfront property for all citizens to use rather then greedy developers	Loss of space for events, loss of green space and access to lake front	Green space for events and public use. The buildings could be demolished and picnic areas and parks set up for families and visitors	No condos or anything that would drastically take away from the event space used yearly by village Noel, fall fair or other activities	I think the city should put its citizens first and not developers. We have seen this all too much with previous council and staff doing such things for their own gain and not for the people which is why they are there in the first place.
The city could benefit financially. I'm not clear on if the property is developed....to what? Leasing the marina to a developer would be great. Improving the marina offerings like when John's tackle was there would also be great.	It would be important to specify how the public access would be maintained. Currently, the parking is close to the entrance which is great for people with mobility issues. We currently bring our grandmother out on our boat but if the parking were much further, that would be more challenging. Would there be a risk of losing the full service Marina? I.e. gas, parking (cars and trailers) washroom facilities? Another drawback would be the loss of site for the local horses, for the local fairs in the fall and village Noel. I believe the city might have other locations available for these events though.	I think it needs to include FULL SERVICE marina. Offering more than what is currently available would be great. Ensuring gas, washrooms and parking are available for boat users.	Ensuring that there are no imposing structures over the boardwalk and ensuring that we don't lose full service marina access would be key.	My biggest concern as a Marina user would be to lose any of the marina services that we currently have. I would worry that our boat slip cost could go up depending on what occurs. The unknowns of these situations can always be risky and New Liskeard's waterfront is beautiful and needs to stay that way.



What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
It's a unique piece of land with unlimited potential that could generate income from locals and visitors as a tourist attraction.. not a green land and only a marina. Plus more jobs for our area to build this future project.	Of course it's likely to cost us even more tax money, or dis balance your budget plan..	I truly believe the ticket here is a Ferris wheel - and I truly hope the city considers building this sort of tourist attraction.. as well as a photo opportunity- like a Photo Booth style instead of face in hole. Maybe a small water park - food - change rooms !!  Bottom line: Anything family friendly and public! Keeping the boardwalk full of things to do while enjoying the best views in our district.	Would hate to lose the views so no tall buildings..	Please please don't sell, make it work and generate income. Let's invest in our community, it's called Temiskaming Shores, let's make the shorelines the destination!
Money.	Poor utilization shouldn't equal a sale. Use this space for the public and keep our green space. Perhaps a band shelter, water sports area etc. the potential is there.	Band shelter for summer fest	Housing	
Property tax could be collected.	It would severely diminish the available space available by the waterfront for community events and activities. Fall Fair, horse competitions, Ram Rodeo, Biker Reunion, wide open space for citizen use such as flying kites or drones, fishing on the shores, picnics...	The only development on this property should be something to further the objectives of the waterfront area for use by citizens... outdoor pool, an amusement area such as at the North Bay waterfront, with a carousel, a small ferris wheel, vendor booths and food trucks... plenty of seating... an amphitheater that can be used for live band performances and outdoor movies, etc...	No multiple floor buildings, no commercial or retail buildings, no condos. Essentially, no developments that obstruct or remove the use of this area from citizens.	Either tear down the buildings if the cost to repair is too high or suck it up and repair the buildings and continue proper maintenance to avoid such dilapidation of city resources.
Having a single story multi use building - conference space, office, residential, perhaps restaurant, would bring more money through tourism, jobs, and taxes for the land purchase or lease.	If it became a tall building of more than 1 story the real estate across the river will decrease in value causing less in property tax.	This property should include lots of windows to maximize the views of the area. It should include a conference space, space to short term rent, a restaurant, wares from local artisans, etc.	It should not be more than one story in height.	Development is often a big change to an area and its resident's, and finding that balance to satisfy all parties is a challenging one. Good luck to all parties involved.
Financial profit Privatization removes city's land & building responsibility	See below	Public access greenery, benches, community garden, etc.	Any building should not be taller than 3 stories	Public access to lakefront boardwalk property is the great equalizer that makes every New Liskeard resident rich. It's a unique New Liskeard welcoming feature. Taking that section away impoverishes us as a community for the benefit of select elites.
None	Losing greenspace and parkland and public. use by the fall fair and horse shows. Also losing memorial trees that are planted there in memory of loved ones. Green space in the heart of our beautiful little town can never be replaced. Just leave it alone. I also think the members of council who made this decision might be surprised vome next election.	Green space!	Anything!	I hope someone on council has dome common sense send puts an end to this foolish idea.
None	Loss of prime, beautiful parkland on our waterfront-both river and lake in this location. Also, this area is used for community events. Too much congestion in a small area. Our 2km boardwalk is a big part of our advertising for tourist attraction. We don't need any more development along it.	Something for all residents and visitors to enjoy- ? a pavilion with washrooms where public events could take place or left as parkland	condos, apartments, hotel, industrial building- no big business	I hope that citizens' input will be taken into consideration and that this survey is not just the City appearing to do its due diligence.
Potential income through taxes and tourism	Depends how it is developed. It would suck for the city to lose a prime piece of real estate	Continued public access to the marina. Something that contributes to the health and wellness of the community.	A high rise building.	
It really depends on what is developed and how much land they will take. One thing that is needed in that location is a bait ant tackle shop, possibly with ice hut and boat/skidoo rentals. As mentioned by others, space is required for fall fair and horse show parking. There would have to be space left and allowed for those events.	I believe selling the property with no stipulation as to what could be built there could be a problem. The area offers residents a beautiful park near the water and view of the lake. Many residents eat their lunch or take their breaks there to enjoy the lake and scenery.	As mentioned, I believe a full service bait and tackle shop, including boat/skidoo and ice hut rentals and service would be an asset to the town. I know the owners (past and present) of John's Tackle Box and know for a fact that the previous location (by the marina) was the best location for the fishing side of the business, both for the business and residents. With support from the town, I might be interested in opening such a business.	Things that should not be developed there are buildings which take away from the scenery and function of the waterfront. Businesses such as cannabis stores, clothing retail, condos and large or tall buildings should not be allowed to develop there. We need to encourage wholesome family activities in the area. Something that gets kids involved.	I believe the area could be left almost as is for residents to enjoy. However, the marina could be sold and developed to include bait and tackle, boat rentals and repairs. Bring the are back to what it was like in the early 2000's. I'd be interested in running the business but would need financial assistance or investors to get started.
1. Immediate financial gain with the proceeds of the sale	1. Once Water access or Parkland is sold, it is never recovered 2. Risk to the aquatic life and the endangered species in our area which inhabit the area such as Blandings Turtle, Monarch Butterfly, Bank Swallow which are all protected species and risk having their Habitat disrupted. Before sale of this area we need to be aware of the Fisheries act which protects against undertakings or activities that potentially could harm fish and fish habitat 3. Risk of the future purchaser not respecting the right of access of the Boardwalk, noise pollution and other pollutants based on potential future development 4. short term gain for potential long term issues ( litigation) such as failing to comply with the terms and conditions of the sale agreement The City should look for Smart Growth alternatives that would lead to intensify growth by investing in infrastructure that can be maximized outside of environmentally protected areas such as our parkland and waterfront 5. City could be faced by Rezoning application once sold	An outdoor open air Inclusive Space to allow for the Arts and Environment to come together An Amphitheatre with permanent seating, covered protection from the weather elements allowing for Theatre, music, outdoor artists, buskers, festivals. Inclusive to allow our Indigenous to celebrate with Drum Circles and Fire Pit. An area with Led Lighting to allow for changes in colors of the Lighting to celebrate Diversity with changing of colors in respect for Cultural celebrations.  A Butterfly and a Bumble Bee Protection Area with Learning for Outdoor Education for students A Fitness Area for Outdoor Tai Chi, Yoga Outdoor training equipment suitable for seniors or people with reduced mobility	I do not think it should include any structure that would take away or add further BIG Box competition to our Local Restaurants, Hotels, Spas etc.	If address a 5 year plan to refresh and repair the Marina in which we look to increase user fees for Outside Users of the Marina. Increase the day use fees of the Marina. Look to planning events such as the North On Tap with funds going to the Betterment of the Marina the 270,000 repairs and maintenance could be factored in tax levy as needed  Ask our local Trades to offer Sweat Equity and support in the urgent repairs reducing the cost of the Marina  Look for grants for refurbishing the Marina: Northern Ontario Heritage Fund Corporation (NOHFC). <a href="https://news.ontario.ca/end/release/1002498/Ontario-strengthening-tourism-sector-in-the-north">https://news.ontario.ca/end/release/1002498/Ontario-strengthening-tourism-sector-in-the-north</a> TD Friends of The Environment and TD Ready Commitment are just a few of the grants available <a href="https://www.td.com/ca/en/about-td/ready-commitment/funding/tef-g">https://www.td.com/ca/en/about-td/ready-commitment/funding/tef-g</a> FEDNOR
tax revenue, potential/freedom to build something novel.	- possible restricted access and shared use by the public - development could turn out to be an eye sore/liability like many others buildings/properties that were to be developed - high priced residential development would not benefit those who need housing	Publicly owned or co-op Large indoor, and outdoor (similar to Haileybury Pavilion), event space. event such as celebrations, professional development, retreats, markets. include smaller sections for short and seasonal rentals. Maybe someone would like to rent out watersports equip, or rent e-bikes in the summer, or have a pop up retail or food shop in the winter. long term office space for steady income.	HOUSING. only the elite would be able to afford waterfront homes/condos/apartments and this would not benefit the ongoing issues of lack of affordable housing. And waterfront should remain accessible and enjoyed by all.  Parking  Storage	I appreciate the opportunity to consult on this issue.
Growth and prosperity for the city and surrounding communities!	None	I think this property should be left the way it is now, it's needed green space beside the river and lake that everyone uses, kids and adults fishing, horse clubs, bikers reunion, fall fair,etc. It was originally meant for this purpose, and the boardwalk was also installed and the city has been installing pads for benches and trees planted that long time residents have paid for and plaques installed with their names, these people helped and were business owners that helped build this city, it's disrespecting their memories also. If they want to develop land, why don't they develop the land known as little beach on Dawson point road that is not being used for anything, also would not destroy anyone a view of the lake.	This property should be left the way it is, I think the marina could be better utilized for boaters by better service for fueling and waste pumping, full time harbourmaster possibly, also would like to know why the marina needs 270,000 thousand dollars worth of work done to it, why and where did the maintenance money go that should have been spent already easy maintaining the building!	Leave this property alone, also while on the subject ,we also do not need another bridge for bicycles built across the river not even a block away from the bridge that has been marked for bicycles and working fine, this money could be better used elsewhere!
N/a	No location for events (fall fair, Village Noel, etc.) Memorial benches and trees ??	Leave it as is	N/a	This property should be left as is, for the community to continue to use for events and memorial benches and trees.
It could bed utilized more than it is now. It could change who has to take care of the property or at least part of the property. It might bring useful services to the community.	The development of the property could seriously negatively impact the waterfront experience. It could negatively impact short term users.	Space for outdoor concerts and other public gatherings	Anything that is oriented to a few private individuals, such as a condominium. Anything that overwhelms the property or the adjacent waterfront.	This property should not be sold. If there is a need for the private sector to be involved, do it through leasing. Selling the property would preclude the possibility of a lot assembly to create something significant for our city, such as a conference center. The question as to whether it should be sold should be asked first.

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
<p>If the city itself develops this property in a way that creates pleasurable activities and recreation for the people of our community it would be beneficial.</p> <p>If the land is sold for development it would be a short term financial gain with long term deprivations to the people of our city.</p>	<p>If the property is sold, the people would lose there say in what is done with the property for further generations.</p> <p>It would adversely affect activities that presently take place in this area.</p> <p>It would destroy the aesthetics and the natural beauty of the area.</p> <p>If developed by our city, what works works, what doesn't can be changed ! We need to keep control through ownership.</p>	<p>Again, it depends on your meaning of development. Do you intend it to mean sold?</p> <p>I do not want it to be sold.</p> <p>There are many possible ways that the city could develop this area to enhance and increase public use. A large pavilion/gazebo for live music, weddings, family picnics and reunions, etc. ; picnic tables with BBQs ; a games' area for croquet, badminton, lawn darts, bocci ball, etc. ; a small tourist/coffee shop ; even a "Mugwump" would be welcome! I'm sure that much could be done if money was available. Perhaps a fundraiser is needed ? This type of development can be accomplished gradually , one step at a time, without interfering with present uses and being beneficial to ALL of our citizens and future generations.</p> <p>As a former Marina user...we docked our pontoon boat there for quite a few summers...I believe that the marina building is redundant and could be torn down or down-sized drastically. The last few years that we were docked there we didn't even go in it at all. Our fees were paid at city hall.</p>	<p>It should not include the sale of this property.</p> <p>It should not include hotels, large retail stores, restaurants, office buildings, or residences.</p>	<p>Our public waterfront land on Lake Temiskaming is a special treasure - one to be held onto, guarded, cared for and protected by the people elected to lead our community.</p> <p>Please do this diligently.</p> <p>Thank you for asking for my comments.</p>
Income from Property taxes	<p>The City's residence lose big time as their green space next to the water will no longer be accessible by all for free. NO more fishing off the point. Walking the boardwalk, No place for visiting horse trailers for horse &amp; pony shows. Gone is the most peaceful &amp; beautiful view for all to see. No music in the park, place to watch winter fireworks or a place for local fund raisers or exhibits or bouncy castles. Just look at the other side of the river where the shoreline is all private.</p> <p>The city will lose part of it's tourist attractions, mile long beach front, tranquil green space next to water which is nature at it's best.</p> <p>The city is so lucky to be located in such a beautiful and peaceful setting that all can enjoy which will all be lost if developed privately. It would then look like what beach gardens has become ,"A Gated Community" which only a select few can enjoy.</p>	<p>An Amphitheatre would be great and all can enjoy -like Sudbury has. It is great like it is. Keep the area open for free access to the public.</p>	Privately owned houses or buildings. Anything that blocks public access to boardwalk green space and water.	<p>Hind-sight- Like the line from the song: " You don't know what you've lost until it's gone, Paved paradise and put up a parking lot". That says it all, if you sell it it is gone!!!! If the property was originally donated to city for public use it should stay that way. We have a beautiful tourist attraction lets keep it and make the most of it like Kingston, Sudbury, Wawa, Lake Louise and Lake Morain do.</p> <p>Lets not be like North Bay that only has their dock most of their shoreline is privately owned.</p>
Income from Property taxes	Once it's privately owned the residents of the city lose the beauty of a public waterfront space for all to use.	Leave it as it is.	Privately owned homes and buildings	I have lived here all my life and am a taxpayer, the beauty of the waterfront has always been there for all to enjoy. Keep it that way!!!!
<p>Build a complex that makes people come to visit and want to stay!</p> <p>Having more choices like eateries / shops, will draw people in.</p> <p>Privately owned grounds would be less property for the city to maintain, the building would generate more taxes, then maybe help lower existing.</p>	As long as the property is developed in a way that respects what's their now and what it means to some people, and can serve everyone in town in one way or another, and also beautified I don't see any drawbacks.	<p>I feel a resident owned condo in a building complex consisting of small 2 bedroom, 1.5 or 2 baths with a balcony overlooking the water would be great. This would benefit our ageing plus our young couples starting out, or singles. All main floor could be very small shops/ eateries, etc.to benefit everyone.</p> <p>Beautify and Keep the boardwalk/marina, Boat launch etc., accessible to the public.. Keep the riding ring for horses if you can. Keep the parking.</p>	<p>Should not include anything that only benefits a very small group of people.</p> <p>Industrial looking or unsightly buildings.</p>	<p>I feel waterside bistros/ specialty coffee and tea place/ homemade snacks, food, etc./ small tackle shop,</p> <p>Would benefit the majority.</p> <p>Although what I mentioned would be great, I'm not willing to argue my opinion as I am not fully informed without hearing other opinions.</p> <p>Thank you, Donna</p>
Something that taxpayers would be able to use or benefit from - perhaps a portion for paid parking for those that use it for free, farmers market booths, village Noel area, summer fest, outdoor concert area,	If sold privately, may become off limits to the public - hopefully walking trail would still exist.	Resident use or stipend for non resident use	Private sale	Non residents seem to utilize a lot of Temiskaming shores maintained areas and resources and do not contribute to the higher taxes that we have to pay.
Tax dollars	Current thinking prevents potential future development	Something that can benefit all residents	Anything non residents use for free. E.g. parking trailers. Should be a charge.	If city retains ownership, they can control future development
I don't want it be sold because it will interfere with committee events. I don't want to see apartments or condos to be built there. Because it will interfere with the board walk. I also don't want to see the horse ring gone. It will interfere with the fall fair. Please don't let this happen.	Losing part of the board walk. Losing the riding ring. And the riverside. And the marina.	Put a stage in green the spot. For music events. Do New Liskeard Summerfest.	No condos or Apartments. Do not sell it.	I will be sad if I see this leave this location is important to me. For me to walk the board walk.
<p>- increased tourism which will increase economic activity</p> <p>- employment opportunities (full time &amp; seasonal)</p> <p>- improvements to current infrastructure</p>	<p>- increased traffic &amp; parking issues</p> <p>- obstruction to sightlines</p>	<p>- family focused attraction to anchor the development (museum/science centre with focus on regional assets like local ecology, industry &amp; culture). This type of attraction will help encourage new visitors to the region as well as provide for educational programming throughout the school year &amp; during summer months for local residents (PD days, march break, summer camps, birthday parties) and could be rented for events. This type of space would provide a much needed indoor activity during the long winter months!</p> <p>- case study worth exploring is Brockville's <a href="https://aquatarium.ca/">https://aquatarium.ca/</a> which has helped revitalize the waterfront (shares similarities with Temiskaming Shores: smaller city along waterfront with existing marina, accessible via a busy highway).</p> <p>- food outlet(s): sit-down dining year round with patio access and cafe-style outlet</p> <p>- event space/flexible space/ entertainment space</p> <p>- retail space with a focus on (but limited to) local products as well as souvenirs</p> <p>- outdoor seating in grassy area (park benches, picnic tables )</p>	<p>- residential space</p> <p>- office/commercial space</p>	
Negative input because it would mean we loose another property access to the waterfront.	They will take away access to our waterfront.	Public access maybe a public park or activities for youth.	Huge buildings to take away the view of our beautiful lake.	I strongly disagree to the selling of this property.

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
<p>Keeping a municipal marina under public ownership and preserving it as a green space can have several positive outcomes for the community and the environment. Here are some potential benefits:</p> <p>1. Public Access and Recreation: Maintaining the marina as a public space ensures continued access for residents and visitors to enjoy recreational activities like boating, fishing, picnicking, and waterfront walks.</p> <p>2. Community Identity: The marina can remain a symbol of local identity and pride, reflecting the community's values and history. It serves as a gathering place where people can connect and celebrate their shared heritage.</p> <p>3. Environmental Conservation: Preserving the marina as a green space can contribute to environmental conservation by protecting sensitive habitats, promoting biodiversity, and maintaining clean water quality in the surrounding area.</p> <p>4. Tourism and Economy: A well-maintained marina and green space can attract tourists, boosting local businesses such as restaurants, hotels, and shops. This can stimulate economic growth and create jobs in the hospitality and tourism sectors.</p> <p>5. Health and Well-Being: Green spaces have been shown to have positive effects on mental and physical well-being. The marina can provide a serene and tranquil environment for relaxation, exercise, and outdoor recreation.</p> <p>6. Educational Opportunities: A public marina and green space can be used for educational purposes, such as hosting workshops, nature programs, and environmental awareness campaigns. It offers a chance for people to learn about local ecosystems and water</p>	<p>The sale and development of a municipally owned marina to a private company can have both positive and negative outcomes. Here are some potential negative outcomes to consider:</p> <p>1. Loss of Public Access: One of the primary concerns is the potential loss of public access to the marina. Private companies might restrict access to the facility, limiting the recreational opportunities for local residents and visitors.</p> <p>2. Increased Fees and Costs: Private companies often aim to generate profits, which could lead to increased fees for services such as boat storage, launching, and docking. This can make it less affordable for the local community to enjoy the marina.</p> <p>3. Loss of Community Control: Once under private ownership, decision-making power shifts from the community to the private company. This could result in changes that don't align with the needs and preferences of the local residents.</p> <p>4. Changes in Amenities and Services: Private companies may prioritize profit over community needs. This could lead to changes in the types of services and amenities offered at the marina, potentially reducing the variety and quality of offerings.</p> <p>5. Environmental Impact: Private companies may be more focused on maximizing profits and could prioritize development that might not align with environmental conservation goals. This could lead to habitat destruction, pollution, and other negative environmental impacts.</p> <p>6. Loss of Local Character: A municipally owned marina often reflects the local culture and identity. Privatization might result in a loss of this character as the marina's offerings</p>	<p>Creating a low-cost, eco-friendly project on a large patch of empty land behind a municipal marina can be a great way to enhance the area's sustainability and appeal. Here are some ideas for such a project:</p> <p>Community Garden: Establish a community garden where residents can grow their own organic produce. This promotes local food production, fosters a sense of community, and provides educational opportunities about gardening and sustainability.</p> <p>Native Plant Restoration: Transform the land into a native plant restoration area. Plant native species to support local wildlife, improve biodiversity, and restore the natural ecosystem of the region.</p> <p>Outdoor Classroom: Set up an outdoor classroom space for schools and community groups to use for environmental education programs, workshops, and interactive learning experiences.</p> <p>Solar-Powered Charging Stations: Install solar-powered charging stations where visitors can charge their electronic devices using renewable energy, promoting sustainable practices.</p> <p>Picnic and Rest Areas: Design picnic areas and rest spots using natural materials. Incorporate shaded seating, rainwater harvesting, and native plant landscaping for a comfortable and eco-friendly atmosphere.</p> <p>Outdoor Fitness Area: Create an outdoor fitness area with exercise stations using recycled materials. This encourages physical activity while promoting sustainable living.</p> <p>Beekeeping and Pollinator Garden: Set up beehives and a pollinator garden to support local</p>	<p>Projects that could have negative impacts on the environment, community, and overall well-being. When considering projects for the area behind a marina and near a lake, it's crucial to prioritize sustainability, community needs, environmental protection, and long-term well-being. Public engagement and careful planning are essential to ensure that the chosen project aligns with the values and aspirations of the community. <sup>[1][2]</sup> The following should not be considered.</p> <p>High-Density Residential Development: Building high-rise apartment buildings or condos behind the marina would lead to increased congestion, strain on local infrastructure, and loss of natural habitat.</p> <p>Industrial Complex: Constructing an industrial complex could introduce pollution, noise, and potential environmental hazards that could negatively impact the water quality and wildlife of the lake.</p> <p>Large-Scale Parking Lot: Developing a massive parking lot would not only reduce green space but also potentially contribute to increased runoff pollution entering the lake.</p> <p>Exclusive Luxury Hotel: Establishing an exclusive luxury hotel might lead to issues related to overdevelopment, reduced public access, and changes in the local culture and demographics.</p> <p>Large Commercial Complex: Constructing a sprawling commercial center could lead to urban sprawl, increased traffic, and loss of green space, detracting from the natural beauty of the lake.</p> <p>Privatized Expensive Marina: Converting the area into an upscale, private marina with exclusive access could limit public use, reduce community engagement, and lead to</p>	<p>Just a quick little business plan type comment...</p> <p>Eco-Friendly - Not-for-Profit - No Gentrification</p> <p>Municipal Glamping and Camping Site with Picnic Area with Native Reforestation</p> <p>1. Executive Summary: This business plan outlines the establishment of an eco-friendly not-for-profit glamping and camping site, along with a picnic area and native reforestation initiative, located behind the municipal marina in New Liskeard. The project aims to provide sustainable outdoor accommodations, promote environmental stewardship, and enhance community engagement.</p> <p>2. Business Description: The Glamping and Camping Site will offer a variety of accommodations including glamping tents, and tent camping sites, complemented by a picnic area for outdoor dining. In addition, a section of the land will be dedicated to native reforestation, enhancing biodiversity and contributing to environmental conservation efforts.</p> <p>3. Mission and Vision: Mission: To provide an inclusive, eco-friendly haven that connects people with nature, encourages responsible tourism, and fosters a sense of community ownership. Vision: To create an enduring legacy of sustainability, conservation, and recreation that benefits both residents and the environment.</p> <p>4. Objectives: - Develop an integrated glamping and camping site that balances comfort, affordability, and</p>
<p>We've made some wonderful additions to the waterfront in both communities over the years. It's what sets our area apart from many - a beautiful waterfront. Something that brings the community together would be welcome - although for a developer to develop, there has to be a way for them to make money, so a marina or restaurant business might make the most business and community sense.</p>	<p>Loss of the waterfront greenspace would be irrevocable. The loss of Centennial Beach turned into a nightmare that the City had little control over.</p>	<p>An upgraded marina facility would be a wonderful enhancement to our waterfront and lake attraction. Any business that could rent kayaks, canoes, ice huts and snowmobile would be welcome additions. We get asked about it regularly at the Tourism Information Centre. Is it necessary to sell the entire 3.57 acres? Could just the portion with the existing marina area be offered?</p>	<p>Anything that excludes the general population from enjoying the waterfront.</p>	<p>I think it would be wonderful to see an upgraded marina facility, a community gathering place or even retail outlets catering to tourism - music, arts and culture venues. Although, we definitely need more affordable housing, it's unlikely that a waterfront condo development (if that's what's being proposed) would be affordable. I do think we need some form of one-stop convention centre in order to host large events (similar to Elk Lake Eco Centre but bigger) but it would have to be accessible to the community (able to host community events, have a restaurant, etc.) in order for people to get on board. Is there any way of leasing the land so that if a development goes south, the City doesn't lose control of the land?</p>
<p>That depends on if it was public or business development.</p>	<p>The loss of public use of the waterfront, which is the main claim to fame for New Liskeard.</p>	<p>Outdoor and indoor event areas. Ideal area to host and cater public events.</p>	<p>No condos or commercial offices.</p>	
<p>None. If that property was developed privately into housing or any other form of facility based land use, the current location of the New Liskeard Fall fair and the other events that location supports would be virtually impossible to host.</p> <p>The green space is needed for parking, storage, overflow and to allow space for the livestock based events to happen. If that property is turned into condos as proposed by the current proposal being considered, it would change the face of the boardwalk and lead to many slow but detrimental changes to the waterfront walkway and open space. The land base is quite limited for residential use, so the condos would be compact, storied and would ruin the current landscape.</p> <p>We truly hope that council considers all perspectives when making this decision, we have a unique and beautiful waterfront. If there is such a need for condos and high end housing, then use the property at Rexwood. Make that waterfront into a valuable resource instead of losing a valuable resource to housing.</p> <p>Thank you for allowing us our opportunity to offer input.</p>	<p>Loss of land base within the city in a high traffic area used by the community.</p>	<p>Anything that compliments the current use.</p>	<p>Construction of condos, high end housing or anything else that would remove the land base from its current green space purpose.</p>	
<p>More attractive for visitors/families = more visitors/families in area if it remains a public space and developed.</p>	<p>If Privately owned would limit events offered around this area.</p> <p>Waterfront property not used in an appropriate way.</p>	<p>I like the idea I previously read about an outdoor theatre area for music/plays/exhibits/movie nights/etc.</p> <p>An outdoor area/classroom for schools to access and family services (like EarlyON) to offer family programming that is made from natural wood not plastic. Covered shelter areas that can be set up with activities and large flat rocks tiered to make seating.</p>	<p>Tall buildings Industrial looking More plastic More pavement</p>	<p>As a tax payer in this city, I would definitely pay more taxes to keep this property public and a green space that is engaging for families in our area.</p>
<p>None. How could loosing our land, a heritage of pride &amp; tradition, outweigh any benefits?</p>	<p>Once we sell a portion of our green space there is no getting it back. It would be a shame to sell this parcel of free space because so many current events use the area, as well as active and leisure participants who want to continue to enjoy all of the boardwalk.</p>	<p>An amphitheater, a lovely Park, something for ALL the citizens to use and enjoy.</p>	<p>Condominiums or any other residential housing. Restaurant business.</p>	<p>The City of Temiskaming Shores should hold onto this land for our generations to come. Our boardwalk that begins at CJTT and extends to Beach Boulevard is beautiful. I'm down there every day and I think how blest we are to have this. Let's work to keep it that way.</p>
<p>Residential development i see no benefit for the tax payers of Temiskaming Shores.</p>	<p>Loss of green space Restricted access even with the city keeping boardwalk ownership</p>	<p>Public green space for community and cultural events</p>	<p>Residences</p>	<p>Once this property is sold it is lost forever to 99 per cent of the residents of Temiskaming Shores. Sold benefits the few not the community. Why is this parcel of land not considered an extension of waterfront recreational space.</p>
<p>Purely economic as I imagine that property is worth a lot of money. I'm assuming a buyer would build residential property either for them self (one large mansion) or a small condo development that only the wealthy could afford.</p>	<p>The taxpayers and tourists would lose their waterfront view. It would look strange and out of place. Over time, the provision to keep the boardwalk and boat launch free and public would be overlooked or lost. My father in law loves the boat launch here because it is well developed, easy to use, right in town, and FREE. He pays 20 dollars to use his regular boat launch down south and I don't want to lose free use and parking for this boat launch!</p>	<p>Anything that can be used by all taxpayers. Keep the waterfront view with no large obstructions. An outdoor pool would be nice in the summer with an outdoor rink in the winter. A warming hut/change room with a small cafe and outdoor seating would be nice. An outdoor pavilion like in haileybury would be nice in the summer for events like a beer fest or concert. More seating for picnics. A cute cafe with outdoor seating in the park. Whatever is done the land should only be leased and not sold to be lost forever</p>	<p>Residential building, corporate factory, big box store. Anything that obstructs view or waterfront and that cannot be used for free by ALL taxpayers</p>	<p>Do not sell this land. Listen to the taxpayers. We do not want this sale to happen.</p>
<p>Property taxes, attracting tourists/residents/businesses</p>	<p>It would be a shame to lose this public waterfront property. It has potential for the city, which should be explored.</p>	<p>I would like to see an amphitheater, a place to hold outdoor weddings and events, skating oval or path for winter and summer use, community gardens (in ground). Any type of attraction to get people outside.</p>	<p>Private business ownership, restaurant.</p>	<p>I hope the council sees fit to retain this property for the city.</p>
<p>Possible use of some facility. Minimal \$\$ from sale, a one time influx with some tax dollars. Rebuilding the marina building would be fine as it is already developed and is separate from the GREEN SPACE and serves a purpose of supporting the marine community.</p>	<p>The loss of use for this property by the citizens for forever except for whatever purpose the new landowner decides to make. This property is part of the overall greenspace of the whole waterfront. During any events at the riding ring it provides that area for preparation and or camping for said event. Horse shows come to mind as well when the Biker's Reunion was being held it was always filled up. Sale of this property will reduce the nature type feeling.</p>	<p>Leave it as it is.</p>	<p>Business should be in built up area or the developed areas on the hill.</p>	<p>Do not sell</p>
<p>Increased revenue to the City by way of taxes. Increased tourism to the area Anything developed on that land is better than nothing</p>	<p>The only drawback would be if the property was sold to the highest bidder and they developed the land in a way that would not benefit the community. Example, three single family homes.</p>	<p>Anything from a restaurant, apartment/condo complex (not single family homes), retail shops, community centre, green space. Private ownership of that land is not a bad thing.</p>	<p>Open for anything to be developed on that land. Anything is better than nothing. Again, my preference would be no single family homes.</p>	<p>Transparency throughout this process is imperative. We expect elected council to inform the public on all potential developments.</p>

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
<p>The developers could build some much needed NEW buildings to accommodate commercial, retail, event spaces on the ground floor, and residential units on the top 2, 3 4th floors. Most existing buildings in our downtown core are in very bad shape with foundations crumbling and roofs leaking and are not attractive to any potential buyers. New buildings could attract new business and more residents into the downtown core.</p> <p>The city is also loosing money by operating the marina. The marina building is it terrible shape and the offerings / operations at the marina are non existent except for fuel, some of the time. A private owner would turn the marina around, make it profitable reducing the burden on tax payers and better serve the community.</p>	<p>None. It's currently used only a few weekends out of the year and is so under utilized. This is prime land that can be developed to house residents downtown, attract new businesses and tourism to our downtown and beautiful lakefront.</p>	<p>Commercial, retail, event spaces.</p> <p>Residential condos and/or apartments on top floors only.</p> <p>Outdoor covered pavillion / event space.</p> <p>A much better marina.</p>	<p>Residential only developments and ground floor residential units.</p>	
<p>The New Liskeard central core is becoming more and more void of business, and losing it's place of relevance to the Dymond economic zone.</p> <p>Any development of this property that could provide some sort of anchor for the area would be beneficial to the downtown.</p>	<p>Any business venture considered must must be able to enhance the tourism draw of the marina, not work against it.</p> <p>Personal safety and security for marina users and the general public should be considered when developing this area. The Haileybury marina has now become a dangerous place for its users. The acceptance of increased lawlessness will only lead to increased danger of violence. This MUST be planned for in the new development of the New Liskeard marina area.</p>	<p>I would like to see a mix of housing and small shops.</p> <p>Any new development must be with the understanding that safe, clean bathroom and shower facilities be provided for the marina paying customers.</p> <p>The rudimentary private bathroom facilities at the New Liskeard have at least been somewhat of a success for the city.</p> <p>The attempt to run the Haileybury marina bathroom and shower facilities as a public washroom has proven to be a complete and undeniable failure.</p>	<p>Any business that does not work to enhance the experience of tourism, boardwalk and marina patrons. Examples of businesses that should be included are: selling ice-cream, or an art store, or selling fishing bait. All would be much better to compliment the area than yet another cannabis shop.</p>	<p>The city has absolutely no interest in running the two marinas in any capacity above minimum commitment. The city won't even take the time to meet with boaters directly on a regular basis, as it was in the past. I am disappointed with how the decision to proceed with the development of this property is being handled. The Director in charge of our marinas has never even visited the marina facilities in Ville Marie. Their facilities are the 'template" of how to properly build and operate an affordable , clean, safe and sustainable marina. I hope that "expectations of sale" be tied to the property development that don't further diminish the quality of the marina.</p>
<p>I don't see any benefits aside from the City avoiding an expensive maintenance bill.</p>	<p>I'm from Kelowna and I have seen this before in Kelowna. If developed the new residents / tenants will try to block off the boardwalk so they can have unobstructed view of the water. As the City grows, there will likely become a constant battle, waste of money in legal battles, installation of gates or other obstacles that are taken down and reappear.</p> <p>If sold, leased, developed, make the width of the boardwalk a lot wider than shown, at least 75 ft. It will provide some options for the future as foot traffic increases.</p>	<p>Bicycle shop, rental, cafe. Other cities have found this to be attractive to tourists when they have long linear parks. The flat ground of the land and curve shape might be nice for a music stage. The Haileybury stage is a bit squished for some events.</p> <p>Upgrading of one of the existing buildings would be nice to allow for full or partial lease of space for office and equipment of privately operated boat rental. When my family visited from BC, it was something that appeared to be missing from the area and would attract more tourists.</p>	<p>Should not sale or long term lease for private development. Could consider short-term temporary leases that are not closer than 50 ft to the boardwalk.</p>	
<p>Only benefit is for the pocketbooks of a few. The city loses this land forever.</p>	<p>Loss of public space and we never get to follow through on the plans for a public gathering place with amphitheater</p>	<p>Bandshell or amphitheater for music. Washrooms.</p>	<p>Private property or sale of any kind.</p>	<p>Rather than focus on development and sale, go back to the original plans and invest there.</p>
<p>The city gains dollars by selling the property. The city will only then provide housing to those who can afford a waterfront development. No development should be allowed in the confines of Temiskaming Shores that does not provide affordable housing as part of the development. There is currently a shortage of affordable housing, and no shortage of overpriced housing. Those who are underprivileged, or living on less than a living wage, are unable to afford a rental accommodation or buy housing. The city needs to focus its efforts on providing low income housing, not luxury developments for a chosen few. The city needs to cater to its residents who cannot afford to live in their home town. The city will be disrupted by corruption over this type of property deal.</p>	<p>High income earners that do not put money back into the city. Low income earners loose out. The city is drawing from an elite class, making money on a property sale is only a quick fix to mismanagement of city funds. The city looses control over a beautiful heritage spot. Rich folk will not want people walking across their view of the lake on the boardwalk. First the condos, second get rid of the boardwalk. win win for condo residents, lose lose for the city and its residents. there is plenty of lake side property in the bush waiting to be developed.</p>	<p>LOW INCOME HOUSING MUST BE INCLUDED to provide a balanced neighborhood representative of a cross section of society. there is a shortage of affordable housing so there is a higher demand for lower income or rent geared to income housing than high income housing..</p>	<p>expensive high income housing only</p>	<p>The housing shortage in Canada cannot be solved without the accountability of the private sector. Inclusion of affordable housing in any new housing development must be mandated Federally, Provincially and at municipal level if the housing shortage is to be solved. Building high income housing is not going to add any housing stock to affordable housing stock without a mandate from the city. AFFORDABLE HOUSING IS REQUIRED NOW CHECK OUT CANADIAN ALLIANCE TO END HOMELESSNESS.</p>
<p>Losses would outweigh the sale of the property.</p>	<p>Once sold, the city will have no recourse regarding the accessibility/recreational use of the property.</p>	<p>Leave it as it is. There is no more waterfront for city use.</p>	<p>Any commercial activity</p>	<p>Sever off just the marina building and boat slips but retain the launch and the grasses parkland.</p>
<p>It needs to be enhanced not developed. The reason the city considers it under utilized is because it was never completed properly as a public use area. It lacks bathrooms, picnic tables and shelters, etc. Add these elements along with electrical access and it could easily be used for an outdoor farmer's market, social events like weddings, live music and cultural fairs.</p>	<p>If it is sold we (residents and user groups) will lose access of this area for multi use. This is prime real estate that most cities are buying back from developers because they realize they never should have sold it. This park land speaks highly of our (Town of New Liskeard) planning decades ago. To alter this insightful thinking now seems quite short sighted. Let developers buy one of the other many vacant city properties!</p>	<p>Public use. I was told Riverside Place is also under utilized. Have you considered that it should have never been offered to the Farmer's Market at such a reduced rate? It really eliminates being able to rent it for weddings and other social events on weekends. It should not be in this building. It could be in the marina park area - vendors can use their pop up tents and food vendors can use their mobile equipment. As mentioned previously, all that's needed is electric access, picnic tables and washrooms. As for marina users, the services they need can then be down sized so you won't need to repair/renovate the current structures.</p>	<p>It should not include selling the land.</p>	<p>Yes we need more housing, no it should not be here. Yes, we need more of a tax base, no it should not come from this area. That said, you would have increased rental revenue if you free up Riverside Place by moving the Farmer's market, and also allowing people and user groups to rent the park area for social or fund raising events.</p>
<p>None of ownership of the property is sacrificed</p>	<p>Loss of public waterfront. Loss of access, loss of control, loss of needed space for events</p>	<p>I think this building should be where you are putting the city "pound" that would give value to the tax payer instead of a building not being used for the majority of the year. This would also allow the city to continue operating the marina and serve residents send visitors.</p>	<p>It should not include it being sold and out of the control of the residents of Temiskaming Shores , it should not include any residential development</p>	<p>Once this property is sold it's gone forever. This is a mistake many many towns and cities have made and regretted it. Oshawa has spent 3 decades buying back waterfront property as they have become available. If you need money to fix the building cancel or scale back that ridiculous coveted bridge you are planning to build!!!</p>
<p>I see two different properties, one is a marina with a building , the other is a greenspace which has been utilized over the years by various organizations.</p> <p>I am in favor of maintaining a vibrant marina, I am not in favor of including the greenspace with the marina.</p>	<p>The number one drawback would be the loss of a common green space.</p>	<p>Something to compliment the marina, minus the green space.</p>	<p>The loss of green space would sum up my opposition to any development, however if the area was enhanced - it could become a wedding venue, that would be nice. Or, perhaps a tribute to the indigenous community, in respect of the Wabi family.</p>	<p>If the city needs more housing, I believe there is a large subdivision ( 700 lots ) off of Drive Inn road, if "executive lots are sought, then develop the ridge of land between Haileybury and New Liskeard so all the land owners can have a view of the lake.</p> <p>I see this parcel as two different properties, one is a marina with a building , the other is a greenspace which has been utilized over the years by various organizations.</p> <p>Apparently the marina building is in a state of disrepair, if it can't be used by humans then it should be torn down. If there is a water /sewer issue then porta potties are probably in line. The City of Calgary uses porta potties on all new recreational sites (ball parks, soccer fields etc. ), saves money on the installation of expensive infra structure.</p> <p>I feel that if the marina is being used then there should be some support for the boaters. I also feel that the "common area" which is basically a big lawn, should be left as a "common "area.</p> <p>Last week is was used by the rodeo, next in line is the Fall Fair and the horse clubs I am told rely on this space. When the skate park won the Kraft Celebration Tour, the producers of the show toured the area and did a fly over . The outcome was they selected this site for the Celebration Tour, I believe there was between 1 and 2 thousand people there that day.</p> <p>I have used this area for the Lions Club as a place for inflatables and climbing wall during our kayak races. I also have participated in a sports festival whereby local sports organizations used that space for demonstrations and publicity. These types of uses may not bring in huge tax revenues but it's the prime reason why we need to keep our current parkland footprint in place.</p>
<p>No condo as it will ruin green space lo</p>	<p>Lose our public fishing areas</p>	<p>Dock more picnic tables and a bandstand</p>	<p>Condos</p>	<p>We do not need a bridge for bikes it's foolish we have 7 bridge over the wabi River they can use</p>

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
I believe we need to keep a marina in place but this area needs to be beautified for more public space.  Our arena is old and the public gym and pool are small. Other communities have combined these into one location. But it still needs to be owned by the city.  I feel that there could only be benefits if the property was developed for public use. An example of such may be an ample Théâtre or a pavilion.	I don't want to see this property sold. We don't need to ruin the lakeside with more private homes that keep the public away from the land.  Many clubs use these spaces and it would detrimental that they lose access.	1. Public usage. 2. Beautification. 3. Extra curricular activities and 4. Input on local clubs on what access they still require  I have included a few examples in my comments above. A few other ideas could be a permanent location for our farmers market. This would allow for both traffic from the marina as well as land traffic.	Homes. This needs to stay a public location.  It should not include any form of residential development.	This is starting to become an eye sore in the community among other locations that private persons bought and now we are stuck with places crumbling. We need to keep the beauty here.  I also feel that a discussion with the groups (NL Ag Society, TPHC, etc.) that would be highly affected by this sale be consulted upon before any decision is made. Maybe one or a commination of these groups would be willing to take over the property (via donation), allowing it to continue to be retained for public use, obtain a grant to fix up the premises and maintain the site going forward.
Maybe more jobs or housing	A lot of places are hiring and have no one to fill the positions. Most likely if it was developed the business would go belly up. Making it into a restaurant would also hurt a lot of small restaurant in the area. Making it into apartment would look bad and next thing you know we will no longer have fall fair or any special advents because it would bug the people leaving there.	I don't think there should be any development. The property looks fine the way it is. Its a beautiful board walk that many use. A lot of people go fishing there and use that area for parking when it comes to special advents that occur in that area.	Restaurant, hotels and housing	I think this land should be left alone. Its a beautiful piece of property and developing it will look funny and ruin our nice water front. Kids go and fly their kits there. Its a nice place to have picnics and allow the children to run. You can always see birds on this property or walk the board walk and see ducks in the water.
Temporary, one time, positive cash flow	Obligations to provide expensive services to the private owners of the property ( for ever and ever, resulting in long term economic losses to the community).  I am NOTING FOR YOUR COMMUNITY RECORDS that this land is unstable fill that is lying above soft clays that make up the base of Lake Temiskaming. The town fathers in the past have always been aware that this land could shift in the event of an earthquake such as what occurred in 1930's ...and again on New Years Day, 2000.  There is the potential for this land package to subside into the Lake as it is directly above the central core of the Lake Temiskaming Rift Valley. As such, buildings should be single story in nature with a "floating" floor that may be more typical of building on permafrost. The City should be talking to seismic specialists such as Professor Nick Eyles of Uof Toronto ( currently? Formerly?)  Has the current council forgotten the geological history of Temiskaming and the Rift Valley that lies directly under New Liskeard? Do people remember the slumpages along the Wabi River? They can often be associated with seismic activity, and have been identified at the south end of Lake Temiskaming.  At least Haileybury is on solid rock along the shoreline, west of the primary fault line! If you are going to build expensive housing and businesses, we generally prefer to be on stable foundations that include rock as a base!  Consider what the liability might be for a town that encourages the construction of solid, inflexible buildings on an active fault line. What is the going price of one life lost these days?	I have been a Haileybury resident for 40 years. I recall that the New Liskeard Council promoted the defined area as a permanent public waterfront entity. This concept should remain for the entire area of landfill due to its inherent lack of physical stability over the seismic unstable Temiskaming Rift Valley that has experienced two significant earthquakes in less than a century. ( Note that the adjacent north west corner of Quebec in the vicinity of Temiskaming County is designated as the area most prone to Earthquakes in all of Eastern Canada. )  Therefore development of the property should include only low value constructs that will not be a public hazard in the case of an imminent earthquake. Based on our recent history, we can expect a significant earthquake within 50 years...but it could just as easily be tomorrow. To build any substantial construct, it should be built to withstand earthquakes, as they do in Vancouver and Ottawa ( note that the Parliament Buildings are being reconstructed to withstand seismic activity...we are on the northern edge of the same zone).	As stated above, any building that is built on top of, or of concrete should be banned from this area. That includes the current buildings if they are supported on a cement floor unless that floor has been designed to withstand earthquakes.	We need professional expertise that is not available locally. We need to define the potential outcomes of seismic activity on this unstable land fill that is resting on about 200 feet of soft clay sediment.  Note that MTO was unable to build a Hwy. #11 bridge over the ONR line next to the .Wabi River, adjacent to Pederson Construction. The remnants of that effort remain in place, still sinking into the soft clay below that site that has 200 feet of soft clay below it.  Also note that UG, when building their new facility that was officially opened just this past summer, required special ( and EXPENSIVE) building features in order to provide a stable footing for a very light duty building that was constructed. ( contact Nathan Mountain at the UG Temiskaming Crop Research building for details on this construct...if you cannot find those details in municipal records of this construct. ) note that this activity occurred on solid land that has been free of water for thousands of years...not random land fill deposited since the founding of New Liskeard!  I have suggested a contact at UT. Note that University of Guelph May also have people with expertise in geologic / seismic activity. UG has investments in Temiskaming Shores so May be willing to provide some expertise in this area for a low cost.  The site defined also requires the abilities of a landscape architect to determine the best and safest use of the land, given its seismic limitations. Note that the UG School of Architecture provided a grad student to design Rock Walk Park as a Millennium project. Professors look for opportunities for Masters and PHD students to gain experience from social outreach, and the design of a safe and usable tourist oriented Waterfront at Temiskaming Shores might be of interest to them.
None	Residents and visitors lose more green space at the waterfront, ag society and not-for-profit lose more outdoor space therefore killing events that many volunteers work very hard to keep going and bring people to our Downtown. Not to mention the environmental impact to any development can have to our water ways.	Nothing - leave as is	No development should happen on this land.	Sounds like the municipality is trying to sell something the public uses in order to try and make money.
The benefits for the development of this property would be very beneficial in beautifying this area. A developer could come in and make this part of the waterfront look well manicured and encourage tourism from out of town boaters and visitors passing through our area. Currently our waterfront at this location is not very appealing looking.	I don't see any drawbacks as long as the developer is under contract to definitely take on the project and see it to completion. It would be sad to see something happen to this area as it has to some of the schools that have been sold to companies that have commenced work on them and have now left them unfinished.	There are so many things that would be wonderful, some condos with little shops underneath or a nice venue for events showing out waterfront area, another motel as our local motels are always busy and we could use another one, we have had guests come this summer and no rooms have been available in town. Riverside Place may be close by, however, with the Farmer's Market there every Saturday it is a very hard venue for people to book for events on weekends.	Warehouses, storage units, nothing that could make this area look unkept or that will not help promote business, jobs and tourism.	Cleaning up our waterfront and displaying to visitors how pretty our area is, would be one of our best ways to promote our tourism. With the boardwalk and the STATO Trail running along our waterfront we should really use these items to encourage people to come and vacation with us. If there is a spot along these trails for people to stop at and enjoy, it would encourage them to come and do their bike vacations with us. We took a holiday to Quebec this summer and the amount of people travelling with bikes on their vehicles to go to towns with trails was incredible. Everywhere we went, they were riding, then stopping for a meal/snack or beverage, shopping at the stores along the way. Currently our Marina area is not appealing to encourage anyone to stop at this location.
Obviously the type of development would inform what benefits are received. Keeping the property owned by the municipality will ensure that it is available to the residents and visitors to the community. In the past there have been plans developed with local input which have consistently voiced the type of development residents would approve of which was primarily of outdoor open space or recreational use.	Again, the type of development would impact the drawbacks. Anything large and tall would visually impact the views and possibly not be structurally sound on the land. Access could be impeded for current uses such as the horse circuit, the markets, the rental of Riverside and the curling club, the launching of boats and temporary parking of vehicles with trailers and fish huts. It could impede large scale festivals and easy access through walking and bus routes to those festivals (ie fireworks, bikers reunion, village Noel, fall fair, winter Carnival, etc.)	Those development ideas have been voiced over and over again from when the Municipality was the Town of New Liskeard. Please take note of previous correspondence between Friends of the Waterfront and the Municipality and it's contracted planners.	Again, it has been voiced what is not desirable to the Municipality. Please take note of previous correspondence between Friends of the Waterfront and the Municipality and it's contracted planners.	I feel it is wasteful and frustrating to continue to spend time and money over a period of 50+ years on planning and developing the Waterfront to the approved uses only to try and change the plan because a building needs to be refurbished. Government funds were procured to develop the municipal marina and now the municipality is balking at continuing to support the very project that they undertook touting how beneficial it was going to be. It should not be a surprise that services can cost the municipality and previous councils must have planned for upkeep to the building in the municipal budget.
It would depend on how the property was developed. It would be a positive if developing the property served the long term needs of the people of Temiskaming Shores. Further development as a park, public space, recreation area would help to draw new people to the area and further increase the city's ability to draw new people to town. We need to ensure that the entire waterfront remains accessible to EVERYONE. Maintaining the Marina would be fine.	Developing the property would be a huge failure if it limited or eliminated public access to the waterfront.	Park Recreation Area	DO NOT SELL THIS PROPERTY Anything that limits public access to the entire area Houses Apartment buildings Commercial spaces (not including the current marina)	I work at the mine in Matachewan and I am involved in recruiting people to the area. One of the Main Things that attracts people from away to Temiskaming Shores is the fantastic waterfront with the open spaces, park and board walk. The waterfront sets our City apart from other towns in the District. The waterfront is one of the gems of Northern Ontario and we should continue to maintain and expand this public space. Selling this area or leasing it to the highest bidder for a quick profit or to balance the short term budget would be a huge failure and would not serve the long term needs of the people of Temiskaming Shores and the entire Temiskaming District. Our City has a responsibility to maintain the ENTIRE waterfront area as a PUBLIC space for us, our children and our grandchildren. It will also make the City unable to host large events (e.g. large festivals) because if sold or leased, the area would not be available for public events to be enjoyed by everyone. Please Do Not sell or lease this area so that a small group of already-privileged people can enjoy or make money from it at the expense of the long term needs of ALL the people of Temiskaming Shores. The waterfront area is part of our City's heritage and our responsibility to maintain for the public good.

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potential tax revenues potential for a tourist attraction potential for enhanced public spaces	potential for some people to be excluded unequal opportunities if development caters to the wealthy loss of public spaces	equal access for all users and the public at large	golf course casino noisy features	thank you for the opportunity to comment
Financial benefits On your first question: Are you a user of the NL Marina? I am not clear exactly what you mean. I do not have a boat docked at the Marina, but I walk and run on the boardwalk very regularly. Apart from the winter, we typically « walk the marina » every 2 days - so that is why I clicked yes to being a current user.	The area of interest should remain in the public sector, for everyone to enjoy. Developments could consider structures similar to the Haileybury waterfront pavilion. It should include a well kept green space. If the town sells to a private developer, it will restrict use of the area	Mostly green space but also a public structure similar to the Haileybury waterfront pavilion. There could be sculptures, and flower gardens and bushes. The water area next to Tim Hortons and Maille should be cleaned and rehabilitated.	It should not be a very large building, obstructing the view. All should have access to the area.	
I don't see any benefits that are worth listing.	Once sold, it's gone forever. This property can be developed for everyone to use instead of the few who have a lot of money.	With the results of this survey and possibly more specific surveys, we can build a bank of ideas from the community... The city can work with Temiskaming Foundation, Timiskaming Health Unit and other local groups to develop the property for everyone to enjoy. Consider that we are working on the Islandic Prevention Model and in the near future there will be great ideas from the youth in our community, we can strategically ask about this location. Our next generation needs to be integrated in the planning of our community - we know they are choosing to use substances to fill there time, because our community has little to nothing to offer them. They chose to move away because of the lack of things to do. We need to enhance what we have to bring them back, not sell it off.  Instead, develop our waterfront, to attract and keep our people wanting to live in our community.	All waterfront property that is owned by the city should be kept as property for everyone to use.	The sale amount and tax base that comes from the sale will never enhance this space as much as strategically developing it for the community to use. Look at the upstream approach to community wellness instead of the short view of having easy free money that you can see come in. The work of developing the space takes more time, effort and is harder to assess... But it will yield greater outcomes. Thank you
It would be nice to see more life and use of that area, it's a prime location. benefits could be increased tax base, and/or increase in community use, community health, or increase in tourism.	loss of green space; privatization of the waterfront can be risky if whatever ends up there is an eyesore or is poorly maintained, or something that is, or seen as, a private club that not everyone can use/access/afford.	green space, community use; if housing, a mixed design that addresses our gaps.	something residents or tourism wont want to walk by. this section of the boardwalk must continue to be seen as welcoming for everyone.	looking forward to seeing what happens next!
If the city developed this property properly there could be great benefits for the city and local tax payers.  The building could be torn down and rebuilt and then rented or leases out, so that the property stay's in hand of the City and tax payers but also creates much need revenue for the city, instead of a one time payout, that might end up costing the city more money in the future.	A big draw back is that that the City and tax payers lose this land and access to this land.  If the city was to sell the land and allow it to be developed privately, I assume that the some of the local infrastructure will need to be upgraded maybe underground utilities – sewer and water etc., the developer tends to pay for the new infrastructure but the maintenance and upkeep tends to fall on to the City and the tax payers to maintain the upgraded infrastructure. A big quest would be will the taxes generated by the new development cover maintenance of infrastructure for the new development?	If the city was to keep the land, tear down the old building and build a new own, that included retail space for the marina that could be rented or leased, you could also add food services section that could also be rent or leases.  The green space could stay the same, or you could plant more fruit trees that the public could use, I have seen other cities also plate tree orchards, not just fruit trees but a mix of other tree species.  If the City was to think on a bigger scale this area could also be used to create a conference center. Some place to host events that could hold much more people then our current spaces allow for, but still allow for the space to be used for the local Fall fair, Horse show and Rodeo's.	This space should not be sold off privately. No condos, or another hotels. If anything the city should rent or lease the land.	The City has an opportunity to develop this space into something that everyone can use. It could be developed as space similar to where are in the park is help in Haileybury. It could used for community gardens and fruit trees. It could also have spaces that can be rented or leased seasonally for local business. More walk ways and gardens, biking etc. could be worked into these areas.
It could raise significant funds to invest in other areas of the waterfront, which frankly, needs attention. There are a number of aging trees along the waterfront & boardwalk that are dead, dying, & / or diseased that need either significant attention, or to be removed altogether and replaced. (A bit off topic, but more thought needs to go into where memorial trees are planted as well. They just seem to be placed randomly around and not maintained).  Money could be spent on beautifying the beach area which would attract more tourists and having something fun like the waterslide in Haileybury. The Rotary Club hit the nail on the head with bringing the splash pad to New Liskeard and we need more attractions like this to make it a desirable place to be.	The loss of essential parking for users of the marina. We already lose significant parking when events are held in that area of town impeding the ability of tax payers and visitors to use the public boat launch.  The lake attracts tourism. Further development of this area could make the parking situation even worse. Relocating the boat launch is not practical as the MNR & MOE will need to be involved and many consultations would need to be made on the environmental impacts. Money that can be better spent elsewhere.	It should remain a marina, with a bait shop. Privatized is not necessarily a bad thing. If some changes were made and some additional parking added, it could be the perfect spot for another lovely restaurant & patio.  In the space between the marina & Riverside Place, additional pavilions where families & friends can gather in the park area between it & the Riverside place.	Private residences / condos	The previous city counsel dropped the ball. They had the opportunity to buy the Research Farm and should have done so. It would have been the perfect spot to relocate the fairgrounds & riding ring, and also provided an amazing space for a developer to build a proper entertainment complex in the community. The rows of Quonset huts sticks out like a sore thumb and is an eyesore at one of the most beautiful spots in town. That area should be beautified to fit with it's surroundings, but include plenty of parking designated specifically for boats & trailers.  There are major changes that need to be made, and selling off other city properties could help contribute to that. I voted for many of you with hopes to see change and I'm liking what I see. It will be exciting to see what direction this council takes this city in, as your you meld your independent visions for Temiskaming Shores together, as well as listening to those in the community to find common ground & compromise. Keep up the good work!
Possible tax income.	Loss of waterfront property that may be needed if the community develops and more space needed for events.	Height restrictions and possible park development.	Cost to taxpayers. All services paid by developer.	Having green spaces for future generations is important.
Potential short term cash injection.	This area is in a prime location for community events and is an integral part of the gorgeous lakeview we enjoy in the town. In the event of a private sale I see the potential for both environmental damage if not regulated properly, as well as the possibility of the space being excluded from use during the many community events which give New Liskeard its charm and make it the community which drew us here. More private ownership along the waterline can also restrict the ability of the city to best utilize the community spaces in this area.	If the city were to develop, possibly a dedicated area to rent out for parties, private events, etc. Which could continue to provide the town with a long term source of income. It is a prime location for events such as weddings, reunions, an outdoor market, etc. I believe that if the town develops the area as opposed to selling it to a private party it would provide more long term cashflow and maintain the integrity of our waterfront.	I am opposed to any private development. I am also opposed to any residential development here as this would have a negative environmental impact as well as potential conflict with the public enjoying the waterfront.	I would strongly advise against a private sale of this area. If the current use is not financially viable, I believe that the city could get better long term use and benefit from this area by altering the main purposes it is used for, rather than just getting a short term one time cash boost. Typically when governments of any size sell assets for short term goals, they end up losing out in the long run (see 407, hydro one, the sale of the GM shares the federal government had). An altered use for the area, such as a public space available for rent from the town for private events would provide long term benefit.
It would reduce the burden of maintenance for the city, and could become a highlight for community development.	If we rush to put in a permanent development, it would take a long time to undo, or could become an eyesore and the regret. Also, the habitat, water quality and wildlife impacts must be considered for whatever will be developed there.	Update the existing structures to house rentals for kayaks, canoes, paddle boards to use in the river - Include changing rooms and restrooms - Construct an outdoor amphitheater overlooking the water for concerts, theater performances, guest speakers - Create a large open lawn area for festivals, art shows - Include restrooms - Add exercise stations similar to that adult obstacle course training area in KL. Something that, if ice were added in the winter, could still be fun to use. - Install art installations or sculptures to embellish the space  The goal would be creating flexible, multi-use spaces that can host community programming and draw residents and visitors to enjoy the waterfront. The structures and amenities would facilitate public recreation, entertainment, education, and events.	Residential and industrial development.	
This property has benefits to both residents and tourism if it is developed with the broader community interest at the fore front. The current space has a building that needs to be removed.	It all depends on what the development looks like. If it is developed in a way that only a few can benefit, I think that will be an overall loss to the community.	I think recreation opportunities(the splash pad is a wonderful addition to the waterfront), tourism (camping for events), retail and restaurants might also be a consideration. Green space with seating is also important. I also think maintaining a marina is important	I don't think this property should be used for any sort of private residences, commercial or office spaces, large retail or restaurant chains. It needs to remain a space for public use and enjoyment	I think that the City should consider only leasing the land, it needs to be kept by and for the community for the future.
If developed it would have to benefit the people of Temiskaming Shores. It might help people move northern. Depends on what it was, it could be an eye sore or great idea.	We are proud of the beach. If developed it would be left at the discretion of the owner. Example the eye sore at the marina swamp needs to be cleaned up.	First it should be for the town to enjoy. Place to gather, have music, weddings, fall fair. Maybe in the winter, to do with ice fishing. Serve hot soup, to get warm. Some, horse shows to park trailers.	Should be kept nice so we can get people to move north. Definitely not an eye sore, but one we could be proud of.	The beach should be a peoples park, the boardwalk, walk dogs. Also a place for horse shows, to park trailers. Skating rink in the winter.

What benefits do you see for the city if this property was developed?	What drawbacks do you see for the city if this property was developed?	What do you think a development on this property should include?	What do you think a development on this property should not include?	What other comments do you have?
Only if developed by the City to enhance and build on the beauty of the lakefront for all to enjoy would there be a benefit. No benefit if developed by an outside purchaser.	If developed by an outside buyer, I can only imagine it would be used for many other things what a small beautiful town would like to see.	I'd like to see an amphitheater where locals can showcase their talents (music, plays, etc. The building could be used to rent out to families for events (weddings, family gatherings, etc.) Perhaps a little canteen outside as well for refreshments.	High rise buildings, anything commercial, or retail, anything that does not beautify the waterfront or block it in any way.	It saddens me to even imagine or picture this area being bought for anything that would interfere in the small town beauty and feel. This is an area that should be restored for all to enjoy and be proud of. Nothing else should be done with is other than to keep new Liskeard's history and beauty intact.
Endless benefits to the community if the city keeps possession	a waste of prime property not being used to benefit the community	large workout facility, better marina facility and services, bandstand, venue for special occasions or community events, bigger rodeo facility	residential buildings, retail outlets, fast food joints, industrial, commercial	
None if it is not kept in city ownership, if developed by the city and not sold for development, the benefits are endless	it will not be something the community will benefit from if developed by an outside purchaser	bandstand, amphitheater, large gazebo for functions, wedding venue, better marina facilities and services, Ontario place type environment	high rise buildings, housing development, churches, retail stores	
I see much opportunity for both local resident and tourism. The current building to be torn down as they are worn out.	if the property is sold, non tourism/recreation related activities are permitted this area will be lost to all residents	recreation and retail mix. City must retain ownership to ensure this land is not taken from the public	condo apartments, hotel, etc.	please think about temiskaming shores residents, families in the future. If this land is sold off, it will never be public again. Haileybury wasted shoreline by building city hall.
Property developed, this could bring in tourist money and provide recreation for residents.	if developed as housing, hotels or general commercial real estate it will be lost for all future generations.	public spaces and activities. Another playground, marina, tourist attraction, gardens, picnic spaces, camping	house in and commercial spaces with possible exception of a craft marked	I live in a city that did not protect its shoreline. We have access to a boat ramp and about 30m of shoreline in contrast to neighboring Ottawa with bike parks etc. it is such a shame though with the shoreline is residential here.
Increased taxes/tax base	waterfront view destroyed. Former dumpsite - evidence is underground. Public land use will be gone. Flood plain, property damages and emergency measures, increased expenses	none	Housing , former dumpsite, gases	Plenty of views and vistas in the surrounding hills. Develop there where there is no chance of flood damage.
I think the current building is no longer serve the purpose they were intended and could be turn down. New structures could be build on the land that would expand the current use of the green space	If the property is sold and non tourism/recreation related activities are permitted this area will be lost to generations of temiskaming shores residents and visitors. What impact would this have on the fall fair. Condo residents are no gone to want the fair or horse show or events in their yard. what's next the curling club? access to the boardwalk	I would like to see some land improvements that would help the drainage of current green space can be soggy at times. I think an amphitheater would be awesome. Perhaps a pavilion that could be rented. Perhaps this land in the winter could be used for the ice skating path with the pavilion for lacing up or even skate rentals. The boat launch area is a good spot for other events like snowmobile poker runs and summer lake tours. The green space would be awesome for children summer activities. The fair and thpc and other events could continue to use the green space. we could fundraise to help support building structures and programs. But the land should not be in the hands of private sector. Gananoque as an awesome amphitheater and a summer music concert series	hotel, condo, restaurant or any structure that takes away from public access to the waterfront. No parking or boats or ice huts. Might be building on a dump.	so the loss of the fall fair would also be the loss of the kids parade. Who marches in the parade? That would be the future citizens of the city,, the business owners, the mayors, councillors, teachers, doctors, lawyers and volunteers.
This is a great space for public and tourism, the structures on property have been neglected. In the need of attention.	selling the property would forever change the recreation/tourism space, this would be a huge loss for the community. Anything that would be recreational/tourism minded and continue to allow public access.	commercial space, residential uses, office space, big box stores, any retail, hotel	sale of this land is just a bad idea, short sighted. Existing structures have been neglected for quite some time. Some city's would pay dearly for waterfront space like this and we have it, do something good for all with it.	
I see opportunity to both residential and local businesses and tourism. Current buildings need to be torn down.	property is sold, non tourism, many upcoming generations will miss out.	retails and recreation activities should be a good mix. Leisure arts, rec.	anything that is privatized and will restrict access to public usage	no need to sell the property but this area does need to be cleaned up, re buildings.
Increase to city tax base, increase in population close to downtown which would benefit local retailers, the remediation of this potentially contaminated site which has a history of industrial use.	no drawbacks	medium density residential	industrial development	
Tourism - entertainment, turn key housing, attract new comers to this area with amenities, keep people downtown	none. The city has not used this land other than as a parking lot and location for parks and rec staff for years.	housing- bandstand. Restaurant, public bathrooms, riverside is never open. Showers for boaters, supplies for fishers. There is ample land for rec purposes at the beach Blvd. location, this land is under utilized and there is more parking.	industrial, heavy commercial or mfg.	the city does not have do, or should be a landlord. Selling this land but imposing architectural and usage restrictions should be kept. This city needs money and raising already high taxes is not one of them.



**From:**  
**Sent:**  
**To:**  
**Subject:**

Marina Study

Please excuse my tardiness. Firstly i think it is wonderful that the city is looking into developing an area that is so beautiful and can be an inviting part of our city.

I am both a user of the boating area and the fall fair grounds and know that the area can be developed without harming major functions. Your committee needs the ideas then a proper consultant that can bring the project forward. We need retail, we need a better marina and I believe high quality condo's or garden homes would all fit into a very attractive development.

The existing marina, hotel, pool, multi use building and board walk were all just ideas till people said they could be built. Now is a great time to go further and make something happen that attracts people to downtown.

I understand the thoughts of protecting the fair grounds but I do think something can be done to still have a great fair and allow the area to become a dynamic waterfront. I am not sure about moving the fair to the ag college but maybe? Possibly a better use of space allows it to stay were it is or maybe the Maille land has to become part of the idea. Thank you for asking for thoughts.

**August 14, 2023**

**Mayor Laferriere and Council**

My wife and I moved back to New Liskeard in 1970 having completed our education down south. We have been very pleased with the city's foresight and planning in developing one of our biggest assets, the waterfront. I recall my days growing up here when that area was mostly swamp and seldom used. The addition of water control on the lake and the construction of many well used buildings such as the Riverside Place, the pool/fitness center and the Waterfront Inn, have all contributed to a vibrant waterfront. The recreational development such as the boardwalk, the STATO trail, the children's play structures, tennis, pickleball and volleyball courts, skateboard park, soccer and ball fields are all well used and much appreciated by residents and visitors. Joanne and I walk the boardwalk most days and have found it a significant contributor to the enjoyment and wellbeing of living here.

**PROPOSED DEVELOPMENT:**

- It is our understanding that any structural development on the proposed land has to be limited to two stories due to soil conditions. We would support the construction of such condos or apartments but would respectfully suggest some public input to the design of such buildings by potential owners or tenants. The height restriction, if our information is correct, would go a long way towards addressing the concerns raised about blocking sight lines or summer breezes.
- Replacement of the marina buildings: these buildings are looking quite tired now and appear to be used by city workers for storage, staging and meetings, a definite under use of such prime real estate in our opinion. The buildings could be removed allowing for some commercial development to be incorporated. We would support the continued use of the docks and the construction of some form of infrastructure for the boaters. Boating is a very attractive activity on Lake Temiskaming.
- Residential buildings: as seniors in the community we have begun to consider our near future and have been disappointed at the lack of quality apartments or condos available in the immediate area, should we decide to sell and move into more senior friendly environs. It is unfortunate that many seniors do move away due to this issue. Residential construction on the grassy area between the Riverside Place and the marina would go a long way in addressing this deficit.

**LAND USE:**

- The grassy area between the marina and the Riverside Place does get some limited seasonal use but this is mostly by the horse community for only three large events during the summer. They do not require it for their other events as they are much smaller. The land sits unused for a large percentage of the year. The land south of the quonset buildings could be landscaped suitably for the horse community's needs, which would be a positive improvement also for the Fall Fair, Village Noel and other such events. The grassy land for the proposed development has not been used for these events so should not have any negative impact on them. The other option would be to move the horse events to other places within the community.
- Boardwalk retention would be paramount in our view as it is used extensively and very much appreciated. We encounter many residents and visitors alike during our walks who marvel at our good fortune to have such facilities for our exercise and pleasure.

- As stated earlier, we would support the continued use of the marine docks with a suitable infrastructure for the boaters. The seasonal storage of their large trailers could be staged elsewhere within the community which would improve the aesthetics of the location. The trailers from the day boaters could be accommodated in the area south of the Quonset buildings

**PROPERTY OWNERSHIP:**

- This land could be sold to private interests for development but that could result in loss of control of the land use unless significant restrictions were included with the title. There would be economic benefit from the sale but that would be a one time occurrence.
- The city could do the developing and thereby retain control of the land use. History has shown this to be very successful locally as evidenced by the use of the pool/fitness complex, the Riverside Place and other facilities. This would provide a constant revenue stream for the city which would only increase as time went by. The financing and legal requirements would need to be explored but we believe that this option could be beneficial to the community.

We recognize that this will not be an easy decision but believe that developing this area will be of great benefit to the city and its residents in the form of tax revenue, business development and an opportunity for senior citizens to remain in the area. We would support such a project.

Thank you for considering our views;

New Liskeard.

# **PUBLIC CONSULTATION FORM**

## **CITY OF TEMISKAMING SHORES MARINA DEVELOPMENT**

**What is your name?**



**What is your residential address?**



**Are you a user of the NL Marina?**    **No**

**What benefits do you see for the city if this property was developed?**

I don't see benefits. I see missed opportunities. Selling this property would only benefit the person who purchases the property. Everyone else (city as a whole and all residents lose).

**What drawbacks do you see for the city if this property was developed?**

This is prime waterfront property. The cliches will ring true if this property is allowed to be sold.

If you fail to plan, you plan to fail!

One big fish in a small pond!

Everything to lose and nothing to gain!

Missed opportunities...

- to continue to host unique events that generate revenue for MANY. There are many shining examples from our history such as the Bikers' Reunion, Dragon Boat Races, Fall Fair and so many to come
- to build community by hosting community development and led activities
- to bring in tourists
- to promote tourism in general
- to draw people from land and water to the city
- to keep natural green spaces available to develop that are in keeping with community health and wellness (including positive mental health)
- to actively plan and creatively explore what the space could be that promotes the city in a unique way

**What do you think a development on this property should include?**

- First and foremost, it should be owned and operated by the city for public access and benefit
- Something that supports the vision of the city
- Something that moves the community forward
- Something that draws tourists, tourism, and ecotourism
- Something that promotes health and wellness of the residents
- Something that keeps young people here in the north
- Something that enhances what is already in the surrounding space

# PUBLIC CONSULTATION FORM

## CITY OF TEMISKAMING SHORES MARINA DEVELOPMENT

What do you think a development on this property should not include?

- Private enterprise of any kind !

What other comments do you have?

Mr. Mayor and Council Members;

I am writing in response to your request for submission re: the marina area and possible commercial development of same.

My response is unequivocal that this area should NEVER be considered for sale.

I have been a lifelong resident of New Liskeard for over 99 years. I have been involved with the growth of our town for most of my life. I was a former councillor for 10 years, a fireman for 10 years, Chairman of Recreation twice for 7-10 years respectively, and a Lion's Club member for over 75 years. I have supported much of the waterfront development over the years through fundraising, volunteering, "sweat equity", and financially. This work includes building tennis courts, washrooms, picnic shelter at the beach, and installing lighting at the ball diamonds plus purchasing and assisting the contractor to install the safety glass around the ice surface of the arena. I also sponsored a baseball team for over 40 years and was subsequently acknowledged by the Ontario government. I have provided leadership and service to this town and dedicated thousands of hours to make this community a greater place to live, raise a family, welcome visitors and own and operate a business. **In other words, I care about this town and its future.** I feel quite justified and qualified to provide a strong opinion on this issue.

The town of New Liskeard is a diamond in the rough: the jewel of the north according to people who visited our activities. It has a small-town feel, while offering many of the amenities of a larger urban centre. It has affordable housing, clean air, and above all, a plethora of outdoor and recreation space that is enjoyed by locals and a draw to tourists. The space in question has allowed the town to host large-scale events such as the Bikers Reunion, Dragon Boat Races, Fall Fair, local equine and agricultural shows and competitions, and Lion's Club events to name a few. These events have been and continue to be possible because of the land, space, and access to the waterfront including the area in question. This area is unique to New Liskeard, something not offered in communities near or far. These events have generated millions of dollars in revenue to our community, supporting local downtown businesses, hotels, motels, guest rentals, restaurants, and has certainly allowed our local hospital to receive critical financial support to keep up with necessary infrastructure and modernizations so that residents can receive essential care here at home. In speaking with those visiting the area to attend these events, I consistently was told "you really have something here". Some even said that they would be returning to spend a vacation in the area. This didn't just happen: it was through hard work, planning, insight, and vision that we were able to achieve this. We should not lose sight of this! **We aren't just losing 3.57 acres; we are losing an OPPORTUNITY to put our thinking caps on and leverage what we must to support a growing future!**

# **PUBLIC CONSULTATION FORM**

## **CITY OF TEMISKAMING SHORES MARINA DEVELOPMENT**

During the writing of this submission, my thoughts went to the building of the lakefront, too many thoughts to include here, but memories of the warehouse and spur-line at the mouth of the river to the bush and swamp I had to go through to get to the main beach, and much more which would cover from 1930 to today. Over the years the town has certainly done a lot to create what we have today and should be congratulated for their efforts, thoughtful planning, and consideration of the need for open natural areas for its residents to use and enjoy. Our tourist ads tout "a mile of beach" and "Take the Lake Way" of which we are so proud and should be enhancing not just taking the easy way and offering it up to the highest bidder.

While there are renovations to be made to the existing property, selling this asset is short-sighted and will have lasting repercussions to the overall area. The short-term gain from the sale of this property and subsequent income from any taxes is not of direct benefit to the community as a whole. It is just the easy way out. Our town was not built on taking the easy. History has demonstrated that clear vision, sound judgement, and hard work by municipal government and caring, hardworking residents is what has allowed this town to thrive. It is time for our municipal government to do the hard work of envisioning the future, and coming up with unique and creative ideas that will continue to support growth. The best solutions are often the most challenging, but in the end, respect lessons of the past and create sustainable paths forward. Due diligence dictates that all avenues should and need to be explored before a decision is made.

The \$270,000. As suggested for renovations without a plan is rather foolish and may not be required at all. However, if you succeed in opening Lake Temiskaming to the Ottawa River, then there will be an opportunity. The opening has been cleared to Constance Lake near Ottawa but Political interference has closed it and is temporary stopped. People from New Liskeard had previously made the trip and records were kept by the Town Clerk, former councils did a lot of work on this project.

How will this impact future use of the area for events such as those mentioned above?

This area is an asset to the adjacent areas. How will this impact other areas?

In the past, we have looked, and we should continue to look, ahead with a lens of development to enhance what we already have, not hand it over to an uncertain future. Our city is still growing, and lakefront property is a terrific asset to any community, especially if it is developed properly. There is an emerging emphasis many municipalities are putting on waterfront areas to retain and upgrade the natural elements but also to provide a usable space to promote green space, tourism in all of its forms, physical activity, and healthy environments.

### **Questions:**

What are the best practices for municipal waterfront development to maintain and increase our existing facilities?

an opportunity to develop permanent boat and trailer rental space to generate revenue, trailer storage should not be located where it presently is ( unsightly )

Does this decision support the mission, vision, and values of the municipal council? Does it support the long and short-term goals?



LETTER TO THE TEMISKAMING SHORES COUNCIL ..... AUGUST 22, 2023

**SUBJECT....INPUT CONCERNS RELATED TO THE FUTURE OF THE "PEOPLES" PARK.**

This letter of deep concern is submitted to ALL Temiskaming Shores Council Members , the MAYOR and ALL Municipal Planning Members in respect to the MANY phone calls and personal visits I have received for my opinion about the possibility of a design change **OR** ownership adjustment to the initial and original Temiskaming Shores waterfront public development plan .

These MANY personal calls came to me in reference to the recent announcement in the Temiskaming Speaker (apparently prepared by Temiskaming Shores municipal administration) to investigate the potential sale by the Municipality of a LARGE section of the Temiskaming Shores Marina property plus including super non-realistic costs related to the existing Marina Maintenance building.

I wish to advise ALL CURRENT COUNCILLOR members, the MAYOR and the Chief Administration Officer CAO) and other involved Municipal officials that during the time of my term of **18 years** on the former New Liskeard council , a carefully planned , futuristic beneficial ,and public viewscape plan of our TOTAL Waterfront area, (including input from public service clubs and many public-oriented health and fitness health professionals )was **fully agreed and subsequently decided** that a specifically designed and Municipality-owned and maintained Lakeside Waterfront physical plan must be completed and implemented for the **BEST** benefit of all our **Community** to support current and future users of our Community-owned Waterfront property. The appreciations of this Waterfront plan design and plan was immensely supported by our **total** Community with its physical health-related benefits and continues to be the envy of MANY visitors and other outside Community planners.

The overall Waterfront plan extended northerly from the Beach / Ball park area along the waterfront shores and marina property to end at Riverside Place .This property design plan was to be used only in the future as a NON-COMMERCIAL COMMUNITY property known as the **PEOPLE'S PARK**.

Thus, as you can see today, eventual construction along this shoreline route for the **PEOPLE'S PARK** was a wide boardwalk, paved bicycle pathway, children's play park, a mini-putt area and refreshment zone, an indoor pool/fitness centre, a tax-paying commercial motel and restaurant, a complete Marina complex with large boat launch ,and a major green space circling around to Riverside Place all adjacent to the shores of Lake Temiskaming ,the Wabi River and included all the Fall Fair and Green Areas grounds .

**...IN TODAY'S TIMEFRAME , it should be noted the tremendous Public usage and the effective health- related use of the "PEOPLE PARK" facilities and green space is very high.**

**Personnally and cooperatively , and with due knowledge of the ORIGINAL plan and objectives for the 'PEOPLES PARK' and for the health and family activity benefits it provides for ALL sectors of our population, I declare my OBJECTION to any change to the "PEOPLE PARK COMMUNITY OWNERSHIP" or any change to its planned features . This TOTAL BENEFICIAL COMMUNITY feature property MUST REMAIN IN TOTAL OWNERSHIP AND CONTROL BY OUR COMMUNITY FOR THE LIFE-STYLE NEEDS OF OUR FUTURE CITIZENS TO COME.**

Sincerely,

.....New Liskeard, Ontario.....



Memo to: Mayor Laferriere

July 18,2023

Memo From: [REDACTED] ... [REDACTED], New Liskeard Resident.. [REDACTED]

Subject : Non-desired Waterfront Property Ownership Sale Rumour..

It is with my great concern that there IS an active circulating rumour in OUR Community that the Municipal Council is considering to offer the sale to the PUBLIC SECTOR of the current MUNICIPAL WATERFRONT building and property adjacent to the Municipal Marina boat docking area to the public sector..

IF SO, THIS PLAN MUST NOT TAKE PLACE IN ABSENCE OF ANY PUBLIC INPUT.

From my very deep involvement as a Councillor member in the ORIGINAL planning and CONSTRUCTION of the total Waterfront project, I hereby submit my objection to such a NEGATIVE DEGRESSIVE Municipal Plan.

\*\*\*\*The ORIGINALLY-APPROVED COUNCIL PARK DESIGN location plan called for ALL of the waterfront development area to be designed and spread along the TOTAL MUNICIPALLY-OWNED waterfront area from its most southerly Municipal boundary northerly along the TOTAL WATERFRONT to RIVERSIDE PLACE on the Wabi River..

THUS this total project plan was locally communicated as “**A COMMUNITY PARK FOR ALL THE PEOPLE**”. ...ALSO, Council received many publicly-submitted Park preferences ,suggestions and desires from MANY residents, private interests and organizations of our Municipality to keep this property as a sole dedication for our Community future.

From this original great volume of Public input and support for a **CONTINUOUS WATERSIDE COMMUNITY PARK** , that is the reason why we have all the MUNICIPALITY-PROVIDED AND OWNED enjoyment features from the Beach area horse-shoe playing parkette to over 2 km. of convenient and safe boardwalk, a separate paved bicycle pathway...many Public donated and private and service club donated benches and tables and trees....several children play areas ..... a mini-putt....a Public coffeeshop rest area... a convenient Lake car park view-scape near the public Boat launch ....and the best Lake viewing area from the the lakeside of the **Waterfront Municipal Marina building** over our Municipal Marina and then continuous to Riverside Place.. The Municipality must retain these benefits for our community and future citizens..WE CANNOT AFFORD TO DISPOSE OF ANY WATERFRONT PROPERTY.

Breaking the continuous PUBLIC ownership of any of OUR MUNICIPALITY-OWNED LAKESHORE WATERFRONT BUILDING AND PROPERTY which overlooks the BEST PUBLICALLY LAKE VIEW-SCAPE in ONTARIO would be a MAJOR DISASTER of a PUBLICALLY-OWNED owned feature that DOES NOT EXIST ANYWHERE ELSE IN ONTARIO.

. As for the CONTINUOUS PUBLIC ownership and efficient use of this MUNICIPAL WATERFRONT BUILDING , **DO NOT SELL THIS BUILDING AND ANY LAKESIDE PROPERTY TO ANY PRIVATE SECTOR.....WE MUST RETAIN ALL THIS PUBLIC WATERFRONT PROPERTY OWNERSHIP AS OUR CREATIVE CONTRIBUTION FOR OUR FUTURE CITIZENS.... WITH PUBLIC INPUT,WE CAN FIND ALTERNATE PUBLIC USE FOR THIS BUILDING.**

Also, the public must be advised of the proposed SALE plan for this property if any...A response to me would be appreciated asap.....Thank you.....

[REDACTED]

Memo to : Mayor Laferriere

July 20,2023

Memo from: [REDACTED] . [REDACTED] .New Liskeard Resident.... [REDACTED]

**SUBJECT: Promotional Advantages to retain Waterfront Building area in COMMUNITY HANDS.**

This memo follows my initial memo to you of July 18,2023 re. the above subject..This memo will now outline some idea concepts for further use and advantages to retain the subject Waterfront building within Community ownership as follows:

1. Firstly name the building and property as "LAKEVIEW HALL".
- 2.Its intimate smaller size than Riverside Place, Community Hall, Arena Hall etc. makes it more flexible for most organizations at a much lower rental cost to the municipality and cost to the user..
3. There is a great location promotional advantage for any user of the building with its attractive location directly over the Municipal Marina and viewscape over Lake Temiskaming,
- 4.There is plenty of parking space for many vehicles.
- 5.The Building and property can offer great flexibility for Family get-togethers , Wedding parties, recreational party and social games , corporate and local meetings and displays, Art displays and functions, function space available for any business attendees residing at local motels, and a simple location to have Municipal get-togethers and have fun without large preparation and expense.
- 6.Availability and knowledge of this building in its convenient , attractive location will be a bonus for the promotion of TEMISKAMING SHORES as the place to be.
7. Finally, the INITIAL total waterfront design was to promote awareness of business and family advantages to be in Temiskaming Shores.....In other words, the initial TOTAL Waterfront design was meant be the "Bread, Butter, Meat and Potatoes" for Temiskaming Shores future growth and stability....With retention and promotion of Lakeside Hall property in Municipal hands , we could add "dessert " to its complement.
8. Please advise me as to the future plans for Lakeside Hall property retention in Municipal hands.

Thanks for this opportunity to provide this input.

My best regards..... [REDACTED]

[REDACTED]

Memo to: Mayor Laferriere

July 18, 2023

Memo From: [REDACTED] New Liskeard Resident.. [REDACTED]

Subject : Non-desired Waterfront Property Ownership Sale Rumour..

It is with my great concern that there IS an active circulating rumour in OUR Community that the Municipal Council is considering to offer the sale to the PUBLIC SECTOR of the current MUNICIPAL WATERFRONT building and property adjacent to the Municipal Marina boat docking area to the public sector..

IF SO, THIS PLAN MUST NOT TAKE PLACE IN ABSENCE OF ANY PUBLIC INPUT.

From my very deep involvement as a Councillor member in the ORIGINAL planning and CONSTRUCTION of the total Waterfront project, I hereby submit my objection to such a NEGATIVE DEGRESSIVE Municipal Plan.

\*\*\*The ORIGINALLY-APPROVED COUNCIL PARK DESIGN location plan called for ALL of the waterfront development area to be designed and spread along the TOTAL MUNICIPALLY-OWNED waterfront area from its most southerly Municipal boundary northerly along the TOTAL WATERFRONT to RIVERSIDE PLACE on the Wabi River..

THUS this total project plan was locally communicated as "**A COMMUNITY PARK FOR ALL THE PEOPLE**". ...ALSO, Council received many publicly-submitted Park preferences ,suggestions and desires from MANY residents, private interests and organizations of our Municipality to keep this property as a sole dedication for our Community future.

From this original great volume of Public input and support for a **CONTINUOUS WATERSIDE COMMUNITY PARK** , that is the reason why we have all the MUNICIPALITY-PROVIDED AND OWNED enjoyment features from the Beach area horse-shoe playing parkette to over 2 km. of convenient and safe boardwalk, a separate paved bicycle pathway...many Public donated and private and service club donated benches and tables and trees....several children play areas ..... a mini-putt....a Public coffeeshop rest area... a convenient Lake car park view-scape near the public Boat launch ....and the best Lake viewing area from the the lakeside of the **Waterfront Municipal Marina building** over our Municipal Marina and then continuous to Riverside Place.. The Municipality must retain these benefits for our community and future citizens..WE CANNOT AFFORD TO DISPOSE OF ANY WATERFRONT PROPERTY.

Breaking the continuous PUBLIC ownership of any of OUR MUNICIPALITY-OWNED LAKESHORE WATERFRONT BUILDING AND PROPERTY which overlooks the BEST PUBLICALLY LAKE VIEW-SCAPE in ONTARIO would be a MAJOR DISASTER of a PUBLICALLY-OWNED owned feature that DOES NOT EXIST ANYWHERE ELSE IN ONTARIO. . As for the CONTINUOUS PUBLIC ownership and efficient use of this MUNICIPAL WATERFRONT BUILDING , **DO NOT SELL THIS BUILDING AND ANY LAKESIDE PROPERTY TO ANY PRIVATE SECTOR.....WE MUST RETAIN ALL THIS PUBLIC WATERFRONT PROPERTY OWNERSHIP AS OUR CREATIVE CONTRIBUTION FOR OUR FUTURE CITIZENS.... WITH PUBLIC INPUT,WE CAN FIND ALTERNATE PUBLIC USE FOR THIS BUILDING.**

Also, the public must be advised of the proposed SALE plan for this property if any...A response to me would be appreciated asap.....Thank you.....

[REDACTED]

August 3, 2023

.....Comments re. Marina Property Future.....

The following comments are presented as a result of a personal visit to the large Marina Waterfront building on August 2, 2023.

1. RE. Marina office building: This building is in amazingly good shape ...The only situation I determined was that two of the windows along the lakeside wall needed attention....
2. This appropriate building is currently used for the Municipal property maintenance crew headquarters....**TWO THIRDS** of this building is a location of small offices of which one is for an employee who looks after the key to the gasoline tank supply ..and.. serves gas accordingly upon boater requests..The other office is for the Marina property maintenance crew of which is neat and tidy with all space used in good order.

The remaining **ONE THIRD** of this building is for neat storage of Yard maintenance equipment such as lawn mowers , shovels and tools etc....This is a very satisfactory and usable building for maintenance care of the large yard lakeside property and Marina docks etc..

As to the original Garage type building on the property, this could be eliminated and the property used for boat- parking that do not have a parking spot within the Marina itself.

3. With the above present and continuing use of this well conditioned building, there certainly is **NO SIGN** of any requirement to spend over \$250,000 on a Building maintenance repair or a reason for moving all maintenance personnel to a very inconvenient distant maintenance facility. I must state that there is a rumour that there is some movement and testing toward disposing of all this property.

4. At the front driveway of the building , there is a surface water leak that seems to be commonly standard throughout the Town...This is an item that can be repaired using our own trained Municipal street maintenance staff and using current municipal equipment. This seeping water situation should not be a reason for a complete personnel relocation to a distant Quonset hut near the skating rink.

5. An item of deep concern is that it has apparently been suggested that this Maintenance yard group and all yard maintenance equipment be relocated to the Quonset Hut outside the Municipal Skating Arena..This would be a **VERY** inefficient move due to the long distance along and across Municipal busy streets in order to get to the Marina yard area to commence their responsibilities at that Marina site.

6. It is obvious that the current Marina Boat docks are not sufficient in quantity to keep all boats in the water dock area. Thus means that some boats must relocate from the water marina area to be placed on a boat trailer , then parked on current green space in the area of the current existing Marina parking area yard. This yard storage area must all be retained.

- 7 . It has been recognized that many boats come from the Quebec side of the Lake and require gasoline etc..Thus there is a requirement for a staff person to be available to serve this money- making purpose.

8. If the current Marina building was torn down , there would be no local or nearby washrooms for the boaters and public benefit.

9. There is growing concern among long term and recent users of the Marina docks and facilities that this current Marina building was to be destroyed....This would be a great personal and disappointment to these boaters and walkway who have been great supporters on the Marina for years.

10. The Public as a whole do not wish to lose this building or Municipal quality space to some other Corporation that will enforce or interrupt their public access to view the beauty of our Lake views and joy of bringing their visitors to a Northern Ontario specialty place.

11. Our Municipal Councillors must **NOT** look at this beautiful and beneficial location as a simple taxation collection component.....**OUR WATERFRONT AND MARINA FACILITY IS THERE FOR ALL RATEPAYERS AND THEIR FAMILIES AND VISITORS...IT IS NOT FOR SALE.**

\*

August 9, 2023

Comments re. Future of the Waterfront Park and Marina Site..Submitted by [REDACTED]  
**The following total Waterfront and Marina area must be retained as a PEOPLES PARK**

1.Benefits to the City;

The very existence of the Community property resources along the total waterfront boardwalk or bike path shows that our Community cares for all sectors of our population and visitors and the features are for the benefit of all society . Citizens and visitors who come to our waterfront can take advantage of features from personal play to personal peace as per their choice , with the common advantage of a Lakefront viewscape that is available and a privelege for all to admire.

2.Drawbacks,

If ANY piece of waterfront property is disposed to a Commercial or other private venture, the initial objective and concept of a Community with a public Waterfront Park and Marina property would disappear FOREVER for our current and future Temiskaming Shores residents and visitors.

3.Property Ownership:

The prime rule for now and into the future should be that the Community must always be the sole property owner , administrator, designator and controller within all of the designated Waterfront and Marina property area. There shall be no sale or rental of the Waterfront or Marina property to the Public sector...Any special uses requested by a retail sector, arts community, service clubs , or other non-usual Community Waterfront or Marina application or use of space must only receive approval from the Municipality concurrent with an official public notice clearly declaring their agreed use with an order of insurance coverage for their duration of this special activity. There shall be NO SALE of any Lakefront area or Waterfront or Marina property.

4. Applications:

These or other communication means to establish residential facilities, commercial businesses, retail establishments, owned or rental living uses , restaurant organizations, or any provider of non-public application MUST be denied for any ownership or location on the Waterfront or Marina property.

5.Property Sales :

No sales of any Waterfront or Marina area property will be permitted. This TOTAL property must be preserved for ALL future residents of the Community at large and must not be owned in any official, unofficial or fashioned subversive manner...It must be recognized at this time that WE now have the responsibility to preserve the Waterfront property and the Marina areas for the benefit of all current and future residents of Temiskaming Shores..

6.Our Responsibility:

It must be recognized as Mayor, Councillors and Citizens alike that we are blessed with such Waterfront and Marina property to be under our **current** jurisdiction for now and to protect same for others into the future...These responsibilities must not be treated casually ..

.NOTE : We are all currently responsible to retain these property areas within our Municipality and we **MUST** maintain and safeguard these properties for others in the future.

# New Liskeard Marina Consultation:

## A Public Health Perspective

August 27, 2023

### 1. INTRODUCTION

The City of Temiskaming Shores recently notified residents about the potential sale of a 3.57 acre waterfront property in New Liskeard and has invited public consultation in the future use of this space.<sup>1</sup> Timiskaming Health Unit's mandate includes working in partnership to reduce the negative impact of social determinants that contribute to health inequities, increasing knowledge and opportunities that lead to healthy behaviours, and promoting policies, partnerships, and practices that create safe, supportive, and healthy environments, all informed by local population health data.<sup>2</sup>

We commend the City's health promoting approach to engaging with the public in this health-impacting decision. Development of this property should incorporate a public health lens to maximize beneficial and minimize deleterious impacts to population health. Evidence-informed development considerations with a public health lens that will positively impact the physical and mental health and wellbeing of residents across the lifespan include prioritizing health benefits, preserving green space, and promoting outdoor recreation.

### 2. LOCAL CONTEXT

There are many local health indicators that demonstrate local need for continued investment in health.<sup>3,4</sup> Physical activity and mental health are important to overall wellbeing and are positively influenced by access to green space.<sup>2,3,5,6</sup> In Timiskaming, approximately 45% of adults are physically active, which is lower than the province of Ontario at 56%.<sup>3</sup> Among youth, approximately 75% indicated being active or moderately active during leisure time.<sup>3</sup> A total of 60% of Timiskaming adults aged 18 and older rate their mental health as very good or excellent; this is statistically lower than Ontario's 69%.<sup>3</sup> Among youth, 79% rate their mental health as very good or excellent.<sup>3</sup> Income is a strong indicator of health as individuals living with lower income disproportionately experience health challenges.<sup>7</sup> In Timiskaming, approximately 20% of those under the age of 5 or those over the age of 65 live in low income.<sup>4</sup>

### 3. DEVELOPMENT CONSIDERATIONS

#### 3.1. PRIORITIZE HEALTH IN DECISION-MAKING

When considering green space development, wellbeing of residents should be prioritized. This includes minimizing negative health impacts related to commercial development such as availability of fast food, gambling, alcohol, vape products, or nicotine, and maximizing positive health impacts such as social connectedness, access to nutritious food, and opportunities for physical activity. The City should consider the ways in which some groups of people may be more

heavily impacted by development decisions than others (e.g. age, mobility, income) and be aware that many of those individuals may be least likely to participate in public consultation efforts.

### 3.2. PRESERVE GREEN SPACE

The New Liskeard marina property is comprised of a significant amount of green space.<sup>1</sup> Green space may be defined as any vegetated land within an area including parks, gardens, playing fields, children's play areas and school yards, woods and other natural areas, grassed areas, and green corridors.<sup>5</sup> Access to green space plays an important role in the health of local residents and of the environment.<sup>5,6</sup>

Any development should preserve and enhance green space to align with the City's Official Plan objectives to respond to climate change and to preserve natural areas for residents.<sup>8</sup> Additionally, access to safe and natural settings can have a positive influence on overall physical health and wellbeing of populations, increasing rates of physical activity and fostering social connections while reducing stress and cardiovascular disease.<sup>5</sup>

#### 3.2.1. Climate Change, Air Quality, and Extreme Heat

Green spaces play a role in mitigating the effects of climate change,<sup>5</sup> a pressing issue across Ontario and local communities including Temiskaming Shores.<sup>9</sup> Across Ontario, the health implications of climate change include prolonged heat waves, windstorms, and torrential rainstorms.<sup>9</sup> In Temiskaming, weather-related events are becoming more intense and are projected to progressively intensify across the district over the next five decades.<sup>9</sup>

Green spaces can protect trees and vegetation which can buffer the effects of climate change.<sup>6</sup> Vegetation (including trees, shrubs, and grass) in green spaces can provide natural shade and improve air quality by decreasing levels of air pollution and reducing atmospheric carbon dioxide through carbon storage and sequestration.<sup>10,11,12,13,14,15</sup>

#### 3.2.2. Physical Activity and Mental Health

Green space provides opportunity for enriched physical activity.<sup>5</sup> When exercising outdoors in green spaces, individuals experience additional health benefits than when exercising indoors, including greater feelings of enjoyment, energy, vitality, restoration, and self-esteem.<sup>16,17</sup> Green space can also play an important role in fostering social interactions and promoting a sense of community.<sup>18</sup> Conversely, a shortage of green space has been linked to feelings of loneliness and lack of social support.<sup>19,20</sup> Access to green space also positively impacts mental health among all socioeconomic strata and genders.<sup>21</sup> Studies have demonstrated strong evidence for mental health benefits, and for stress reduction.<sup>22,23</sup>

Green space within a one-kilometre radius of the home environment is associated with lower prevalence of disease and lower anxiety and depression for children and people of lower socioeconomic status.<sup>24</sup> Frequent access to nearby green space has health benefits for children: children who live near parks and playgrounds are more likely to have healthy levels of physical activity, improved cognitive function, and reduced stress.<sup>5</sup>

### 3.3. FACILITATE USE OF OUTDOOR RECREATION SPACES

The New Liskeard marina has historically been used for recreation and recreation is important to the health and wellbeing of all residents in Temiskaming.<sup>1,25</sup> Outdoor recreational spaces make important contributions to physical, mental, and social wellbeing.<sup>5,6</sup> The City of Temiskaming



Shores' Recreation Master Plan notes the value of outdoor spaces and parks for all residents and proposes several ideas that align with the preservation and use of the marina area for recreation, such as preserving locations around the marina for lake-based recreation, maintaining supportive environments for nature-based recreation, and ensuring any development facilitates nature-based activity while minimizing built infrastructure.<sup>25</sup>

Recreational trends in Timiskaming have changed over time, including a decrease in organized sports and activities countered by a rise in the desire for unstructured and spontaneous activities and a preference for outdoor and experiential activities.<sup>25</sup> Facilities such as trails and nature parks support a growing interest in this type of recreation experience.<sup>25</sup>

Older adults are a key group to consider for recreation; by 2031, 32% of the local population is expected to be over the age of 65.<sup>26</sup> The City of Temiskaming Shores' Age Friendly Community (AFC) Plan emphasizes the City's commitment to older adults.<sup>26</sup> The AFC Plan reinforces the need to promote a diverse and inclusive accessible community that enables independence, health and wellness, and full participation to encourage healthy aging for all residents.<sup>26</sup> Providing additional recreational opportunities and green spaces can encourage physical activity among older adults who may find it difficult to meet daily recommendations for exercise.<sup>6</sup> Retaining the use of the New Liskeard marina for recreational use would benefit the health of the older adult population and would align with the Recreation Master Plan and AFC Plan.<sup>5,25,26</sup>

## **4. GUIDING PRINCIPLES FOR WATERFRONT DEVELOPMENT**

Waterfronts are unique and valuable assets. Regardless of ownership, decision-making should treat waterfronts as inherently public assets.<sup>27</sup> Project for Public Spaces has articulated the following principles to inform waterfront development that prioritizes health:<sup>27</sup>

- Make public goals the primary objective
- Create a shared community vision for the waterfront
- Optimize public access
- Ensure that new development fits within the community's vision
- Encourage 24-hour activity by limiting residential development
- Design and program buildings to engage the public space
- Support multiple modes of transportation and limit vehicular access

Many Ontario municipalities have recently redeveloped their waterfront using similar principles (Appendix).

## **5. CONCLUSION**

Physical and mental health can be influenced through the development of supportive environments. Increasing green space promotes physical activity and social connection, facilitates resilience in the context of climate change, and increases the availability and accessibility of outdoor spaces for recreation. These can be done using best practices for waterfront design.<sup>27</sup> These recommendations align with the City of Temiskaming Shores Recreation Master Plan which aims to support residents in building life-long healthy and active

habits, promoting inclusivity and equity, and contributing to environmental stewardship and sustainability.<sup>25</sup>

Temiskaming Shores can shape public health through land use choices. New development at the New Liskeard Marina should follow the guiding principles of waterfront development, prioritize health benefits, enhance green space, and promote recreation. These concepts align with the City's Official Plan, Recreation Master Plan, and AFC Plan.<sup>7,25,26</sup>

Staff at Timiskaming Health Unit are available to support additional decision-making related to the health impacts of the potential redevelopment of the waterfront marina area. For more information, please contact Amanda Mongeon, Program Manager, at 705-647-4300, Ext. 2264 or [mongeona@timiskaminghu.com](mailto:mongeona@timiskaminghu.com).

**Contributors:**

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## APPENDIX

### Examples of Municipal Waterfront Development

Municipality	Actions	Link
Waterloo, ON	<p>Recently completed significant improvements at Waterloo Park / Silver Lake. Once underutilized, this area is now busy with people of all ages enjoying the space. The lake was rehabilitated and several features for the public were added including outdoor concessions, washrooms, information facilities, performance and gathering spaces, water features and sculptural focal points, horticultural gardens, natural plantings, canoe rental areas, seating, and new walkways and lighting to improve pedestrian circulation.</p> <p>To keep within the intent of the project, the engineering company planned to improve the sustainability and ecological impact of all new and existing elements by implementing Low Impact Development strategies to reduce and mitigate the impact of storm water runoff, including bio swales and infiltration areas. They also incorporated native planting and naturalized areas to improve habitat, especially in shoreline areas. Other areas of sustainability included using solar lighting and permeable paving.</p>	<a href="https://www.seferian.design.com/rehabilitation-of-waterloo-park-silver-lake/">https://www.seferian.design.com/rehabilitation-of-waterloo-park-silver-lake/</a> .
Lasalle, ON	Currently developing their waterfront. Plans to build a concrete surface to be used as an accessible multipurpose trail (250m in length), pavilions, and a water feature. The trail will be converted to a skate trail in the winter.	<a href="https://www.lasalle.ca/en/town-hall/lasalle-small-coast-waterfront-experience.aspx">https://www.lasalle.ca/en/town-hall/lasalle-small-coast-waterfront-experience.aspx</a>
Bonfield, ON	<p>Waterfront development project includes the development of a splash pad, playground, docking space for canoes, kayaks, and paddleboards, and accessible pathways with lake views.</p> <p>“The extensive public consultation informing the waterfront development plan ensured that the development would meet community needs and allowed the Township to establish key priorities for the project. Priorities included addressing the need</p>	<a href="https://www.buildingcommunities.ca/updates/waterfront-development-brings-people-together-township-bonfield">https://www.buildingcommunities.ca/updates/waterfront-development-brings-people-together-township-bonfield</a>

	<p>for more outdoor recreation space, improving accessibility, and improving infrastructure to allow for improved active living within the community. Improvements were made to two different parks in the community, to better serve Bonfield's 2,000 residents.</p> <p>The Waterfront is now a popular attraction for families, seniors and tourists to enjoy. While the economic impact of the project was an important consideration for the Township, they report that the biggest success has been the return of families, laughter, and inclusivity along the waterfront providing active living spaces for all to enjoy.”</p>	
Scugog, ON	Completed community engagement including engaging local residents to inform the town’s waterfront development plan.	<a href="https://www.durhamregion.com/news/scugog-looking-for-youthful-perspective-on-port-perry-waterfront-plan/article_f6560dc2-59f4-5f60-b198-65275dd4fbdb.html">https://www.durhamregion.com/news/scugog-looking-for-youthful-perspective-on-port-perry-waterfront-plan/article_f6560dc2-59f4-5f60-b198-65275dd4fbdb.html</a>  <a href="https://my.scugog.ca/waterfront">https://my.scugog.ca/waterfront</a>
Midland, ON	Developed a waterfront lands masterplan, including ten key promising practices for successful waterfronts, based on the Project for Public Spaces’ guiding principles for waterfront development.	<a href="https://www.midland.ca/en/business-development/resources/MBLDC/Unimin-Waterfront-lands-Master-Plan.pdf">https://www.midland.ca/en/business-development/resources/MBLDC/Unimin-Waterfront-lands-Master-Plan.pdf</a>



*Discover a whole new Ontario • Découvrez un tout nouvel Ontario*

City of Temiskaming Shores  
Expression of Interest  
CS-EOI-001-2023  
NEW LISKEARD MARINA EOI

City of Temiskaming Shores  
P.O. Box 2050  
325 Farr Drive  
Haileybury, Ontario  
P0J 1K0



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## 1. Purpose

The City of Temiskaming Shores is seeking Expressions of Interest (EOI) from interested developers wishing to purchase or lease and develop 199 Riverside Drive (New Liskeard Waterfront Marina Property) in the City of Temiskaming Shores. Through this expression of interest process, the City aims to identify interested parties and discuss their proposals and concept plans to provide the City of Temiskaming Shores with potential options for the sale/lease and development of this municipal property. This is an expression of interest. No contractual obligations whatsoever will arise between the City and any Proponent who submits a proposal in response to this EOI until and unless City Council directs the City and Proponent to enter into a formal, written contract for the Proponent to acquire the property identified in this EOI.

EOI submissions will be reviewed by the City of Temiskaming Shores Marina Working Group consisting of various municipal staff. Staff will then bring forward a recommended proposal to City Council for approval to negotiate an agreement of purchase and sale or lease.

It is the intent of the City to finalize an agreement of purchase and sale or lease agreement with a proponent by December 31, 2023.

The successful proponent will provide a new development on this property which will contribute positively to the overall community.

## 2. Background

Located at the head of Lake Temiskaming, Temiskaming Shores is in north-eastern Ontario, near the Quebec border. Temiskaming Shores has a population of 9,634, according to the 2021 census. The City of Temiskaming Shores is governed by a seven-member Council comprised of six Councillors and one Mayor.

## 3. Definitions

**City:** means the Corporation of the City of Temiskaming Shores.

**Council:** means the elected Mayor and Council of The Corporation of the City of Temiskaming Shores.

**EOI:** means this expression of interest document including all schedules, parts and attachments, as issued by the City, including any addenda or amendments made to it after initial issue.

**Property or lands:** means the property listed in Section 6 of this EOI.

**Proponent(s):** means all persons, partnerships or corporations who respond to the EOI and includes their heirs, successors and permitted assigns.

**Successful Proponent:** means the Proponent whose EOI submission is/are accepted.

## 4. Submission

Submissions must be in **.pdf format** and submitted electronically to:

[tenders@temiskamingshores.ca](mailto:tenders@temiskamingshores.ca)

Subject Line: CS-EOI-001-2023 “NEW LISKEARD MARINA EOI”

Addressed to: Logan Belanger, Clerk

Proponents will receive an automatic email response to indicate that the submission has been received, and to contact the Municipal Clerk for submission opening details. Contact the Clerk at 705-672-3363 ext. 4116 or at [clerk@temiskamingshores.ca](mailto:clerk@temiskamingshores.ca), should the Proponent not receive an email from the [tenders@temiskamingshores.ca](mailto:tenders@temiskamingshores.ca) email account.

The closing date for the submission of proposals for this EOI will be at **2:00 p.m. local time on TBD, 2023.**

- Late Proposals will not be accepted;
- Proposals by fax will not be accepted;
- Proposals by mail will not be accepted;
- Partial Proposals will not be accepted;
- The City reserves the right to accept or reject any or all Proposals;
- The highest priced Proposal will not necessarily be accepted;
- The City reserves the right to request clarification or supplementary information concerning a proposal from any Proponent;
- The City reserves the right to enter into negotiations with a Proponent and any changes to the Proposals that are acceptable to both parties will be binding;
- The City reserves the right to confirm with the Proponent, a third party or references (whether provided in the Proposal or not), confirmation of any information provided by the Proponent in their Proposal.
- The Proposals shall be valid for 30 (days) days from the submission date.

The Form of Expression must be signed in the space provided on the form, with the signature of the Proponent. If a joint EOI is submitted, it must be signed and addressed on behalf of all Proponents. Any alterations or cross-outs must be initialed in ink by the Proponent. Failure to do so may result in the rejection of the Proposal by the City.

The City will not be held responsible for Proponent or third-party costs, claims, direct or indirect damages caused by the City exercising its rights reserved in this Section or otherwise expressed or implied in this EOI.

## 5. Questions

Any questions with respect to the specifications are to be directed to:

**Mathew Bahm**

Director of Recreation  
City of Temiskaming Shores  
325 Farr Drive  
Temiskaming Shores, ON P0J 1K0

Phone: (705) 672-3363 ext. 4106

Email: [mbahm@temiskamingshores.ca](mailto:mbahm@temiskamingshores.ca)

It will be the Proponent's responsibility to clarify any details in question not mentioned in this EOI before presenting the submission. Questions relating to this EOI must be received by **TBD, 2023, 12:00 p.m. local time.**

To ensure fairness to all Proponents, any and all questions that require clarification or that may materially alter this EOI document will be responded to and shared with other Proponents via an addendum, as described herein. Questions received after this date and time will not receive a response. Proponents are notified that any errors or omissions in the proposal may render the proposal invalid.

## 6. Property Overview

The legal description of the property is as follows:

PCL 22186 SEC SST; FIRSTLY PT LT 9 CON 1 DYMOND PT 1 TO 8, 54R2733, PT 1, 54R2941 & PT 8 TO 11, 54R3499 S/T LT61457; SECONDLY WATER LT BLK A IN FRONT OF LT 9 CON 1 DYMOND PT 9 & 10, 54R2733, PT 2, 54R2941 & PT 12, 54R3499 BEING LAND & LAND COVERED WITH WATER; THIRDLY WATER LT BLK B IN FRONT OF LT 9 CON 1 DYMOND PT 11, 54R2733 BEING LAND COVERED WITH WATER; TEMISKAMING SHORES ; DISTRICT OF TEMISKAMING

The current civic address is: 199 Riverside Drive, New Liskeard

The Proponent acknowledges that the subject property is being sold by the City on an “as is” and “where is” basis.

The property is approximately 3.57 acres in size and could capitalize on the many existing assets and attractions already in place that define the New Liskeard waterfront as a destination. Nestled in the heart of this waterfront location, the development site is within walking distance of one of the City’s downtown cores and several municipal parks.

The property has municipal water, sewer, and stormwater services available for connection. The property fronts Lake Temiskaming with a 3,000 square foot building/garage used as the municipal marina office. See attached report for building condition information. A second 2,000 square foot storage building with fenced area is also located on the property.

It is proposed that the portion of land that the boardwalk sits on including a 15ft buffer on either side be retained by the City.

The subject lands are designated as Open Space in the City of Temiskaming Shores' Official Plan. The property is currently zoned as Downtown Commercial in the City Zoning By-Law. As such an Official Plan Amendment may be required based on the type of proposed development. Additionally, the City may apply Site Plan Control to any potential development.

### **The Marina**

The City is proposing two options for the existing boat slips and associated infrastructure including electrical, water, washrooms, fuel tank and pumpout.

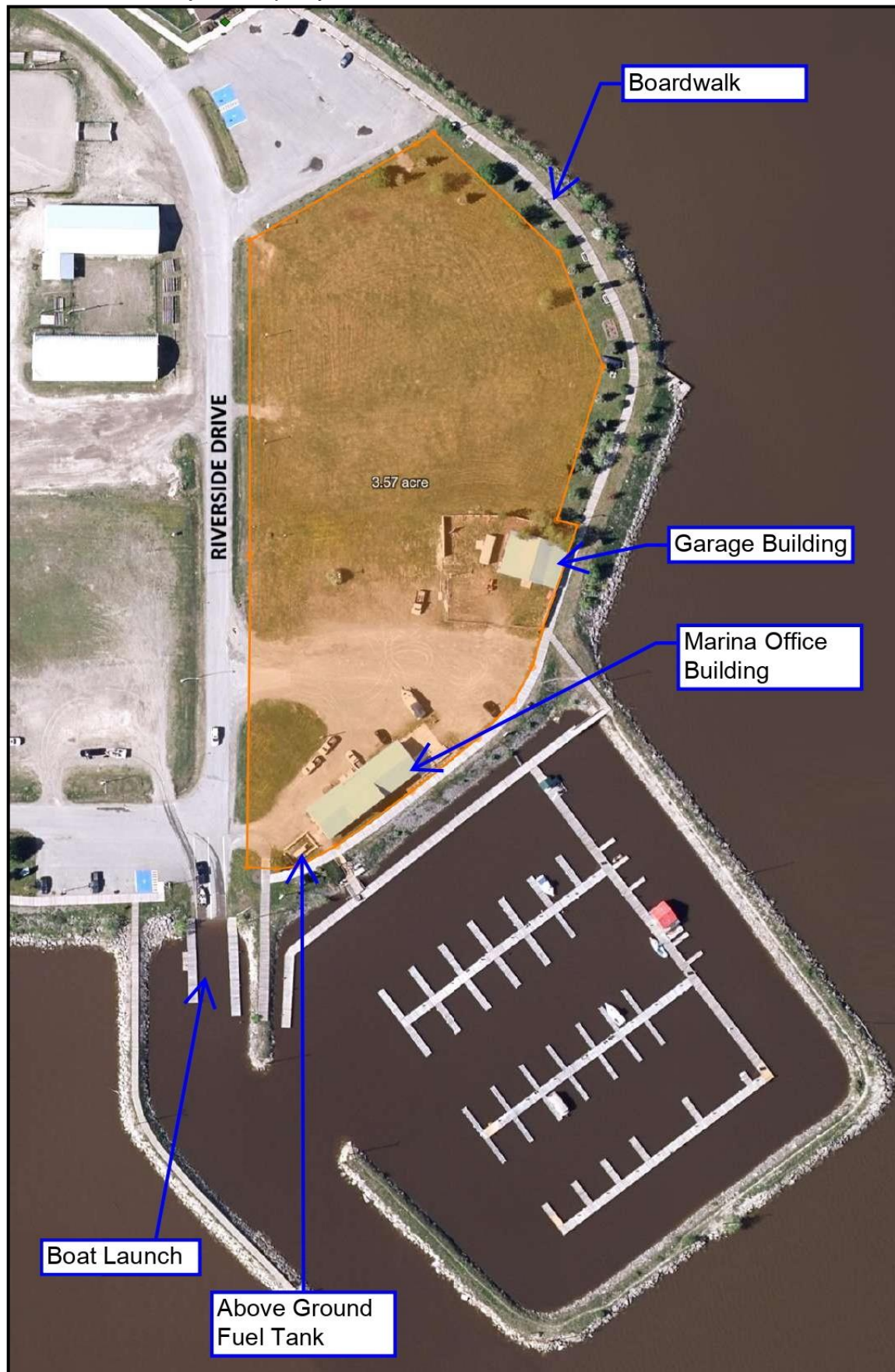
Option 1 – As part of the sale or lease agreement, in addition to the 3.57 acres of property outlined below, the proponent purchases or leases the adjacent water property which includes all associated marina infrastructure including docks, slips, walkways fuel tank and pump, and waste pump. The proponent will agree as part of the sale documents to operate the marina for a period of at least 10 years.

Option 2 – As part of the sale or lease agreement, the City will retain all infrastructure on the water side of the boardwalk including docks, slips, walkways, electrical, water etc. The proponent shall make the necessary plans within their development to allow public access to the marina and necessary infrastructure to allow for electrical and water hookups on the docks to remain. The Proponent shall also provide a public washroom on their property which shall remain available as long as the city maintains the marina or pay the costs for the City to erect a replacement washroom on its own property to serve marina patrons.

The boat launch shall remain as City property.



Overview of Subject Property



## **7. Property Access**

Prior to submitting an EOI, Proponents should visit the property in order to familiarize themselves with the site conditions and the surrounding area. Site visits shall be undertaken at the Proponent's own risk and the Proponent shall leave the site in the same condition as that in which it existed immediately before that Proponent entered the property. The City assumes no responsibility for any damage or loss that may occur as a result of accessing the property.

By submitting a proposal, Proponents represent and warrant that they have visited the site to make their own determinations as to the existing conditions and those likely to be encountered in the future should their Proposal be accepted. In any event, by submission of a Proposal, each Proponent warrants that they have been afforded such an opportunity and shall accept any condition that may be encountered on the lands.

## **8. Possible Selection of Proponent**

The City will consider all Proposals received and may enter into discussions with one or more Proponents, without such discussions in any way creating a binding contract between the City and any such Proponent.

The City reserves the right to request additional information and/or verbal information from Proponents and/or other parties and to independently verify any information received.

It is important to note that as this is an EOI, the highest bid will not necessarily be selected. Please see item 10 "Evaluation of Expression of Interest" below regarding selection criteria.

Once staff have reviewed all Proposals, a Staff Report with recommendations will be submitted to the City Council for consideration. No contract can be entered into by the City without the approval of City Council, which has the sole legal authority to commit the City to any contract or other legal obligation.

Council may elect to accept, reject or modify City staff's recommendations. No contractual, tort or other legal obligations are created or imposed on the City or other individual, officer or employee of the City by the Expression of Interest documentation or by submission or consideration of any Proposal by the City.

There will be no binding agreement with the City, unless and until a formal written contract of purchase and sale or lease has been negotiated, agreed to, and executed by the City and the successful Proponent.

In its sole and absolute discretion, the City has no obligation to accept any Proposals. For further clarification, the City may reject any and all Proposals for any or no reason and may at any time cancel this EOI by addendum and has a further right, prior to the fully executed agreement of purchase of sale or lease, to decide not to sell the Property without liability for any loss, damage, cost or expenses incurred or suffered by any Proponent as a result of



such cancellation. If the City cancels this EOI, the City may issue a new EOI at any time or enter into discussions or negotiations with any party for the sale and development of the Property.

## 9. Proposed Timeline for EOI

The EOI process will be governed according to the following schedule. Although every attempt will be made to meet all dates, the City reserves the right to modify any or all dates at its sole discretion:

Release of EOI:	September 6, 2023
Deadline for Submitting Questions:	TBD
Deadline for Responding to Questions:	TBD
EOI Proposal Submission Deadline:	TBD
EOI Evaluation Period:	TBD
Council Review of Submissions:	TBD
Negotiation Period:	TBD
Proposed Final Agreement Signing:	December 20, 2023

## 10. Evaluation of Expression of Interest

Each response received by the City of Temiskaming Shores through this EOI process will be reviewed and scored based on the evaluation criteria included below.

Provided below in Sections A - D, are questions to be used as a guide to providing a proposal for this EOI. Evaluation of proposals will be based on Proponent's submissions providing answers to these questions.

### Section A – Business Background and Experience

1. Legal name of company, address, telephone number and contact person assigned to manage this Proposal;
2. Company description and history;
3. Any further additional information that provides business background, business practice and experience that is relevant to this submission; and
4. Other Comments

**Section B – Financials (20 points)**

1. Proposed purchase or lease price that the Proponent is willing to pay for the purchase or lease of the property, exclusive of Harmonized Sales Tax, Land Transfer Tax and legal costs;
2. Proposed deposit amount and whether such deposit amount would be proposed to be refundable or not. In the event payments are proposed in phases, the proposed timing of such phases;
3. Proposed legal costs of the transfer for both parties (100% payable by Buyer, 100% payable by Seller, or on a shared basis) in the event of the sale; and
4. Proposed conditions, precedent and dates for subject removal, proposed completion, adjustment, and possession dates.

**Section C – Proposed Development Description (45 Points)**

1. High-level overview of the proposed development in a completed state including preliminary site concept and renderings;
2. Economic benefit of the proposed development to the community and information pertaining to job creation/attraction and or business creation/attraction;
3. Preference for continuation of Marina services and acknowledgement of the public's continued use of the boardwalk; and
4. Proponents are encouraged to include as part of their response, a Net Zero Energy Ready building as defined in the National Energy Code of Canada for Buildings 2017 (NECB).

**Section D - Statement of Qualifications (35 Points)**

1. Qualifications the developer possesses to ensure the proposed project will be successfully completed as described within the summary; and
2. General background and nature of the developer's proposed business and previous development experience.

Proposals shall be no more than 22 pages in length including one (1) page for a cover page and two (2) pages for the required submission forms.

**11. Additional Information and Documents**

Additional documents and plans are available at the following locations to help guide the development of proposals:

- [City of Temiskaming Shores Official Plan](#)
- [City of Temiskaming Shores Comprehensive Zoning By-law](#)
- [Economic Development Strategic Plan](#)
- [Recreation Master Plan](#)
- [Cultural Plan](#)
- [Accessibility Plan](#)
- [Site Plan Control Requirements](#)

- New Liskeard Marina Building Reports (Appendix 01)
- Geotechnical Report (Appendix 02)
- Public Consultation Results (Appendix 03)

## **12. Amendments**

The City at its sole discretion reserves the right to revise this EOI up to the final date for the deadline for receipt of proposals. The City will issue changes to the EOI Documents by addendum only. No other statement, whether oral or written, made by the City will amend the EOI Documents. The City will make every effort to issue all addenda no later than the seventh (7<sup>th</sup>) day prior to the closing date. If an addendum is issued within seven days of the closing date, the bid submission date will be moved accordingly.

The Proponent shall not rely on any information or instructions from the City or a City representative except the EOI Documents, and any addenda issued pursuant to this Section.

The Proponent is solely responsible for ensuring that it has received all addenda issued by the City. The Proponent shall acknowledge receipt of all addenda on the Form of Proposal. Failure to complete the acknowledgement may result in rejection of the proposal.

The City makes no promise or guarantee that addenda will be delivered by any means to any Proponent. By submitting a proposal submission in response to this EOI, the Proponent acknowledges and agrees that the addenda shall be posted on [www.temiskamingshores.ca](http://www.temiskamingshores.ca) and it is the sole responsibility of the proponent to check this web site for said addenda. The City reserves the right to withdraw or cancel this Expression of Interest without notice.

## **13. Proposal Withdrawal or Amendment**

Proponents may amend or withdraw their proposal, provided such withdrawal or amendment is received prior to the closing deadline. A Bidder who has already submitted a Proposal may submit a further Proposal at any time up to the official closing time; the last Proposal received shall supersede and invalidate all Proposals previously submitted by the Bidder for this EOI. A bid may be withdrawn at any time up to the official closing time by letter on original letterhead bearing the same signature as in the bid submission.

## **14. Right to Accept or Reject Submissions**

The City does not bind itself to accept any proposal and may proceed as it, in its sole discretion, determines, following receipt of the proposals. The City reserves the right to accept any proposal in whole or in part or to discuss with any Proponent different or additional terms to those envisaged in this EOI or in such Proponent's proposal.

The City reserves the right to:

- Accept or reject any or all of the proposals;
- If only one proposal is received, elect to reject it;

- Reject as informal any proposal that is received late or is incomplete or otherwise fails to comply with the requirements of the EOI;
- Elect not to proceed with the projects as it so determines in its sole and absolute discretion; and/ or
- To waive irregularities and formalities at its sole and absolute discretion.

This EOI does not constitute an offer of any nature or kind whatsoever by the City to the Proponent.

## **15. Solicitation**

If any director, officer, employee, agent or other representative of a Proponent makes any representation or solicitation to any Mayor, Councilor, officer or employee of the City with respect to the EOI, whether before or after submission of the proposal, the City shall be entitled to reject or not accept the EOI submission.

## **16. Subcontracting**

The Proponent acknowledges that in any potential agreement with the City, no subcontracting or assignment of rights and obligations of the Proponent will be permitted without the written consent of the City, which consent shall not be unreasonably withheld. At all times throughout the term of a potential agreement, including any renewals, the City shall communicate and respond directly with the Proponent.

## **17. Independent Contractor Status of Proponent; Declaration of Conflicts**

The Proponent fully acknowledges that in providing a Proposal, it provides such as an independent contractor and for the sole purpose of potentially providing services and/or goods to the City. The Proponent's attention is drawn to the provisions of the Occupational Health & Safety Act 2010.

Neither the Proponent nor any of its personnel are engaged as an employee, servant or agent of the City. Any potential conflicts of interest a Proponent may have with the City or any employee of the City will be identified and described in detail in the proposal of each proponent (Conflict of Interest Declaration).

## **18. AODA Compliance**

The Bidder shall comply with the provisions of the Accessibility for Ontarians with Disabilities Act, 2005, and the Regulations thereunder with regard to the provision of its goods or services contemplated herein to persons with disabilities. Without limitation, if applicable, pursuant to section 6 of Ontario Regulation 429/07, Accessibility Standards for Customer Service, made under the Accessibility for Ontarians with Disabilities Act, 2005, the Bidder shall ensure that all of its employees, agents, volunteers, or others for whom it

is at law responsible, receive training about the provision of its goods and services to persons with disabilities. The Bidder acknowledges that pursuant to the Accessibility for Ontarians with Disabilities Act, 2005, the City of Temiskaming Shores must, in deciding to purchase goods or services through its procurement process, consider the accessibility for persons with disabilities to such goods or services.

## **19. Freedom of Information**

Upon submission, all proposals become the property of the City and will not be returned to the proponents. Proponents must be aware that the City is a public body subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. The City may, at any time, make public the names and bid prices of all Proponents. Proposals will be held in confidence by the City, subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, or unless otherwise required by law.

Any proprietary or confidential information contained in the proposal should be clearly identified.

## **20. Preparation of Proposals**

All costs and expenses incurred by the Proponent relating to its Proposal will be borne by the Proponent. The City is not liable to pay for such costs and expenses, or to reimburse or to compensate the Proponent in any manner whatsoever for such costs and expenses under any circumstances, including the rejection of any or all proposals or the cancellation of this EOI.

## **21. Finalizing Terms**

This EOI will not constitute a binding agreement but will only form the basis for the finalization of the terms upon which the City and the Successful Proponent will enter into the contract documentation and does not mean that the Successful Proponent's proposal is necessarily totally acceptable in the form submitted. After the selection of the Successful Proponent's proposal, the City has the right to negotiate with the Successful Proponent and, as part of that process, to negotiate changes, amendments, or modifications to the Successful Proponent's proposal without offering the other proponents, the right to amend their proposals.

## **22. Commitment to Negotiate**

The Successful Proponent shall execute any documentation, drafted in accordance with the terms of the Successful Proponent's proposal and any subsequent negotiations, within thirty (30) days of the date of notification of the Successful Proponent's selection.

Proponents not initially selected as the Successful Proponent hereby commit themselves, subject to notification by the City, to execute documentation as aforesaid up to sixty (60) days following the date of submission of their proposals.

## **23. Agreement**

A written agreement prepared by the City shall be executed by the City and the Successful Proponent if the terms are mutually agreeable to all Parties. There is no guarantee that City Council will enter into any agreement.

Any agreement resulting from this Expression of Interest shall be governed by and interpreted in accordance with the laws of the Province of Ontario.

## **24. Performance**

Any undue delays in the execution of the work and/or costs incurred by the City due to inefficiencies in performance on behalf of the Successful Proponent shall be deemed to be the responsibility of that Proponent and as such, any and all costs, as deemed appropriate and reasonable compensation for the City, will be assessed to the Successful Proponent.

## **25. Conflict Resolution**

This Agreement is based upon mutual obligation of good faith and fair dealing between the parties in its performance and enforcement. Accordingly, both parties, with a commitment to honesty and integrity, agree to the following:

- 1) That each will function within the laws and statutes that apply to its duties and responsibilities; that each will assist in the other's performance; that each will avoid hindering the other's performance; that each will work diligently to fulfil its obligations; and that each will cooperate in the common endeavour of the contract;
- 2) Both parties to this Agreement shall attempt to resolve all claims, disputes and other matters in question arising out of or relating to this Agreement or breach thereof first through negotiations between the Successful Proponent's representative and the City or representative by means of discussions built around mutual understanding and respect;
- 3) Failing resolution by negotiations, all claims, disputes and other matters in question shall attempt to be resolved through mediation, under the guidance of a qualified mediator;
- 4) Failing resolution by mediation, all claims, disputes and other matters in question shall be referred to arbitration;
- 5) No person shall be appointed to act as mediator or arbitrator who is in any way interested, financially or otherwise, in the conduct of the work on the Project or in the business or other affairs of either the City or the Successful Proponent;
- 6) The award of the arbitrator shall be final and binding upon the parties;
- 7) The provisions of the Arbitration Act, 1991 S.O. 1991, Chapter 17 shall apply.



## **26. Cancellation**

Nothing herein shall be construed as giving the Proponent the right to carry out the terms and requirements of the tasks contemplated under this EOI or the Agreement beyond the time when such services become unsatisfactory to the City. In the event that the Proponent shall be discharged before all the services contemplated hereunder have been completed, or the services are for any reason terminated, stopped or discontinued because of the inability of the Proponent to serve under this Agreement, the Proponent shall be paid only goods and/or services which shall have been satisfactorily completed at the time of termination.

Should the City or the Successful Proponent wish to terminate the Agreement, he/she shall provide written notice of the termination not less than 90 days from the date of termination. Failure to maintain the required documentation during the term of the Agreement may result in suspension of the work activities and/or cancellation of the contract.

## **27. Indemnification**

The Successful Proponent shall indemnify and hold harmless the City, its elected and other officials, officers, employees, agents, servants, representatives, and volunteers from and against any and all liability, loss, claims, demands, legal proceedings, expenses, including but not limited to legal expenses (hereinafter collectively referred to as the "Claims"), when the Claims arise wholly or in part, directly or indirectly, as a result of any wrongful, blameworthy, or negligent acts or omissions, or breach of any terms of this Agreement by the Successful Proponent, or its officers, directors, employees, sub-contractors, agents, representatives or volunteers in the course of providing services pursuant to this Agreement.

This indemnity shall survive the termination, completion, or expiry of this Agreement, and in particular, any risk that further Claims against the City are made after the termination, completion, or expiry of this Agreement, such risk is assumed entirely by the Successful Proponent.

## **28. Unenforceable Provisions**

Should any provision of this document be deemed unenforceable by a court of law, all other provisions shall remain in effect.

## **29. Force Majeure**

It is understood and agreed that the Successful Proponent shall not be held liable for any losses resulting if the fulfillment of the terms of the Agreement shall be delayed or prevented by wars, acts of public enemies, strikes, fires, floods, acts of God, or for any other cause not within the control of the Successful Proponent and which by the exercise of reasonable diligence, the Successful Proponent is unable to prevent. Should the performance of any contract be delayed or prevented herein set forth, the Successful Proponent agrees to give immediate written notice and explanation of the cause and probable duration of any such



delay and to provide written notice as to when Contract obligations resume. In any case, such delay shall not exceed the length of time of the interruption/disruption.

### **30. Errors & Omissions**

It is understood, acknowledged and agreed that while this Proposal includes specific requirements and specifications, and while the City has used considerable efforts to ensure an accurate representation of information in this proposal, the information is not guaranteed by the City to be comprehensive or exhaustive. Nothing in the proposal is intended to relieve the Proponents from forming their own opinions and conclusions with respect to the matters addressed in the proposal. There will be no consideration of any claim, after submission of proposals, that there is a misunderstanding with respect to the conditions imposed by the Proposal and/or Agreement.

DRAFT

**City of Temiskaming Shores  
CS-EOI-001-2023  
NEW LISKEARD MARINA EOI  
Response Form**

Proponent's submission to:

*The Corporation of the City of Temiskaming Shores*

The Respondent declares through submitting an EOI submission and by endorsing below, that:

- 1) I/We have read and understand City of Temiskaming Shores CS-EOI-001-2023, including all Addenda, and hereby agree to all of the Requirements, Terms and Conditions set out therein;
- 2) No person(s), firm or corporation other than the potential purchaser making an EOI Submission has any personal interest in a potential award pursuant to this EOI;
- 3) No member of City Council and no officer or employee of the City is or will become interested directly or indirectly as a potential contracting party, partner, shareholder, or surety with/for the potential purchaser and will not share in any portion of the profits from any potential Agreement of Purchase and Sale or in any monies derived therefrom;
- 4) The potential purchaser makes these EOI Submissions without any connection, comparison of figures, arrangements with, or knowledge of any other corporation, firm or person making EOI Submissions for the Properties;
- 5) I/We understand that in submitting this EOI Submission, the highest Price proposed for the purchase of the Property or any EOI Submission at all may not necessarily be accepted and that an award pursuant to this EOI is limited to the opportunity to negotiate a form of potential Agreement of Purchase and Sale with City Council;
- 6) I/We have read and understand the contents and requirements of this EOI and by endorsing below, confirm that the City has the legal right and ability to enforce the Requirements, Terms and Conditions of this EOI against the respondent and that the respondent is estopped from pleading or asserting otherwise in any action or proceeding.

We/I,

\_\_\_\_\_  
(Registered Company Name/Individuals Name)

Of,

\_\_\_\_\_  
(Registered Address and Postal Code)

Phone Number:

Email:

Description	Amount
Proposed Purchase Price:	\$
Proposed Lease Price:	\$
Proposed Purchase Deposit:	\$

We/I have submitted a proposal which is no more than 22 pages in length.	Yes <input type="checkbox"/>
We/I have submitted the necessary information for the City of Temiskaming Shores to evaluate our/my proposal.	Yes <input type="checkbox"/>

### Acknowledgement of Addenda

I/We have received and allowed for ADDENDA NUMBER \_\_\_\_\_ in preparing my/our proposal.

Bidder's Authorized Official: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Form 1 to be submitted.**