



REGULAR COUNCIL MEETING AGENDA

**Held on Tuesday, October 21, 2025, at 5:00 PM
In-Person Town Hall Council Chambers 2nd Floor**

**Teleconference Toll Free Number – 1-833-311-4101
Access Code: 2630 084 5589**

**Video Conference Link: [Click Here](#)
Access Code: 2630 084 5589**

1.	Call Meeting to Order
2.	Disclosure of Pecuniary Interest & General Nature Thereof
3.	Canadian National Anthem
4.	Land Acknowledgement Statement
5.	Public Question/Comment (Only Addressing Motion(s) or Reports on the Agenda)
6.	Disclosure Additional Items
7.	Public Meeting – None
8.	Presentations/Awards/Deputations
	1. KPMG – Lori Huber, Lead Audit Engagement Partner – Town of Gananoque 2024 Audited Financial Statement (+Ref. Report Council-FIN-2025-28)
9.	Delegations
	1. Holly Evans – Cataraqui Region Conservation Authority (CRCA) – 2026 Regional Invasive Phragmites Control Fund Project
	2. Joanne van Dreumel, Executive Director, and Molly Shea, Collections Manager, 1000 Islands History Museum – Artefacts Oversight Committee Report, Year In Review and Funding Proposals 1.1 Molly Shea – 2025 Artefacts Oversight Committee Report Presentation 1.1.1 Town of Gananoque Civic Collections 2025 Coordinator Report 1.1.2 Potential Acquisition for the Town of Gananoque's Civic Collection 1.1.3 Acquisition Policy for the Town of Gananoque 1.1.4 Artefact Oversight 2026 Funding Proposal

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town's website.

	1.2 Joanne van Dreumel – 1000 Islands History Museum – A Year-In Review Presentation 1.2.1. 1000 Islands History Museum Financial Statements 2024 1.2.2. 2026 Funding Proposal for Operational Costs, Ongoing Exhibit and Program Development
10.	Mayor's Declarations
	1. Ontario Municipal Water Association (OMWA) – Operator Appreciation Day October 23rd
11.	Unfinished Business
	1. Gananoque Police Services Board Vacancy
12.	Motion #25-140 – Approval of Minutes – October 7, 2025
13.	Staff Reports
	John Morrison, Treasurer
	Council-FIN-2025-28 – 2024 Audit Report
	Jeff Johnston, Manager of Parks and Recreation
	Council-REC-2025-17 – Lease Agreement – 400 Stone Street North – YMCA of Eastern Ontario
14.	Motions (Council Direction to Staff) – None
15.	Correspondence
	1. Lynda Garrah – Letter to Mayor and Council
	2. Lanark, Leeds and Grenville Addictions and Mental Health – Media Release – HART Hub location announcement
	3. Greer Galloway – Response to Resident Correspondence Regarding Species at Risk
	4. South East Health Unit – Media Release – September 24, 2025
	5. Ontario Sheep Farmers – Letter to Municipalities with High Predation
16.	Notice Required Under the Notice By-law
	1. Proposed Official Plan Amendment and Class III Development Permit – OPA8-25 / DP2025-13 – 145 River Street – Residential to a Site Specific General Commercial Designation to Permit a Commercial Sports and Recreation Facility and, Redesignate the Property from the Residential to Site Specific Progressive Commercial Use (PC-XX) to Permit a Commercial Sports and Recreation Facility.
17.	Committee Updates (Council Reps)
18.	Discussion of Additional Items

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19.	Closed Session
	<input checked="" type="checkbox"/> Personal Matters Concerning an Identifiable Individual, Including Municipal or Board Employees <ul style="list-style-type: none"> One (1) Item
	<input checked="" type="checkbox"/> Advice that is Subject to Solicitor-client Privilege, including Communications Necessary for that Purpose <ul style="list-style-type: none"> One (1) Item
20.	Reporting Out of Closed Session
21.	Questions from the Media
22.	Confirmation By-law
	By-law No. 2025-095 – Confirm the proceedings of Council for the meeting held on Tuesday, October 21, 2025
23.	Next Meeting(s): Special Council (Closed Session) – Thursday, October 23, 2025 at 1:00 PM Regular Council – Tuesday, November 4, 2025 at 5:00 PM
24.	Adjournment

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The Corporation of the Town of Gananoque

Land Acknowledgement Statement

We begin this meeting of Council by acknowledging that we are on traditional territory of the Haudenosaunee (*Hoe-den-oh-show-nee*) and Anishinabe (*A-nish-in-'a-bay*) and First Peoples. We do so respecting both the land and the Indigenous People who continue to walk with us through this world.

We are grateful for the opportunity to gather here.

In recognition of the contributions and importance of all Indigenous Peoples, we strongly support Truth and Reconciliation Calls to Action in our nation and commit to support local endeavors where possible.



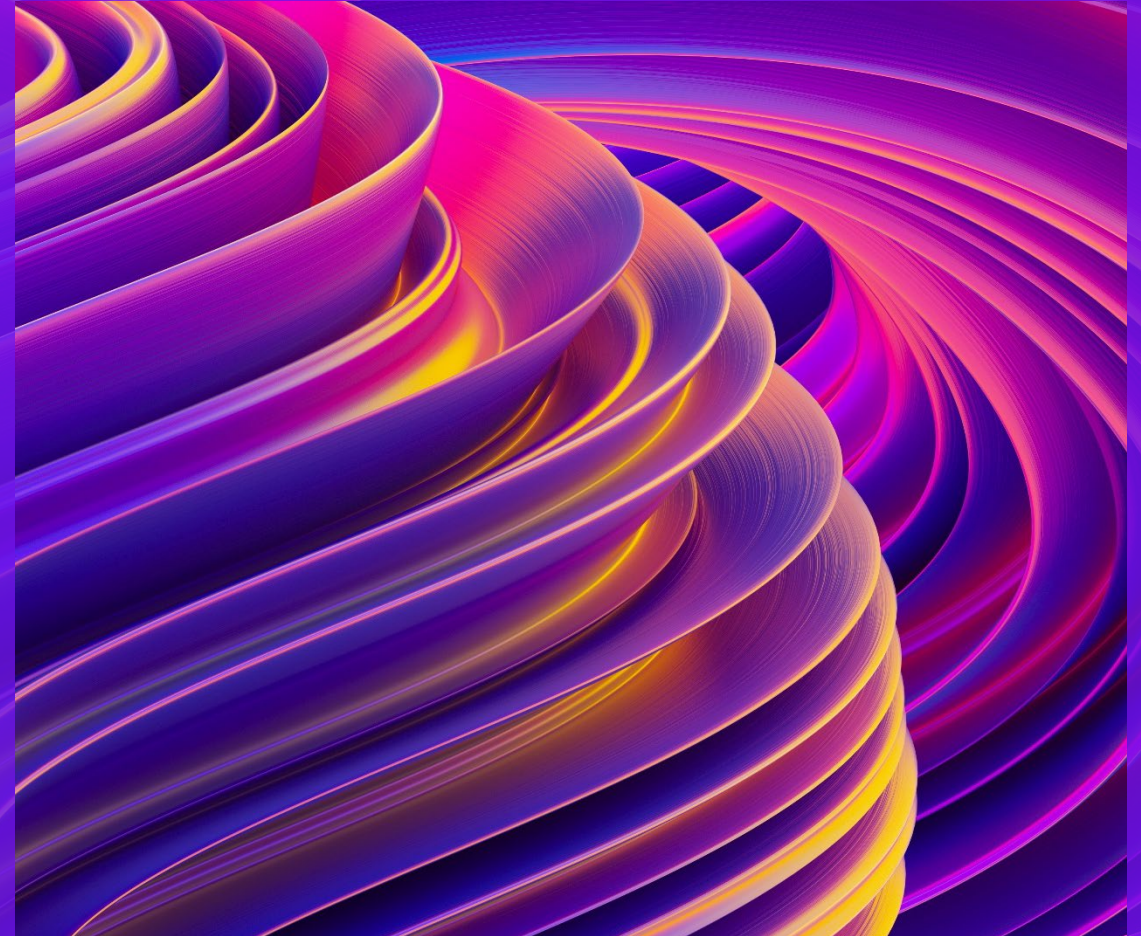
Corporation of the Town of Gananoque

**Audit Findings Report for the year ended
December 31, 2024**

KPMG LLP

Prepared as of October 8, 2025 for the Finance Working Group
meeting on October 16, 2025

kpmg.ca/audit



KPMG contacts

Key contacts in connection with this engagement



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Digital use information

This Audit Findings Report is also available as a “hyper-linked” PDF document.

If you are reading in electronic form (e.g. In “Adobe Reader” or “Board Books”), clicking on the home symbol on the top right corner will bring you back to this slide.



Click on any item in the table of contents to navigate to that section.

4	Highlights	5	Status	6	Financial Statement Highlights	13	Significant changes
14	Risks and results	16	Policies and practices	18	Specific topics	19	Misstatements
21	Control deficiencies	23	Independence	24	Appendices		

The purpose of this report is to assist you, as a member of the Finance Working Group, in your review of the results of our audit of the consolidated financial statements. This report is intended solely for the information and use of Management and those charged with governance and should not be used for any other purpose or any other party. KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this report has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

Audit highlights

Status

We have completed the audit of the consolidated financial statements (“financial statements”) of the Corporation of the Town of Gananoque (the “Town”) for the year ended December 31, 2024, with the exception of certain remaining outstanding procedures, which are highlighted on the ‘Status’ slide of this report.

Significant changes

☐

Significant changes from the prior year

- No changes to risk assessment
- No changes to audit strategy assessment

Risks and results & Significant unusual transactions

☒

Significant risks

- We did not identify any significant financial reporting risks other than the **presumed** risk of management override of controls.

☒

Other risks of material misstatement

- Other financial reporting risks that required additional audit procedures

☐

Going concern matters

☐

Significant unusual transactions

Policies and practices & Specific topics

☒

Accounting policies and practices

☐

Critical accounting policies and practices

☐

Critical accounting estimates

☒

Other financial reporting matters

☒

Specific topics

Misstatements

☐

Uncorrected misstatements

☐

Corrected misstatements

Control deficiencies

☒

Other observations

☒

Significant deficiencies

☐

No matters to report

☒

Matters to report – see link for details

Status

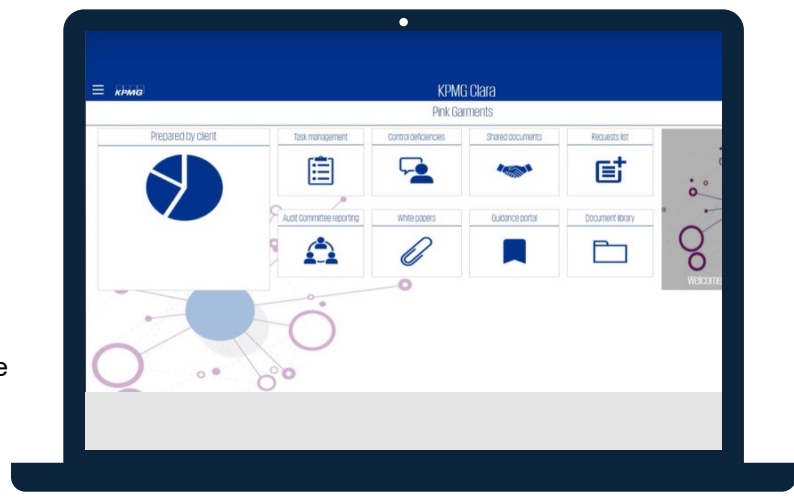
In preparation of our Audit Findings Report, we have completed the audit of the financial statements, with the exception of certain remaining procedures, which include amongst others:

- Final assembly of our audit documentation, including completion of any remaining procedures and review of audit working papers;
- Completing our discussions with the Finance Working Group;
- Completion of our subsequent events review procedures up to the date of our auditor’s report;
- Obtaining evidence of Council’s approval of the financial statements; and
- Receipt of signed management representation letter.

We will update the Finance Working Group, and not solely the Mayor, on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures.

A draft of our auditor’s report is provided in [Appendix 1a: Draft Auditor’s Report](#).

KPMG Clara for Clients (KCfc)



Real-time collaboration and transparency
We leveraged **KCfc** to facilitate real-time collaboration with management and provide visual insights into the status of the audit!

On our audit we used KCfc to coordinate requests from management.

Financial Statement Highlights

CORPORATION OF THE TOWN OF GANANOQUE

Consolidated Statement of Financial Position

December 31, 2024, with comparative information for 2023

	2024	2023
Financial assets:		
Cash	\$ 24,235,816	\$ 18,458,720
Taxes receivable	832,791	730,276
User charges receivable	1,681,048	1,585,214
Accounts receivable	2,159,338	1,735,798
Investments (note 3)	1,056,200	4,000,000
	29,965,193	26,510,008
Financial liabilities:		
Accounts payable and accrued liabilities	3,960,155	2,406,088
Other current liabilities	955,003	1,028,559
Employee future benefit obligation (note 5)	1,300,694	1,258,754
Asset retirement obligations (note 6)	1,683,848	3,114,354
Deferred revenue (note 7)	264,666	1,571,796
Long-term liabilities (note 8)	5,087,163	5,450,120
	13,251,529	14,829,671
Net financial assets	16,713,664	11,680,337
Non-financial assets:		
Tangible capital assets (note 15)	80,763,071	74,979,991
Inventories	79,147	44,714
Prepaid expenses	400,133	302,570
Total non-financial assets	81,242,351	75,327,275
Contingent liabilities (notes 12 and 13)		
Commitments (note 14)		
Accumulated municipal equity (note 9)	\$ 97,956,015	\$ 87,007,612

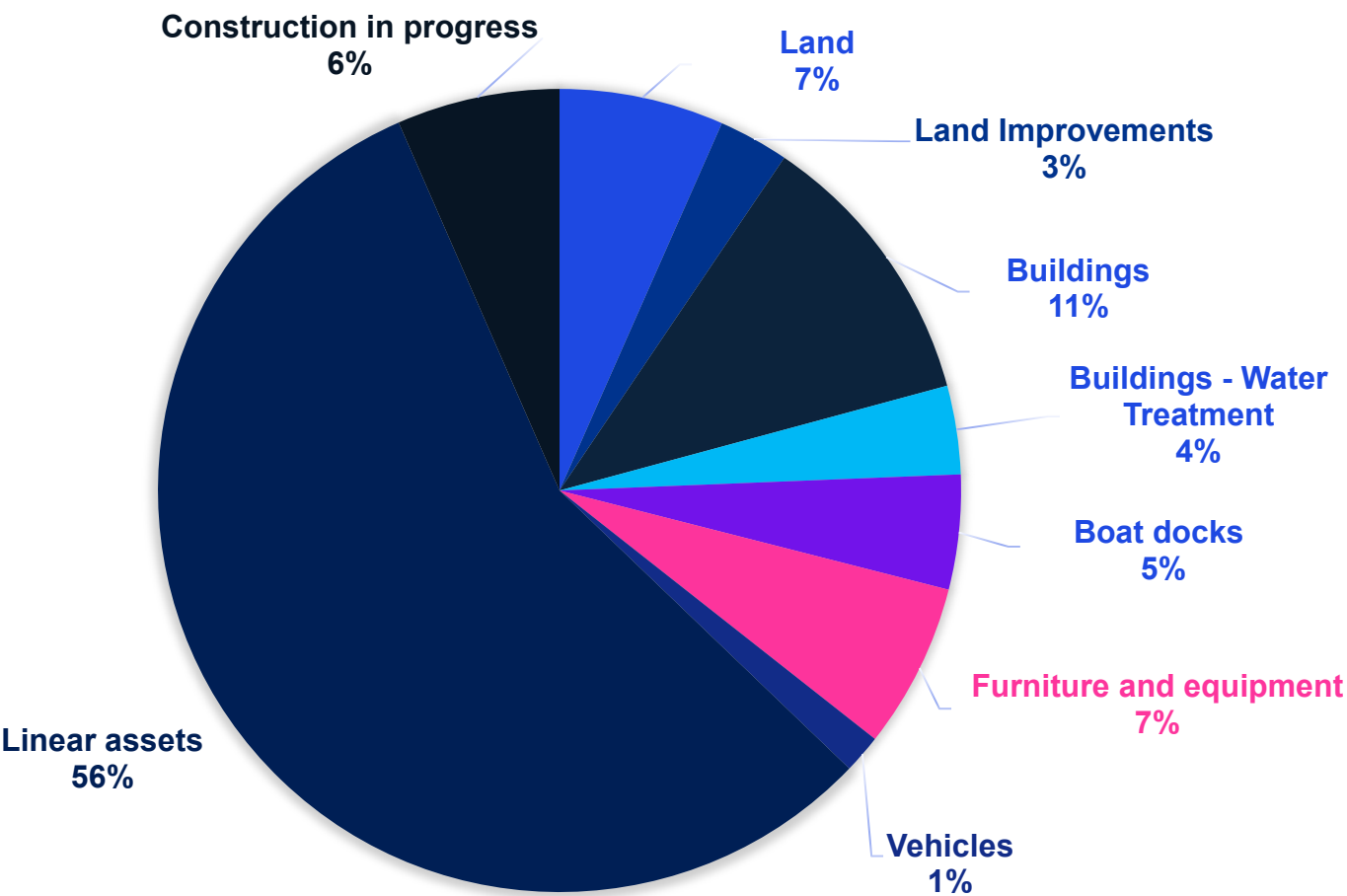
The accompanying notes are an integral part of these consolidated financial statements.

Financial Highlights:

- Financial Assets:
 - Strong cash position related to cash flow from operations and the maturity of investments during the year
 - increase in accounts receivable related to HST and the current year including more than just Q4 activity
 - Investment decrease related to maturity during the year that were not reinvested.
- Financial Liabilities:
 - Increase in accounts payable and accrued liabilities primarily relates to ongoing construction activity at year-end
 - Asset retirement obligations is re-measured annually using current estimated. In 2024, a reversal of \$1.14M was recorded based on revised estimates for the retirement of the pedestrian bridge
 - Decrease in deferred revenue related to use of grant funds such as CCBF and OCIF balances to fund capital additions incurred during the year
 - Decrease in long-term debt is related to regular principal repayments during the year
- Non-Financial Assets:
 - Capital asset additions of \$9.1M offset by \$3.4M in amortization
 - Major capital asset additions include marina dock, roads, pumping station expansion and equipment

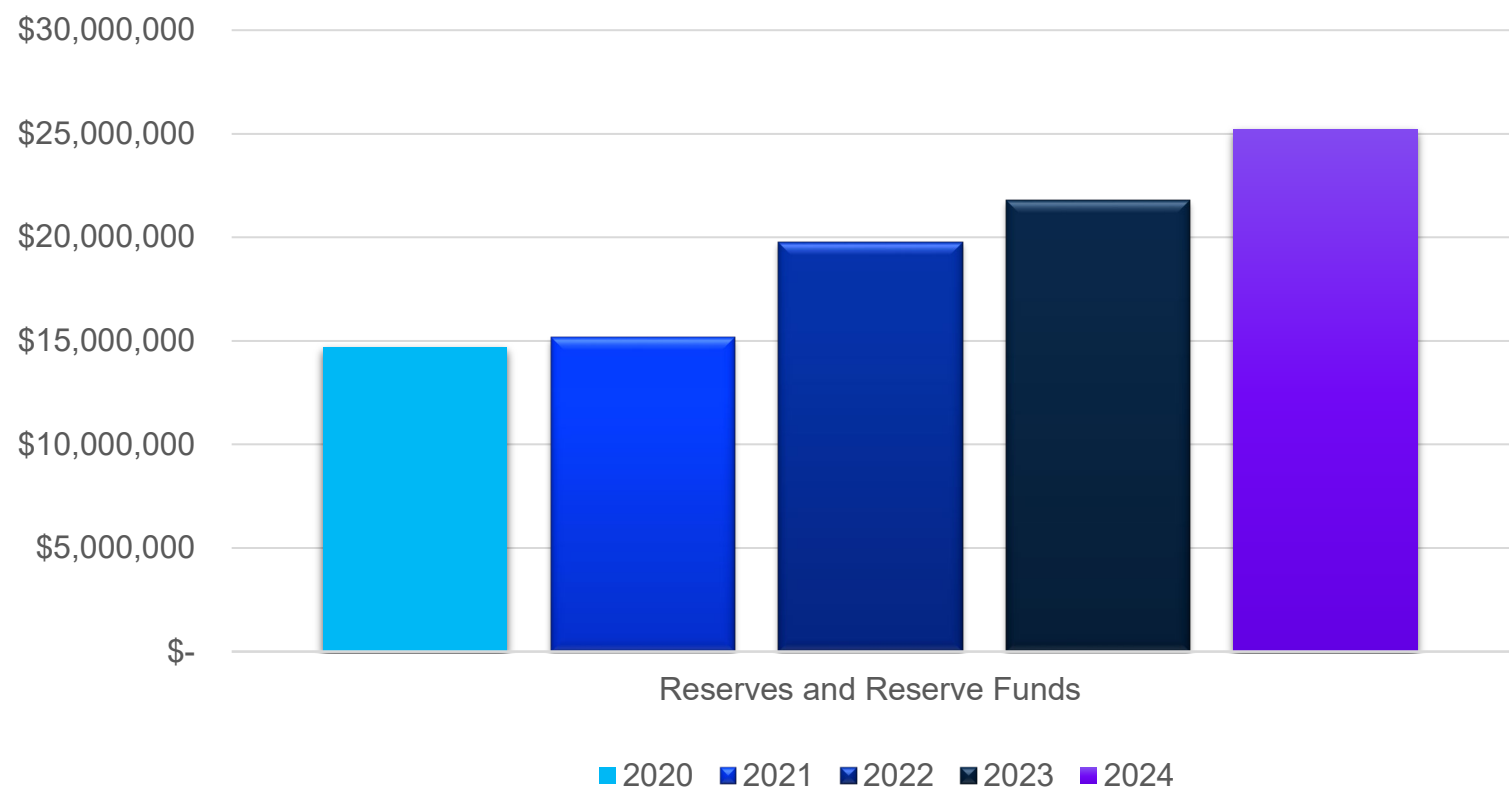
Financial Statement Highlights (continued)

Tangible capital assets



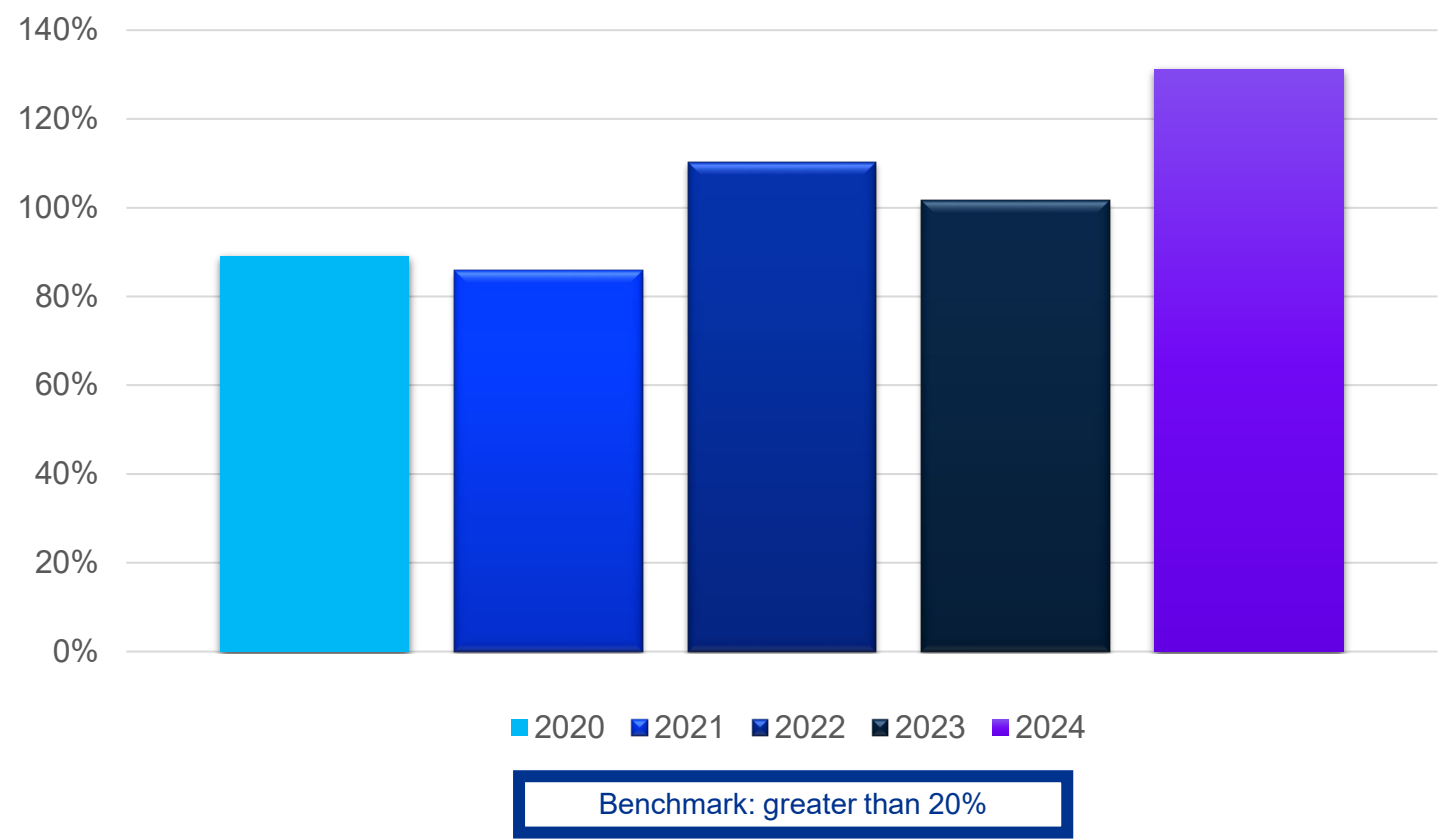
Financial Statement Highlights (continued)

Reserves and reserve funds



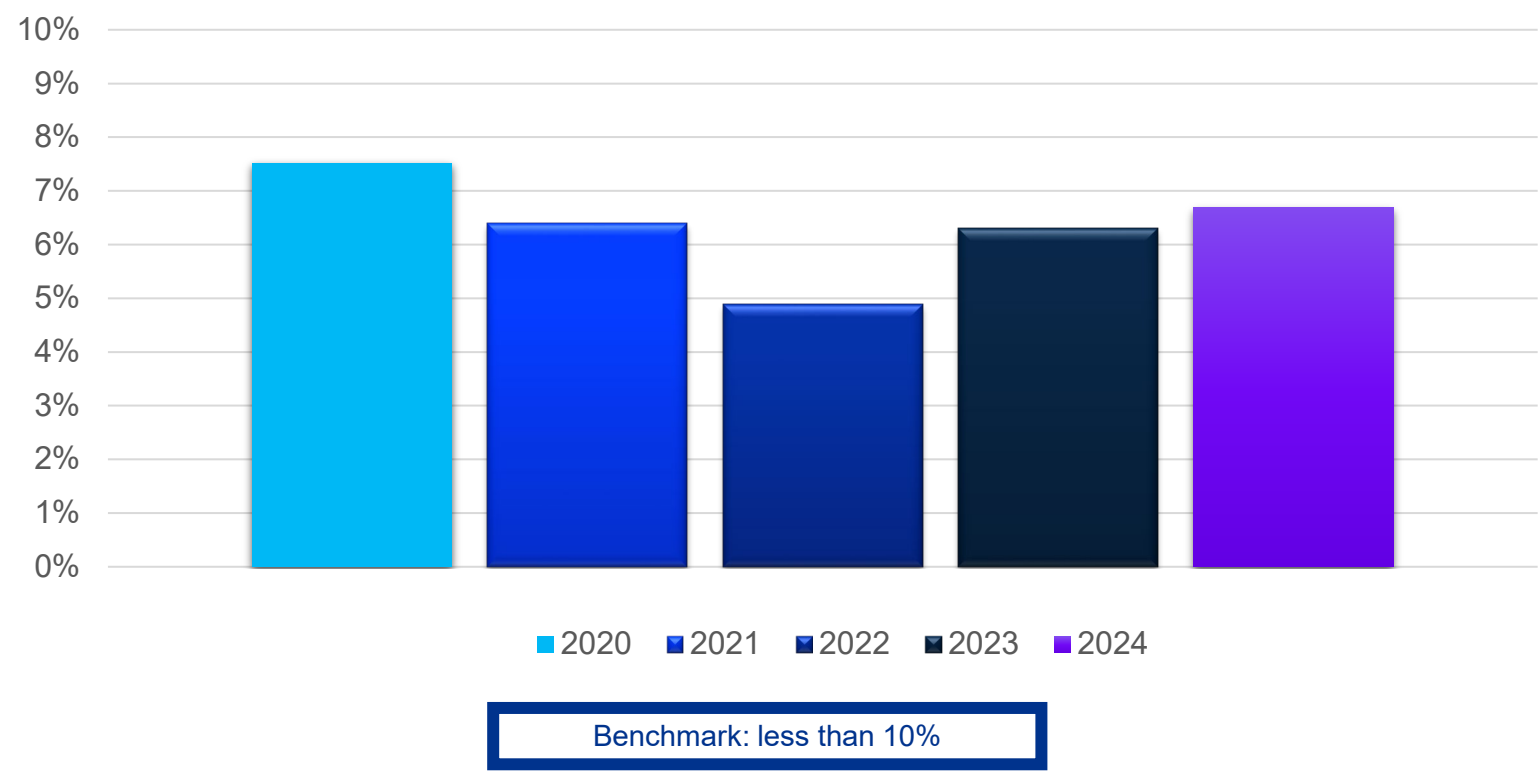
Financial Statement Highlights (continued)

Reserves and reserve fund as a percentage of operating expenses



Financial Statement Highlights (continued)

Tax arrears as a percentage of current levy



Financial Statement Highlights (continued)

CORPORATION OF THE TOWN OF GANANOQUE

Consolidated Statement of Operations and Accumulated Municipal Equity

Year ended December 31, 2024, with comparative information for 2023

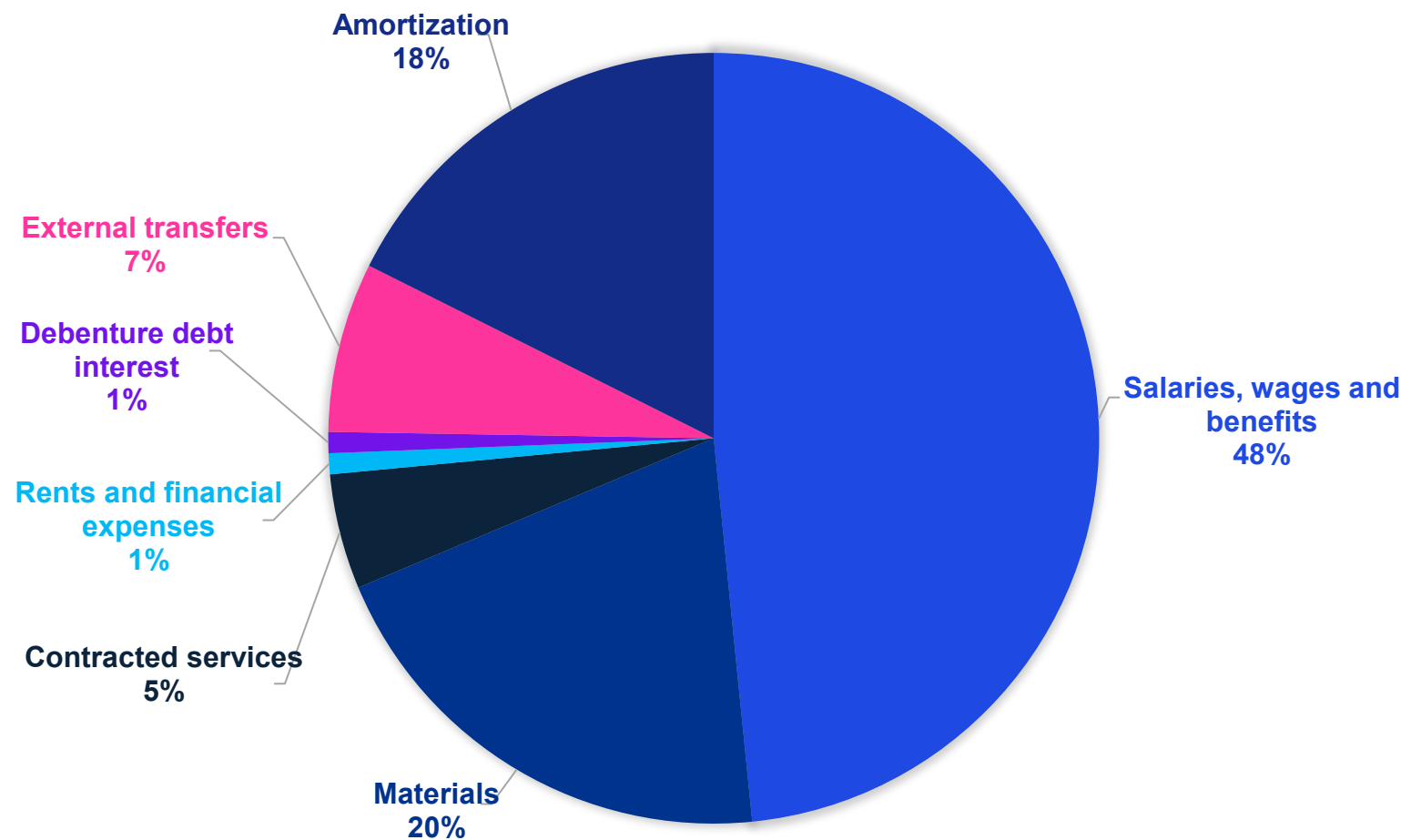
	2024 Budget (note 18)	2024 Actual	2023 Actual
Revenue:			
Taxation	\$ 10,849,707	\$ 10,878,069	\$ 10,032,444
User charges	8,373,241	9,110,344	7,949,782
Government transfers	4,182,368	6,087,188	3,150,403
Casino revenues	1,107,200	961,005	1,083,586
Investment income	595,530	1,301,230	1,192,383
Municipal accommodation tax	415,000	348,362	433,712
Other municipalities	180,855	171,644	178,365
Licences and permits	153,370	250,564	188,988
Penalties and interest on taxes	102,400	128,541	110,953
Contribution from developers	—	462,440	620,940
Loss on disposal of tangible capital assets	—	—	(357,122)
Other:			
Rental and other income	306,610	287,272	242,179
Donations	63,040	116,318	42,461
Sales	8,000	8,545	89,113
Fines	35,000	33,619	30,440
	26,372,321	30,145,141	24,988,627
Expenses (note 17):			
General government	1,866,222	1,845,298	1,747,708
Protection to persons and property	5,815,428	6,081,247	5,576,351
Transportation services	3,015,051	3,099,410	2,928,464
Environmental services	3,800,049	3,950,511	3,860,955
Health services	762,844	737,481	678,238
Social and family services	537,066	590,191	484,045
Recreation and cultural services	3,123,020	3,482,702	2,864,847
Planning and development	1,145,303	821,058	980,815
Asset retirement obligations	—	(1,453,100)	2,250,000
Post-retirement benefits actuarial valuation	65,740	41,940	83,238
	20,130,723	19,196,738	21,454,661
Annual surplus	6,241,598	10,948,403	3,533,966
Accumulated municipal equity, beginning of year	87,007,612	87,007,612	83,473,646
Accumulated municipal equity, end of year	\$ 93,249,210	\$ 97,956,015	\$ 87,007,612

Financial Highlights:

- Revenue:
 - Taxation increase is in line with budget
 - Increase of user charges is related to increases in water and sewer rates as well as increased investigative services revenue year over year
 - Increase in government grants is related to funding for capital projects through the obligatory reserves as well as the 911 grant received
 - The loss on disposition of TCA did not reoccur in 2024
 - Annually, contributions from developers can vary based on activity and assets assumed by the municipality
- Expenses:
 - Normalizing for the impacts of ARO (bridge) both in the current and prior years, expenses have increased year over year.
 - Salaries and expenses reflective COLA adjustments
 - Materials and services reflect increased consumption related to the use of specific grant monies received for policing programs
 - External transfers have increased due to the demand for services by external organizations
 - See note 17 for a detailed breakdown of expenses by segment.

Financial Statement Highlights (continued)

Operating expenses



Updates to our prior year audit plan

Other significant changes

Newly effective accounting standards



PS 3400, *Revenue*, became effective for this year end.

The new standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement.

The standard notes that in the case of revenue arising from an exchange transaction, a public sector entity must ensure the recognition of revenue aligns with the satisfaction of related performance obligations. It notes that unilateral revenue arises when no performance obligations are present, and recognition occurs when there is authority to record the revenue and an event has happened that gives the public sector entity the right to the revenue.

PS 3160, *Public private partnership*, became effective for this year end (fiscal years beginning on or after April 1, 2023).

The standard includes new requirements for the recognition, measurement and classification of infrastructure procured through a public private partnership.

PSG 8, *Purchased intangibles*, became effective for this year end (fiscal years beginning on or after April 1, 2023).

The guideline allows public sector entities to recognize intangibles purchased through an exchange transaction. The definition of an asset, the general recognition criteria and GAAP hierarchy are used to account for purchased intangibles.

Narrow scope amendments were made to PS 1000 *Financial statement concepts* to remove the prohibition to recognize purchased intangibles and to PS 1201 *Financial statement presentation* to remove the requirement to disclose purchased intangibles not recognized.

Newly effective accounting standards

Newly effective auditing standards



There are no new auditing standards impacting the current year audit.

Future changes to auditing standards

Risk assessment summary

Our planning begins with an assessment of risks of material misstatement in your financial statements.

We draw upon our understanding of the Town and its environment (e.g. the industry, the wider economic environment in which the business operates, etc.), our understanding of the Town’s components of its system of internal control, including our business process understanding.

		Risk of fraud	Risk of error	Risk Rating
●	Management override of controls	✓		Significant
●	Cash		✓	Base
●	Operating and payroll expenses (including related accruals)		✓	Base
●	Tangible capital assets		✓	Base
●	Asset retirement obligations		✓	Base
●	Government grants		✓	Base
●	Financial instruments		✓	Base
●	Financial reporting		✓	Base

- PRESUMED RISK OF MATERIAL MISSTATEMENT
- OTHER AREA OF FOCUS



Current year findings


We did not uncover any significant findings as a result of the procedures performed over the areas highlighted above.

Significant risks and results

We highlight our significant findings in respect of **significant risks**.

<div></div> <div>Fraud risk from management override of controls</div> <div><div>RISK OF</div><div></div><div>FRAUD</div></div>		
Significant risk	Estimate?	Critical audit matter?
Management is in a unique position to perpetrate fraud because of its ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Although the level of risk of management override of controls will vary from entity to entity, the risk nevertheless is present in all entities.	No	No
<div>Our response</div> <p>As this presumed risk of material misstatement due to fraud is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:</p> <ul style="list-style-type: none">• We tested the design and implementation of controls surrounding the review of journal entries, and the business rationale for significant entries.• Using our KPMG software tools, we analyzed the journal entries posted during the year for completeness.• In responding to risks of fraud and management override of controls, we set specific criteria to isolate high risk journal entries and adjustments in order to analyze for further insights into our audit procedures and findings.		
<div>Our findings</div> <p>We did not uncover any issues during the performance of the procedures described above except for the control observation described later in this report.</p>		


Accounting policies and practices



Initial selection


The following new significant accounting policies and practices were selected and applied during the period.

- PS 3400 *Revenue*
- PSG-8 *Purchased Intangibles*
- PS 3160 *Public Private Partnerships* (P3s)



Revised

No matters to report.



Significant qualitative aspects

Significant accounting policies or practices are disclosed in note 1 to the financial statements.

No matters to report.

Other financial reporting matters

We also highlight the following:

Financial statement presentation - form, arrangement, and content



Through the course of the audit, KPMG provided guidance and support to management on required disclosures in accordance with the financial reporting framework along with the adoption of the new accounting standards in 2024.

Concerns regarding application of new accounting pronouncements



No matters to report.

Significant qualitative aspects of financial statement presentation and disclosure



No matters to report.

Specific topics

We have highlighted the following that we would like to bring to your attention:

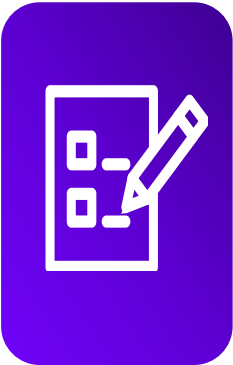
Matter	Finding
Illegal acts, including noncompliance with laws and regulations, or fraud	No matters to report
Other information in documents containing the audited financial statements	Not applicable
Significant difficulties encountered during the audit	No matters to report
Difficult or contentious matters for which the auditor consulted	No matters to report
Management’s consultation with other accountants	No matters to report
Disagreements with management	No matters to report
Related parties	No matters to report
Significant issues in connection with our appointment or retention	No matters to report
Other matters that are relevant matters of governance interest	No matters to report

Audit misstatements

Group materiality for fiscal 2024 was set at \$570,000 which translated into an audit misstatement posting threshold of \$28,500. As such, all misstatements identified during the audit greater than \$28,500 have been recorded on our summary of adjustments and differences.

Adjustments and differences identified during the audit have been categorized as “Corrected adjustments” or “Uncorrected differences”. These include disclosure adjustments and differences.

Professional standards require that we request of management and Council that all identified adjustments or differences be corrected, if any.



Impact of uncorrected misstatements – Not material to the financial statements

- The management representation letter includes the Summary of Uncorrected Misstatements, which discloses the impact of all uncorrected misstatements considered to be other than clearly trivial
- Based on both qualitative and quantitative considerations, management have decided not to correct certain misstatements and represented to us that the misstatements —individually and in the aggregate—are, in their judgment, not material to the financial statements. This management representation is included in the management representation letter.
- We concur with management’s representation that the uncorrected misstatements are not material to the financial statements. Accordingly, the uncorrected misstatements have no effect on our auditor's report.



Impact of corrected misstatements

- We did not identify any misstatements that were communicated to management and subsequently corrected in the financial statements.

Individually significant uncorrected audit misstatements

Uncorrected audit misstatements greater than \$28,500 individually:

	Annual surplus effect	Financial position		
Description of individually significant misstatements	(Decrease) Increase	Assets (Decrease) Increase	Liabilities (Decrease) Increase	Accumulated Municipal Equity (Decrease) Increase
To adjust for the understatement of certain payroll-related liabilities	(63,000)	-	63,000	(63,000)
To record projected misstatement related to credit expense testing for a TCA missed in the prior year	(77,328)	-	-	-
To record impact on adoption of PS 3400, Revenue	(56,550)	-	56,550	(56,550)
Total uncorrected misstatements (see Management Representation Letter)	(196,878)	-	119,550	(119,550)

Control deficiencies

Consideration of internal control over financial reporting (ICFR)



In planning and performing our audit, we considered ICFR relevant to the Town's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.

Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.

A deficiency in internal control over financial reporting



A deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed, or when the person performing the control does not possess the necessary authority or competence to perform the control effectively. **We have made observations to management through the course of the audit that have been communicated separately.**

Significant deficiencies in internal control over financial reporting



A deficiency, or a combination of deficiencies, in internal control over financial reporting that, in our judgment, is important enough to merit the attention of those charged with governance. **We have identified a significant deficiency in internal control over financial reporting.**

Control deficiencies – significant deficiencies

Significant deficiencies in internal control over financial reporting

Description	Status	2023 Observation	2023 Recommendation and 2024 Update
CARRYFORWARD FROM 2023: Journal Entries	Unremediated	<p><u>Observation and Recommendation:</u></p> <p>During testing of journal entries, KPMG noted that certain journal entries were not reviewed and approved prior to input into the general ledger system. As well, there is currently no formal requirement to document the review of journal entries.</p> <p>The absence of a review increases the risk of inaccurate or inappropriate journal entries being posted into the system, thereby compromising the integrity of the Town’s financial reporting.</p> <p>KPMG recommends that all journal entries should be approved by a secondary individual prior to input into the general ledger system. At a minimum, unusual entries of a material amount should be reviewed by the Treasurer or CAO.</p> <p>Adequate documentation supporting the entry should also be attached to allow the reviewer to perform an effective review. The review should be documented by signing the journal entry or by form of email.</p>	<p>Due to the importance of this fundamental key control, which ties back to the presumed risk of fraud related to the management override of controls, this observation has been elevated to a significant deficiency in the current year consistent with auditing standards.</p> <p><u>2024 Update:</u> We continued to note instances where journal entries were entered into the general ledger that were not approved by a second individual. We will continue to follow up on this matter in 2025.</p>

Independence

As a firm, we are committed to being and being seen to be independent. We have strict rules and protocols to maintain our independence that meet or exceed those of the IESBA Code¹ and CPA Code. The following are the actions or safeguards applied to reduce or eliminate threats to an acceptable level:



Dedicated ethics & independence partners



Process for reporting breaches of professional standards and policy, and documented disciplinary policy



Ethics, independence and integrity training for all staff



International proprietary system used to evaluate and document threats to independence and those arising from conflicts of interest



Operating policies, procedures and guidance contained in our quality & risk management manual



Mandated procedures for evaluating independence of prospective audit clients



Restricted investments and relationships



Annual ethics and independence confirmation for staff

Statement of compliance

We confirm that, as of the date of this communication, **we are independent** of the Town in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada.



¹ International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards)

Appendices

1

Required
communications

2

Audit quality

3

Audit and assurance
insights

4

Technology highlights

5

Thought leadership
and insights



Appendix 1: Other required communications



Engagement terms

A copy of the engagement letter and any subsequent amendments has been provided to management.



CPAB communication protocol

The reports available through the following links were published by the Canadian Public Accountability Board to inform the Finance Working Group and other stakeholders about the results of quality inspections conducted over the past year:

- [CPAB Audit Quality Insights Report: 2022 Annual Inspections Results](#)
- [CPAB Audit Quality Insights Report: 2023 Interim Inspections Results](#)
- [CPAB Regulatory Oversight Report: 2023 Annual Inspections Results](#)
- [CPAB Audit Quality Insights Report: 2024 Interim Inspections Results](#)

Appendix 1a: Draft auditor's report

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of the Corporation of the Town of Gananoque

Opinion

We have audited the consolidated financial statements of the Corporation of the Town of Gananoque (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of operations and accumulated municipal equity for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the “financial statements”).

In our opinion, the accompanying financial statements, present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the “**Auditor's Responsibilities for the Audit of the Financial Statements**” section of our auditors' report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Appendix 1a: Draft auditor's report (continued)

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

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

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

Appendix 1a: Draft auditor's report (continued)

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants, Licensed Public Accountants

Kingston, Canada

(date)

Appendix 1b: Management representation letter

KPMG LLP
Chartered Professional Accountants
863 Princess Street, Suite 400
Kingston, Ontario K7L 5N4
Canada

October 21, 2025

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of the Corporation of the Town of Gananoque ("the Entity") as at and for the period ended December 31, 2024.

General:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in [Attachment I](#) to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Responsibilities:

1. We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated January 30, 2024, including for:
 - a) the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.
 - b) providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:
 - the names of all related parties and information regarding all relationships and transactions with related parties;
 - c) the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of Council and committees of Council that may affect the financial statements. All significant actions are included in such summaries.
 - d) providing you with unrestricted access to such relevant information.

- e) providing you with complete responses to all enquiries made by you during the engagement.
 - f) providing you with additional information that you may request from us for the purpose of the engagement.
 - g) providing you with unrestricted access to persons within the Entity from whom you determined it necessary to obtain audit evidence.
 - h) such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.
 - i) ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.
 - j) ensuring that internal auditors providing direct assistance to you, if any, were instructed to follow your instructions and that we, and others within the entity, did not intervene in the work the internal auditors performed for you.

Internal control over financial reporting:

2. We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

Fraud & non-compliance with laws and regulations:

3. We have disclosed to you:
 - a) the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
 - b) all information in relation to fraud or suspected fraud that we are aware of that involves:
 - management;
 - employees who have significant roles in internal control over financial reporting; or
 - otherswhere such fraud or suspected fraud could have a material effect on the financial statements.



Appendix 1b: Management representation letter (continued)

- c) all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, or others.
- d) all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements, whose effects should be considered when preparing financial statements.
- e) all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

Subsequent events:

- 4. All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment or disclosure in the financial statements have been adjusted or disclosed.

Related parties:

- 5. We have disclosed to you the identity of the Entity’s related parties.
- 6. We have disclosed to you all the related party relationships and transactions/balances of which we are aware.
- 7. All related party relationships and transactions/balances have been appropriately accounted for and disclosed in accordance with the relevant financial reporting framework.

Estimates:

- 8. The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

Going concern:

- 9. We have provided you with all information relevant to the use of the going concern assumption in the financial statements.
- 10. We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the Entity’s ability to continue as a going concern.

Misstatements:

- 11. The effects of the uncorrected misstatements described in Attachment II are immaterial, both individually and in the aggregate, to the financial statements as a whole.

Non-SEC registrants or non-reporting issuers:

- 12. We confirm that the Entity is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission (“SEC”) Issuer (as defined by the Sarbanes-Oxley Act of 2002).
- 13. We also confirm that the financial statements of the Entity will not be included in the group financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

Yours very truly,

CORPORATION OF THE TOWN OF GANANOQUE

By: Mr. John Morrison, Treasurer

By: Ms. Melanie Kirkby, CAO

Appendix 1b: Management representation letter (continued)

Attachment I – Definitions

Materiality

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and, the size or nature of a misstatement, or a combination of both while also considering the entity’s own circumstances.

Fraud & error

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity’s assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

Attachment II – Summary of Audit Misstatements Schedule

Summary of Uncorrected Audit Misstatements

Description	Statement of Financial Position effect ¹			Statement of Operations effect ¹
	Assets \$	Liabilities \$	Municipal Equity \$	\$
Audit misstatements greater than \$28,500 individually				
Dr. Salaries and wages			63,000	63,000
Cr. Accounts payable and accrued liabilities		(63,000)		
To accrue liabilities relating to FY2024				
Dr. Materials expense			77,328	77,328
Cr. Opening municipal equity			(77,328)	
To record projected misstatement detected in the credit testing of expenses				
Dr. Revenue	-		56,550	56,550
Cr. Deferred revenue		(56,550)		
To record the impact of PS3400 on adoption				
TOTAL UNCORRECTED AUDIT MISSTATEMENTS	-	(119,550)	119,550	196,878

¹ Debit (Credit)

Appendix 2: Audit quality - How do we deliver audit quality?

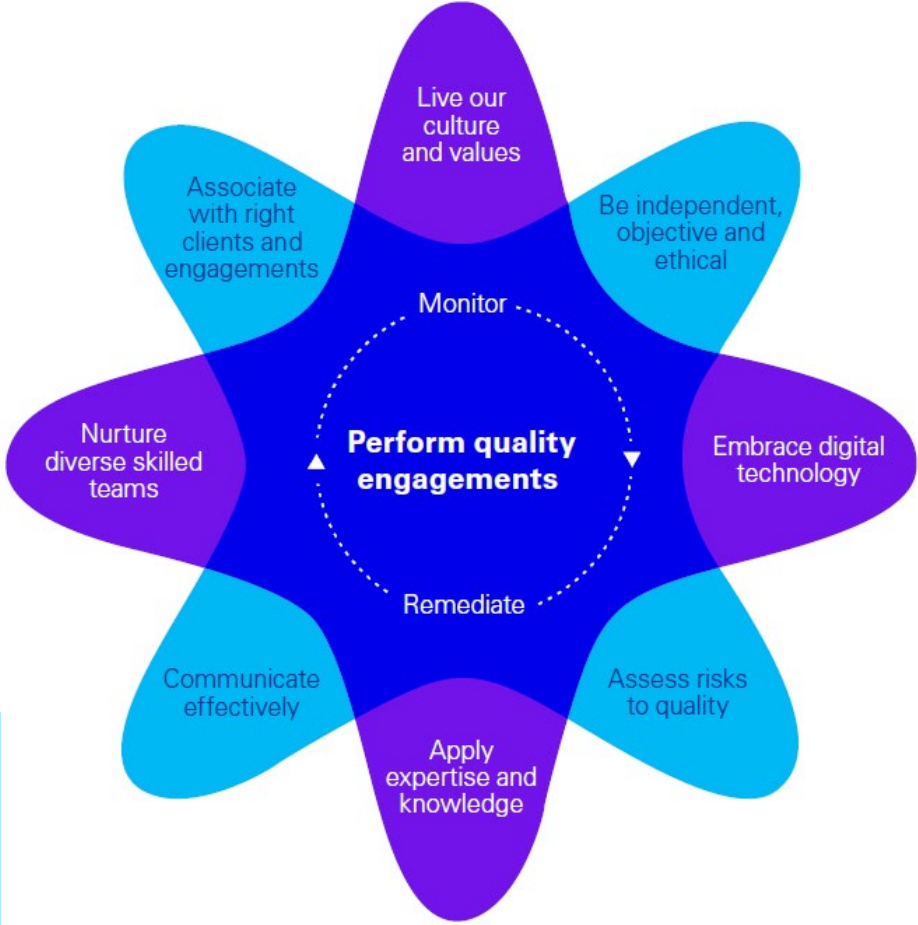
Quality essentially means doing the right thing and remains our highest priority. Our Global Quality Framework outlines how we deliver quality and how every partner and staff member contributes to its delivery.

The drivers outlined in the framework are the ten components of the KPMG System of Quality Management (SoQM). Aligned with ISQM 1/CSQM 1, our SoQM components also meet the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA) and the relevant rules of professional conduct / code of ethics applicable to the practice of public accounting in Canada, which apply to professional services firms that perform audits of financial statements. Learn more about our system of quality management and our firm’s statement on the effectiveness of our SoQM:

[KPMG Canada Transparency Report](#)

We define ‘audit quality’ as being the outcome when:

- audits are **executed consistently**, in line with the requirements and intent of **applicable professional standards** within a strong **system of quality management**; and
- all of our related activities are undertaken in an environment of the utmost level of **objectivity, independence, ethics and integrity**.



Doing the right thing. Always.

Appendix 2: Audit quality - audit quality indicators (AQIs)

The objective of these measures is to provide the Finance Working Group and management with more in-depth information about factors that influence audit quality within an audit process. Below you will find the current status of the AQIs that we have agreed with management are relevant for the audit.

Audit team composition

- Experience, commitment and knowledge of the broader public sector
- A combination of continuity and fresh perspectives
- Access to specialist resources with public sector experience

Technology in the audit

- Increase in use of technology in the audit year over year
- Use of secure KPMG portal for transfer of electronic documents

Independence

- We will not put ourselves in a situation where we would audit our own work.
- We apply the most rigorous standards to our professional services in order to ensure our continued independence in our role.

Client preparedness

- The team was fully prepared for our arrival and provided us with a full set of working papers
- The team was responsive to all of our audit requests

Finance Working Group

- Committee members participate fully in the discussion with auditors
- KPMG provides current industry trends and updates to accounting and audit standards

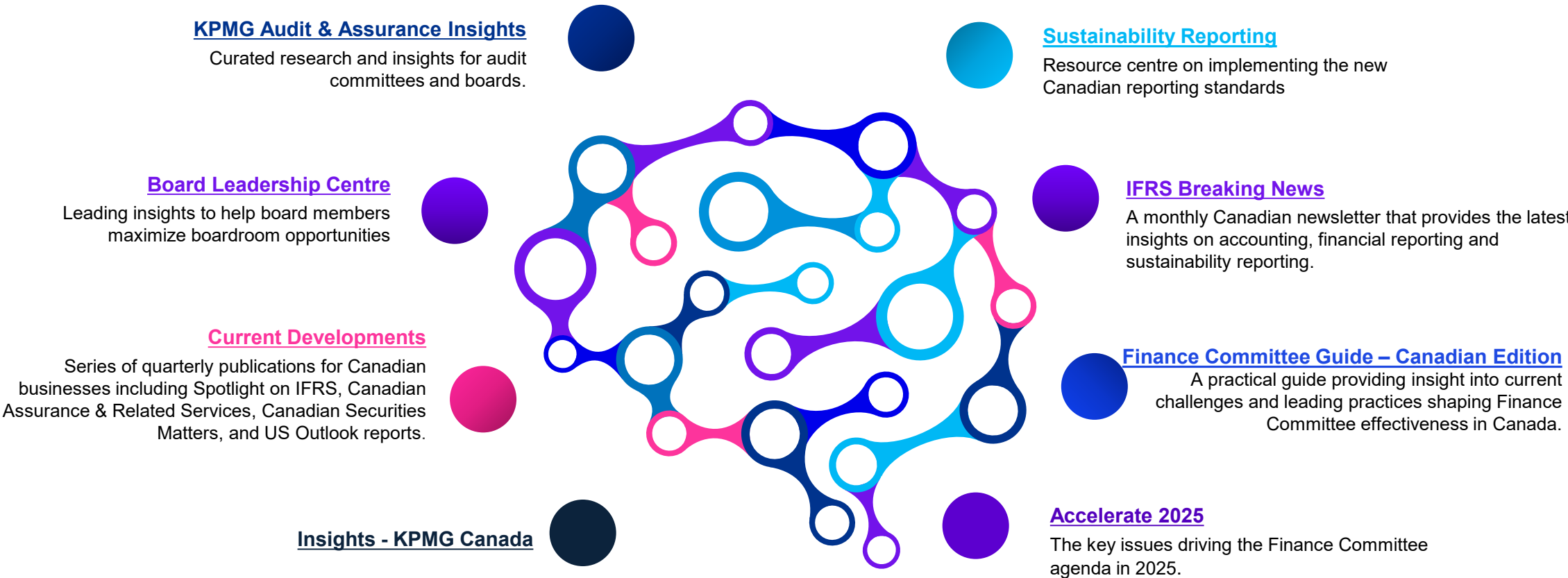
Nothing to report

Some matters to report

Specific matters to report

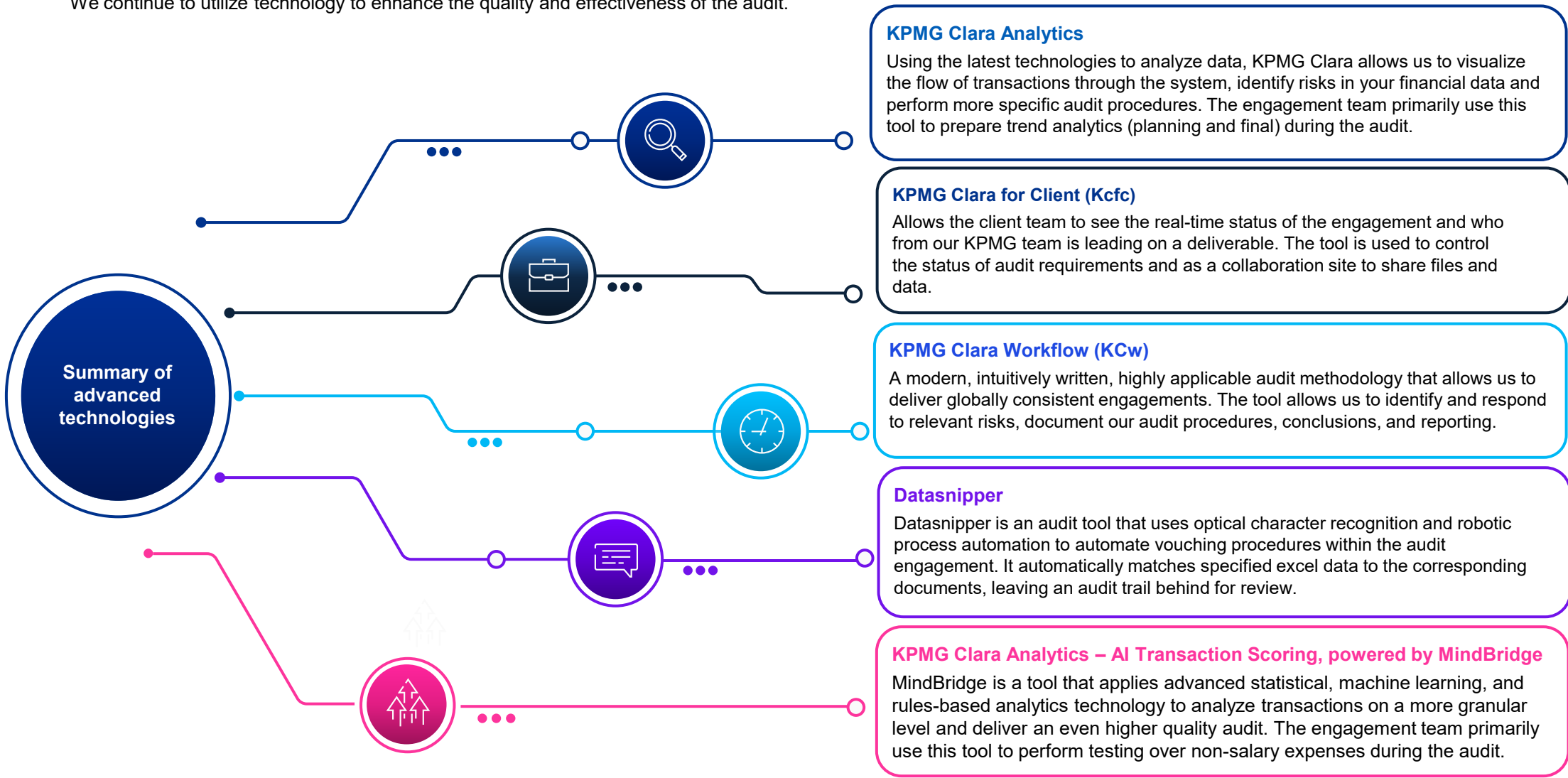
Appendix 3: Audit and assurance insights

Our latest thinking on the issues that matter most to the Finance Working Group, Councils and management.



Appendix 4: Technology highlights

We continue to utilize technology to enhance the quality and effectiveness of the audit.



Appendix 5: Thought leadership and insights

Future of Risk

Enterprises are facing an array of reputational, environmental, regulatory and societal forces. To navigate this complex landscape, the C-suite should seek to embrace risk as an enabler of value and fundamentally transform their approach. KPMG’s global survey of 400 executives reveals that their top priorities for the next few years are adapting to new risk types and adopting advanced analytics and AI. As organizations align risk management with strategic objectives, closer collaboration across the enterprise will be essential.

[Click here](#) to access KPMG’s portal.

Control System Cybersecurity Annual Report 2024

Based on a survey of more than 630 industry members (13% from government organizations), this report reveals that while the increase in cyberattacks is concerning, organizations have become more proactive in their cybersecurity budgets, focused on prevention, and acknowledging the threat of supply chain attacks. Furthermore, the report highlights a pressing need for skilled cybersecurity professionals in the face of escalating cyber threats. Explore the full report to help gain a clearer understanding of the growing cyber threat landscape and learn how to overcome the roadblocks to progress.

[Click here](#) to access KPMG’s portal.

Cybersecurity Considerations 2024: Government and Public Sector

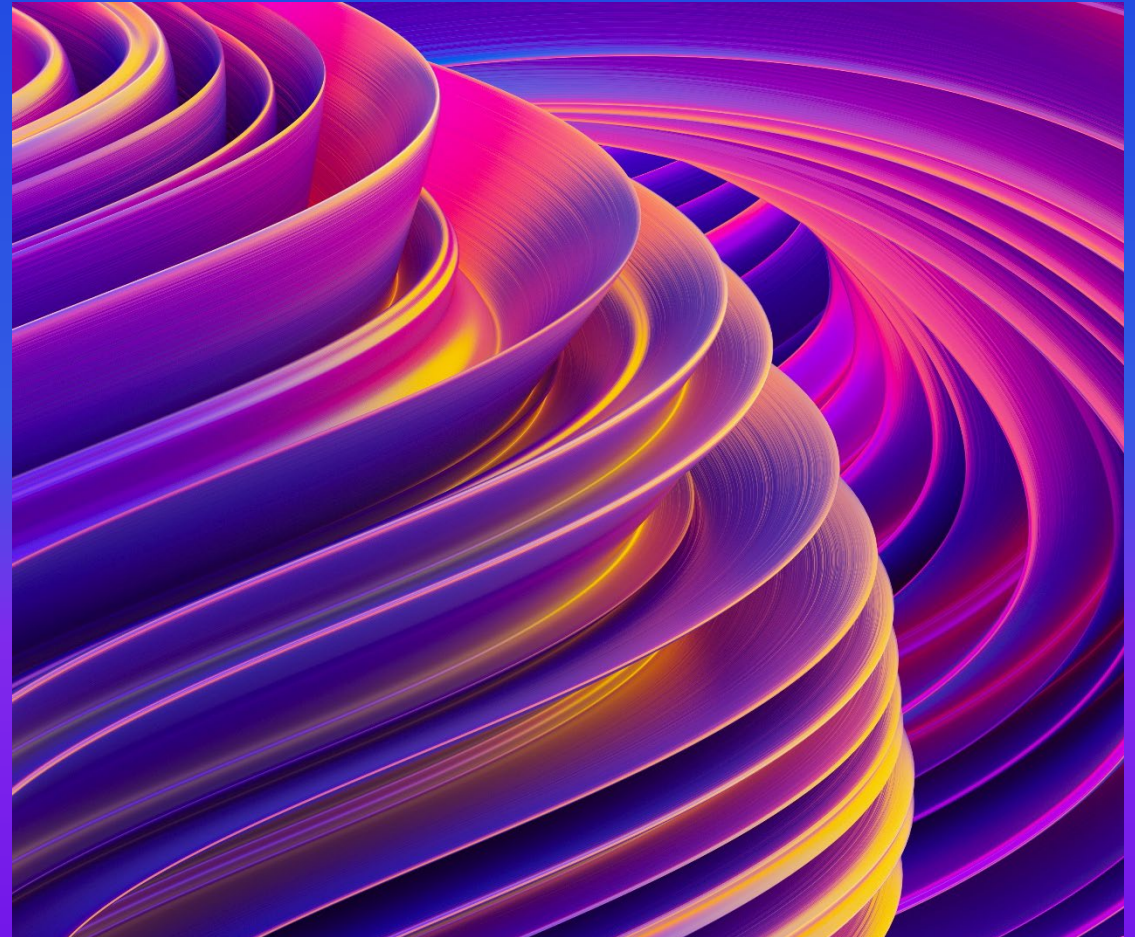
In every industry, cybersecurity stands as a paramount concern for leaders. Yet, for government and public sector organizations, the game of digital defense takes on a whole new level of intensity. The reason? The sheer volume and sensitivity of data they manage, which can amplify the potential fallout from any breach. These agencies are the custodians of a vast array of personal and critical data, spanning from citizen welfare to public safety and national security. This article delves into the pivotal cybersecurity considerations for the government and public sector. It offers valuable perspectives on critical focus areas and provides actionable strategies for leaders and their security teams to fortify resilience, drive innovation, and uphold trust in an ever-changing environment.

[Click here](#) to access KPMG’s portal.



<https://kpmg.com/ca/en/home.html>

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Cataraqi
conservation

Cataraqi Region Phragmites Management



Town of Gananoque, Delegation to Council, October 21 2025

Presentation Outline

- Invasive Phragmites background
- Provincial initiative
- Cataraqui Region Phragmites Management Area (CR-PMA) background
- 2024 and 2025 regional project collaborations
- 2026 regional project plans
- Town of Gananoque populations and possibilities



Invasive Phragmites Background

- Invasive Phragmites is considered Canada's worst invasive plant
 - Reduces biodiversity
 - Threatens ¼ of Ontario's Species at Risk
 - Disrupts the functioning of wetlands and water control features (ditches, ponds, swales)
 - Damages infrastructure
 - Threatens public safety
 - Fire hazard
 - Sightline interference
 - Costs Ontario municipalities an estimated \$40 Million each year



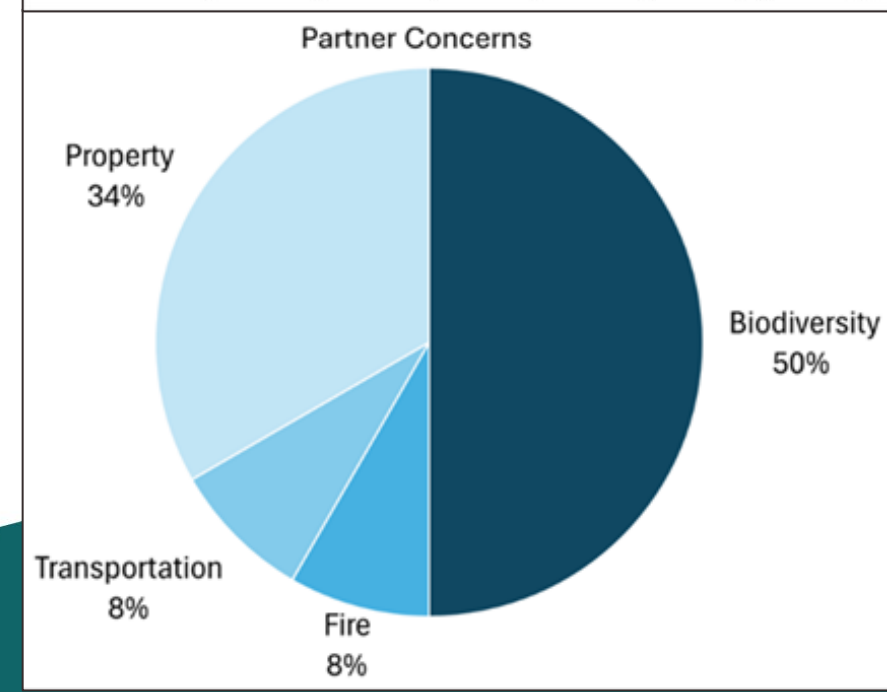
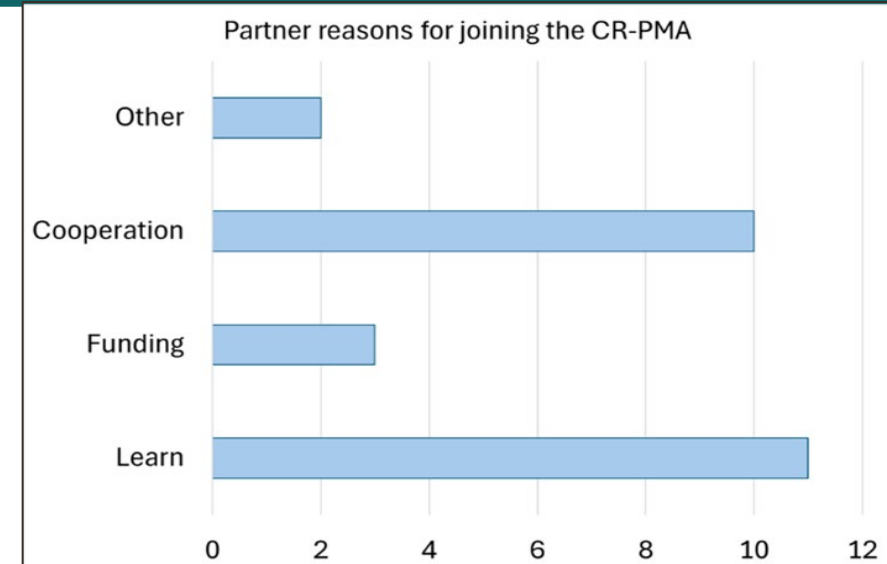
Local Efforts Support Coordinated Provincial Initiative

- Ontario Ministry of Natural Resources and Forestry focused effort since November 2020.
- Aim to make substantial improvements by 2033.
- \$16 Million in funding over the next three years for monitoring and control.



Cataraqui Region Phragmites Management Area

- The Province of Ontario supported the Green Shovels Collaborative to devise a framework for regional coordination and collaboration via Phragmites Management Areas.
- The Cataraqui Region Conservation Authority's jurisdiction is now one of several PMAs within Ontario.
 - Established following two workshops hosted by Cataraqui Conservation and a supportive resolution by our Board.
- Benefits of a Phragmites Management Area:
 - Collaboration
 - Single acts of stewardship are not enough to manage Phragmites.
 - Resource sharing
 - Partners help other partners.
 - Access to a larger pot of provincial funding
 - To monitor and control Phragmites.



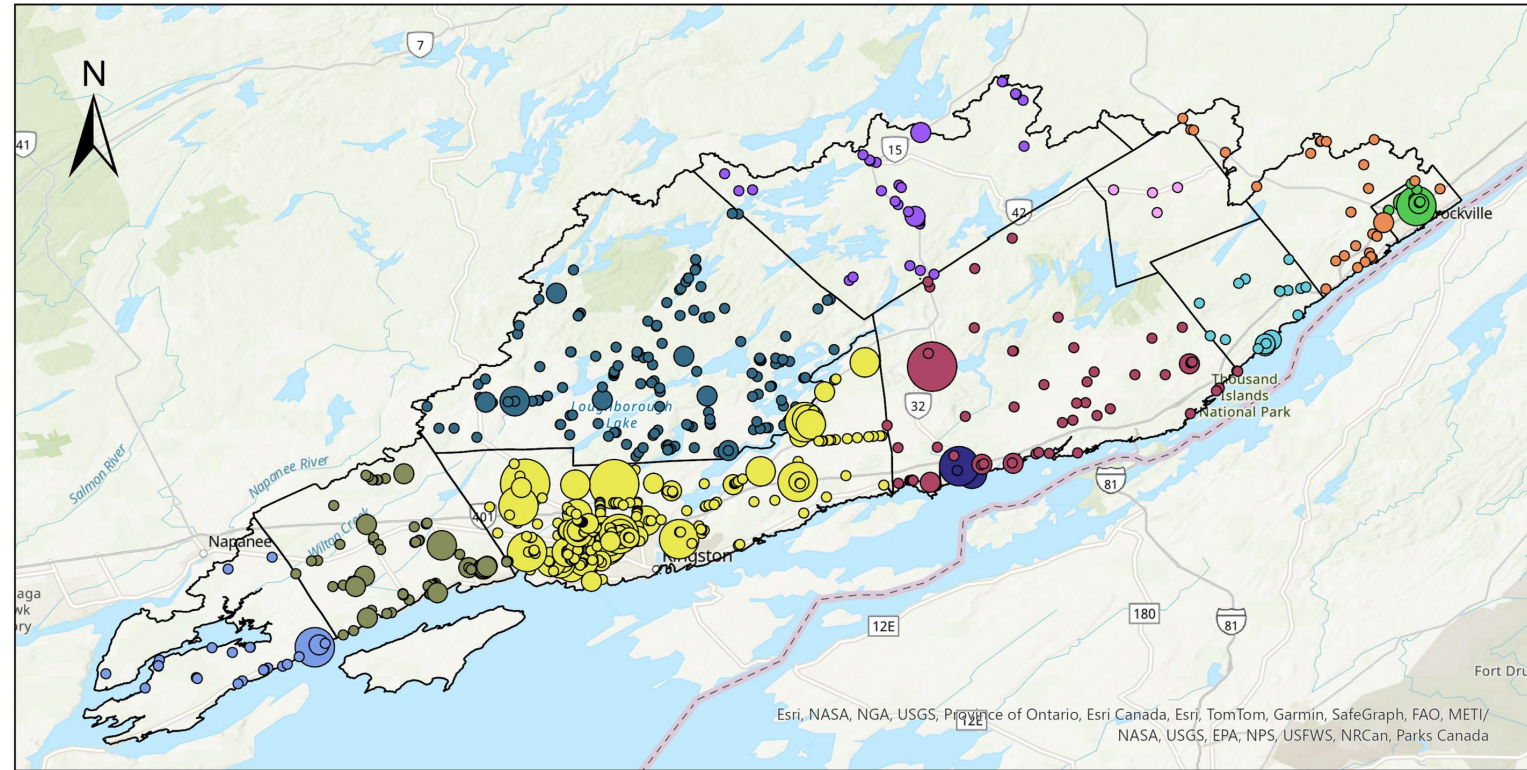
Cataraqui Region Phragmites Management Area (CR-PMA)

- CR-PMA
 - 3,800 square kilometers
 - 11 Lower Tier and 3 Upper Tier Municipalities
- CR - Invasive Phragmites Working Group
 - Municipalities
 - Provincial and Federal Parks Agencies
 - Provincial Ministries
 - Lake and Watershed Associations
 - Land Conservancies
 - NGOs



2024 Regional Collaborative Project – monitoring and planning

- Baseline data collection and creation of a regional management plan was made possible with a \$45K grant through the Invasive Phragmites Control Fund (IPCF) and \$52.5K of in-kind support from 11 regional partners.
- All main roads, several parks, and Cataraqui Conservation Areas were monitored.
- 743+ reports submitted via Survey123.
- Over 52 hectares mapped.
- Six patches have been identified in the Town of Gananoque (approx. total area of 5,400 m²)
- Regional Management Plan (2024 to 2034) to prevent the spread of and, where possible, eliminate Invasive Phragmites within its regulatory boundary.



Phragmites Observations

Municipality

● Athens

● Brockville

● Elizabethtown-Kitley

● Front of Young

● Gananoque

● Kingston

● Leeds and the Thousand Islands

● Loyalist

● Napanee

● Rideau Lakes

● South Frontenac

Area (square meters)

● Min - 1000

● 1000 - 2500

● 2500 - 5000

● 5000 - 10000

● 10000 - Max



2025 Regional Collaborative Project – control and monitoring

- 2025 project controlled as per the Regional Management Plan:
 - Roadside spraying to control over 24,000 m² (to be confirmed)
 - Covered South Frontenac Township and United Counties of Leeds and Grenville (excluding Rideau Lakes Township).
 - Contract, permitting, approvals, communications and related monitoring coordinated by Cataraqui Conservation.
 - Municipalities allocated a budget which is matched by the fund to support increased control and regional coordination.

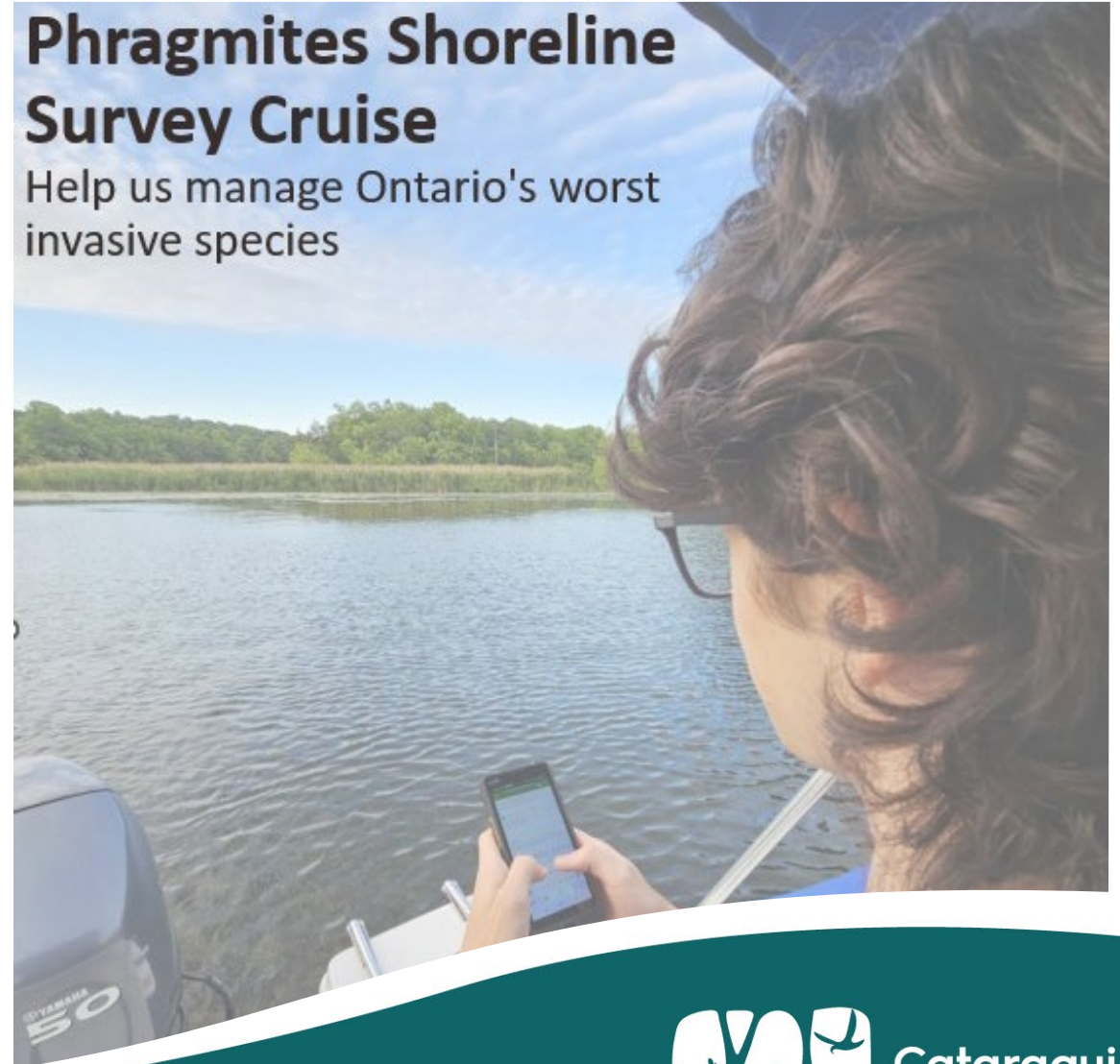


2026 Regional Collaborative Project – control and monitoring

- 2026 project plans:
 - Revisit the areas treated in 2025 (expect about 20% regrowth)
 - Focus on additional wet sites in UCLG and priority patches that extend onto private property where there's landowner support.
 - Include Loyalist Township and Lennox and Addington County (Town of Gananoque?)
 - Additional focused projects:
 - Lamb's Pond
 - 1000 Islands Parkway

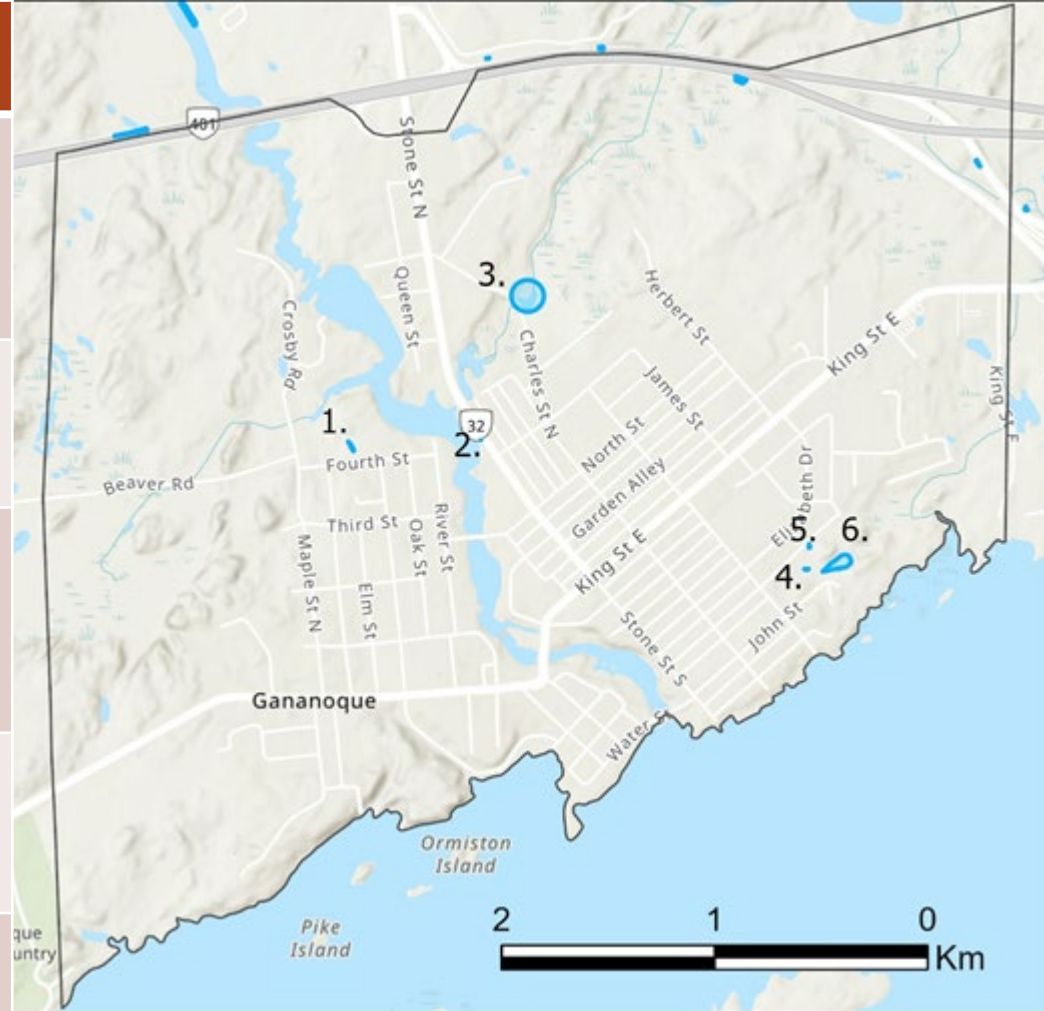
Phragmites Shoreline Survey Cruise

Help us manage Ontario's worst invasive species



Town of Gananoque – Invasive Phrag Observations

Number	Size	Potential Control	Notes
1	141	Herbicide - Retractable hose and spray gun	Located alongside the Gananoque trail in a drainage ditch beside Thomson Fasteners
2	10	Spading – community group(s)	Road access – recorded as municipal parkland
3	4400	Herbicide – Retractable hose and spray gun	Gananoque Public Works Yard along Stocking Hill Creek; survey needed to confirm extent
4	90	Spading – community group(s) or herbicide with backpack sprayer	No road access – recorded as municipal parkland
5	150	Spading – community group(s) or herbicide with backpack sprayer	No road access – recorded as municipal parkland
6	650	Herbicide – backpack sprayer	No road access – recorded as municipal parkland



Why Roadside Spraying?

- Greatest chance of reducing phragmites spread. Most invasions start along roadsides and then move into more sensitive wetlands, streams and lakes.
- Currently, the only method that can be applied on a large scale in dry to moist locations.
- Most efficient means of control in terms of both effort and cost.
- Recommended by:
 - Ontario Ministry of Natural Resources and Forestry
 - Ontario Invasive Plant Council
 - Green Shovels Collaborative



Reducing Impacts

- Herbicide application planned for late summer / early fall to reduce harm to native plants and avoid nesting birds.
- Application will be targeted toward the upper canopy of dense stands.
- Follow up mowing will occur over the winter to prevent harm to wildlife.
 - Reduces fire risk.
 - Facilitates next season's application.



Key Points

- Phragmites will continue to spread without intervention.
- More regional partners increases the likelihood of management success across the region.
- Government funding is now available to support efforts to reduce Invasive Phragmites.
- Monitoring and the Regional Management Plan provides the necessary information to begin coordinated control.
- Following an Integrated Pest Management Approach, herbicide is a valuable tool for invasive Phragmites control.



Thank You

Holly Evans

Watershed Planning Coordinator

hevans@crca.ca

613-546-4228 x233





Deputation Request to Appear Before Council
(This form is mandatory before any request is considered)

(*) Signifies required information.

***Name of person and/or associate or organization wishing to appear:**

--

***Topic of discussion (please be specific, provide details, and attach any additional information).**

NOTE: All documents provided are open for public review to ensure transparency and openness of Council meetings. All information/documents are posted on the Town's website in advance of the meeting. If requesting a closed (in-camera) audience with Council the subject matter must meet the requirements under the *Municipal Act*, Section 239.

Additional Information attached:	Yes	No
----------------------------------	-----	----

***Purpose of Request: (Please mark at least one)**

	Information or Educational Purposes only	
	Requesting a Letter of Support	
	Requesting Funding – Amount of Request	\$
	Other (provide details)	

***Economic Impact** (Please mark and supply details)

	Target Market:
	Partners:
	Budget Outline Attached: Yes No

***Activities to date relevant to this matter:**

--

***Contact Person (if different from above):**

--

***Mailing Address:**

--

*Telephone Number:	
*Email Address:	

***Council Date Requested:**

--

Council meetings are held on the 1st and 3rd Tuesday of each month and begin at 5:00 PM.

Your delegation **is not confirmed until you are contacted by the Clerk** who will confirm the date and placement on the Council Agenda.

Council meetings are held on the 1st and 3rd Tuesday of each month and begin at 5:00 PM.

Requirements:

1. If you will be providing supporting documentation such as a PowerPoint presentation, it must be submitted to the Clerk, no later than 12:00 noon on the Wednesday, prior to the date which the Clerk has advised, on a memory stick or emailed to the Clerk.
2. If your software requirements are not compatible with the Town of Gananoque's software, you will be unable to use an electronic presentation.

Helpful Suggestions:

- Arrive 15 minutes in advance of the meeting start time.
- Turn off cell phones.
- Be prepared.
- Speak clearly.
- Keep your presentation brief and to the point (Presentations/Delegations are restricted to ten (10) minutes, exclusive of any comments or questions from the Committee/Council).
- Keep in mind Council has already received your written material.
- Council may have questions or comments at the end of the presentation.
- Provide the Clerk with any relevant notes if they have not been handed out or published with the Agenda.

For further information, please contact Penny Kelly, Clerk at 613-382-2149 Ext. 1120 or via email at clerk@gananoque.ca.

Date: September 29, 2025

To: Town of Gananoque

From: Holly Evans, Watershed Planning Coordinator at Cataraqui Conservation

1.0 Topic

Opportunity for the Town of Gananoque to Join the 2026 Regional Invasive Phragmites Control Fund Project

2.0 Recommendations

That Council direct staff to collaborate with the Cataraqui Region Invasive Phragmites Management Area Working Group via the Cataraqui Region Conservation Authority to support a grant application to the Invasive Phragmites Control Fund (IPCF), and

That Council allocates both cash and in-kind staff support to help match the grant.

3.0 Purpose

This report provides information about invasive Phragmites, the Cataraqui Region Invasive Phragmites Working Group, and a funding opportunity via the IPCF to continue implementation of the regional management plan. Further, it is to seek Council approval to partner with Cataraqui Conservation for a 2026 project that will continue monitoring and control efforts across the region.

4.0 Background

Phragmites australis (also known as Common Reed or invasive Phragmites) has been spreading in the Cataraqui Region for the last fifteen or more years. It is suspected that invasive Phragmites was first introduced as an ornamental grass for gardens. Following its introduction, construction and roadside mowing has facilitated its spread, allowing Phragmites to invade new areas. Vehicles used in these activities can pick up Phragmites seeds or plant fragments in their tires or tracks and spread the plant into new areas. Invasive Phragmites is increasingly spreading into sensitive areas such as wetlands and the riparian areas of our streams and lakes.

Invasive Phragmites takes over wetlands and streambanks by crowding out the native vegetation wildlife depends on for food and cover. Its alteration of sensitive ecosystems has resulted in Phragmites threatening a quarter of Ontario's species at risk. In addition to natural areas, Phragmites also invades stormwater infrastructure features such as detention ponds, bioswales, ditches, and culverts, altering hydrological conditions and compromising function. It presents a fire risk as stands

of dead, dry stalks from previous year's growth easily catch fire. The thick roots are strong enough to damage infrastructure including road surfaces, curbs, and bridge abutments. Due to the extreme height (up to five meters or sixteen feet) of this plant, it interferes with sightlines along roads, posing a potential risk to public safety. In total, it is estimated that the impacts of invasive Phragmites cost municipalities in Ontario a combined \$40 million annually. For more information about this plant, please refer to this article on Cataraqui Conservation's website:

<https://cataraquiconservation.ca/blogs/news/creature-feature-invasive-aquatic-plant-series>.

The Provincial Government has committed to protecting the environment from invasive Phragmites through the [allocation of \\$16 million over three years](#). This funding is made available through the [IPCF](#) and helps to fulfill goals in the [Green Shovels Collaborative Guidebook](#) to greatly reduce the spread of this plant by 2033.

In May of 2024, a [Phragmites Management Area \(PMA\)](#) was established for the Cataraqui Region, and several others across Ontario are now in place as well. Through PMAs, monitoring, management planning, and control efforts are coordinated for maximum impact. The Green Shovels Phragmites Guidebook indicates that the most successful Phragmites management projects have involved municipalities and other organizations in a collaborative approach. Locally, the Cataraqui Region Conservation Authority (aka Cataraqui Conservation) is the lead for the Cataraqui Region PMA to host workshops, coordinate projects and develop / support a regional management plan.

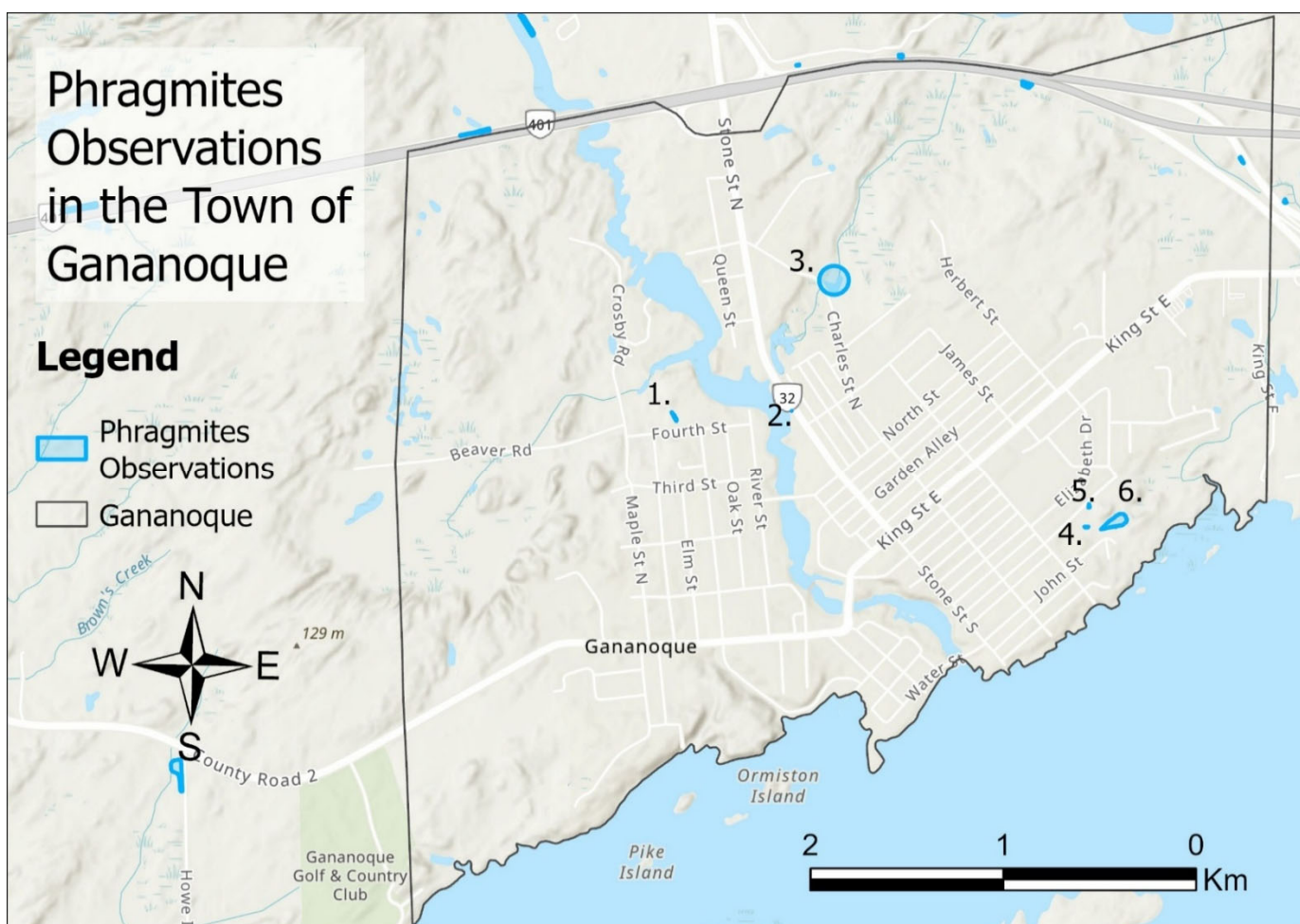
To date, we have successfully secured two grants, 2024 and 2025, from the IPCF to educate, monitor, plan and control this invasive plant. For information on these projects, please visit the Invasive Species Centre's Fund Recipients [webpage](#).

With input and collaborative work by our regional partners we produced a [management plan](#) informed by monitoring data collected via our [Phragmites survey](#). The results of this survey can be viewed on our [web map](#). The plan aims to reduce the impacts and costs associated with the uninhibited spread of Phragmites until development of the biological control (i.e., a moth larva that will bring the plant into balance) establishes over the next decade or so.

This year we began active roadside control with two municipal partners, South Frontenac Township and the United Counties of Leeds and Grenville. Cataraqui Conservation used our monitoring information to identify treatment areas and hired a contractor to apply herbicide. For 2026, we plan to continue and expand this work to also include Loyalist Township, Lennox and Addington County and potentially some areas in the Town of Gananoque.

The way that the regional control projects have been working is that Cataraqui Conservation applies for a grant under the IPCF based on our regional management plan and community partner priorities. The grant requires at least 50% matching from the applicants (cash and / or in-kind). Our strategy has been for Cataraqui Conservation to do all the work associated with coordination, securing permits and approvals, getting quotes, hiring an herbicide application contractor, monitoring invasive Phragmites populations (including control efforts) and outreach and education. Our partners pay for the herbicide control (the amount billed by the hired contractor) and offer support with specifically timed mowing to increase treatment effectiveness.

As shown on the image below, there are six invasive Phragmites patches that have been mapped in the Town of Gananoque.



The following table provides details about each patch including treatment considerations / recommendations

Patch # (displayed on the map above)	Approx. Size m ²	Notes
1	141	Wet conditions; Located alongside the Gananoque trail in a drainage ditch beside Thomson Fasteners; Could be reached by a retractable hose; the adjacent landowner should be contacted
2	10	Wet conditions; Recorded as municipal parkland; Could be reached by a retractable hose
3	4,400	Combination of wet and dry conditions; Gananoque Public Works Yard along Stocking Hill Creek; Mowing is recommended in early July; If mowing is not possible, then recommend a phased approach starting at the edges and working toward the centre of the patch in subsequent years.
4	90	Wet conditions; Recorded as municipal parkland; Could be reached by a retractable hose if a truck is permitted to drive on the lawn by the community garden.

5	180	Wet conditions; Recorded as municipal parkland; Could be reached by a retractable hose if a truck is permitted to drive on the lawn by the community garden.
6	1,600	Wet conditions (wetland / stream); Recorded as municipal parkland; Not suitable for mowing; Part could be reached by a retractable hose if a truck is permitted on the informal road used for what appears to be for hydro/culvert maintenance; Other areas could be treated with backpack sprayers; Due to the size of the patch it is recommended to treat the edges first and work toward the middle in subsequent years.

8.0 Analysis

Phragmites will continue to advance along roadsides and into shorelines and wetlands, reducing biodiversity, impacting hydrologic function, and affecting traffic and infrastructure if nothing is done to curb the invasion.

Experience from the first two regional collaborative projects funded by the IPCF and led by Cataraqui Conservation was positive. The related work provided the local information necessary to make management decisions and began to implement the first control phase.

The next steps are to continue to augment monitoring, retreat the areas that received herbicide treatment in 2025 (it is expected that there will be about 20% regrowth) and include additional new treatment areas to cover more of the region.

Roadsides and areas close to other corridors like trails are good places to begin control because they are easier to access and invasive Phragmites most often first becomes established along these features. From these areas, it will begin to spread into more sensitive habitats (wetlands, stream banks, lakeshores) and onto private property where management is more complex, and costs become greater.

5.0 Financial Implications

As was noted in section 4.0, the [Invasive Phragmites Control Fund](#) requires matching.

The Town of Gananoque can choose to participate in the 2026 regional control project by selecting any of the following patches for treatment.

Patch # (displayed on the map above)	Approx. Size m ²	Recommended 2026 Treatment	2026 Cash Cost per Patch (Approximate)	2026 Municipal In- Kind
1	141	Entire patch with retractable hose	\$100	None; Cut dead stalks post treatment
2	10	Entire patch with retractable hose	\$20	None

3	4,400 (estimate)	Entire patch with retractable hose Perimeter for phase 1	Entire patch = \$3,000 Perimeter area = \$1,350	Mow or cut in early July if possible unnecessary if only perimeter
4	90	Entire patch with retractable hose	\$60	Cut dead stalks post treatment
5	180	Entire patch with retractable hose	\$120	None; Cut dead stalks post treatment
6	1,600	Perimeter with a combination of retractable hose and backpack sprayers	Perimeter = \$200	None

6.0 Conclusion

Invasive Phragmites continues to threaten the quality and function of important wetlands and riparian areas, as well as traffic and infrastructure. With the provincial initiative to tackle this invasive species and provide financial support, there is an opportunity to improve regional conditions in an organized and collaborative manner.

Respectfully submitted,

Holly Evans

Holly Evans
Watershed Planning Coordinator

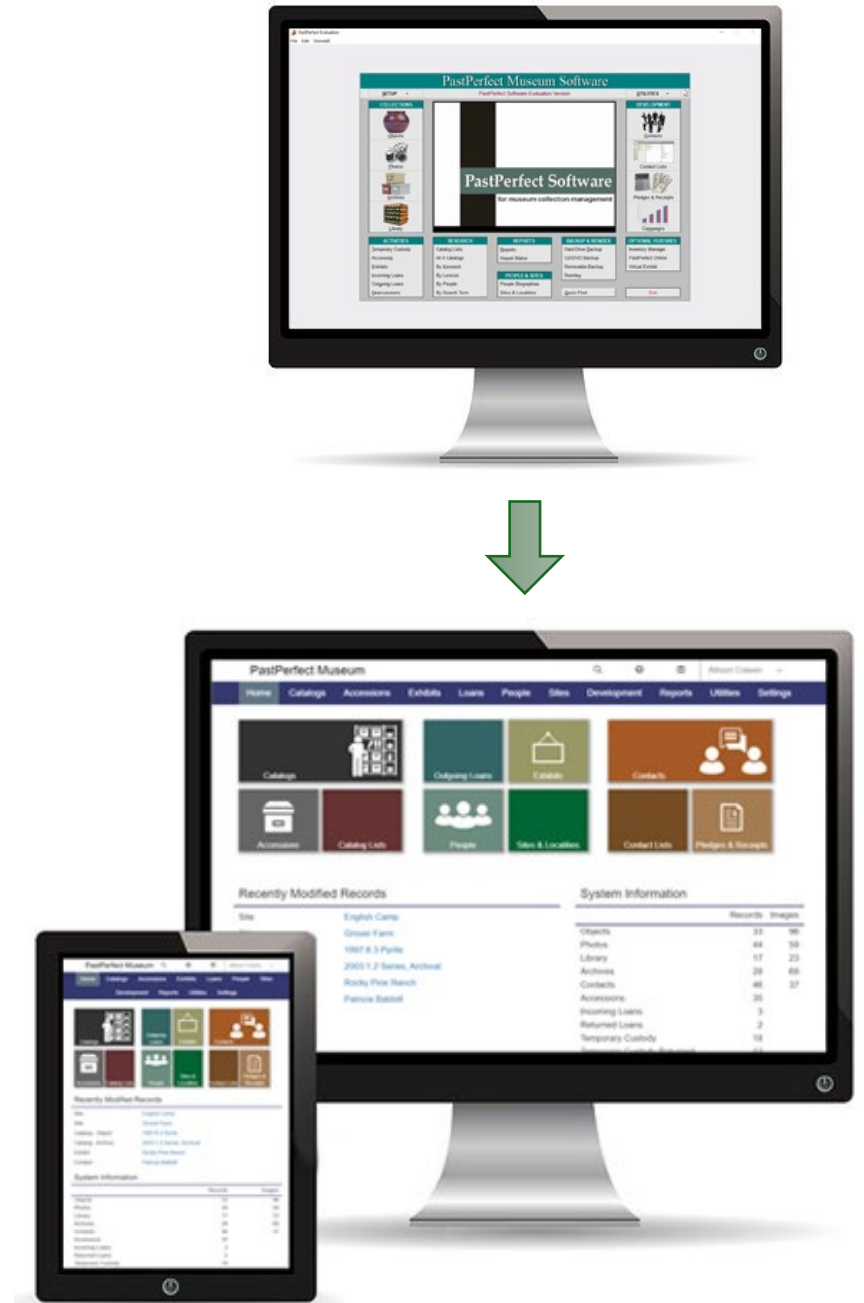


Gananoque Civic Collection 2025



Past Perfect Collections Management Software version upgrade

Benefit: improved accessibility



**8 students were
hired to work on
the Civic Collection
through
organizations like
Culture Works
Canada & Young
Canada Works**



**All 600 objects in main
floor storage
photographed and
more detailed
documentation
recorded**

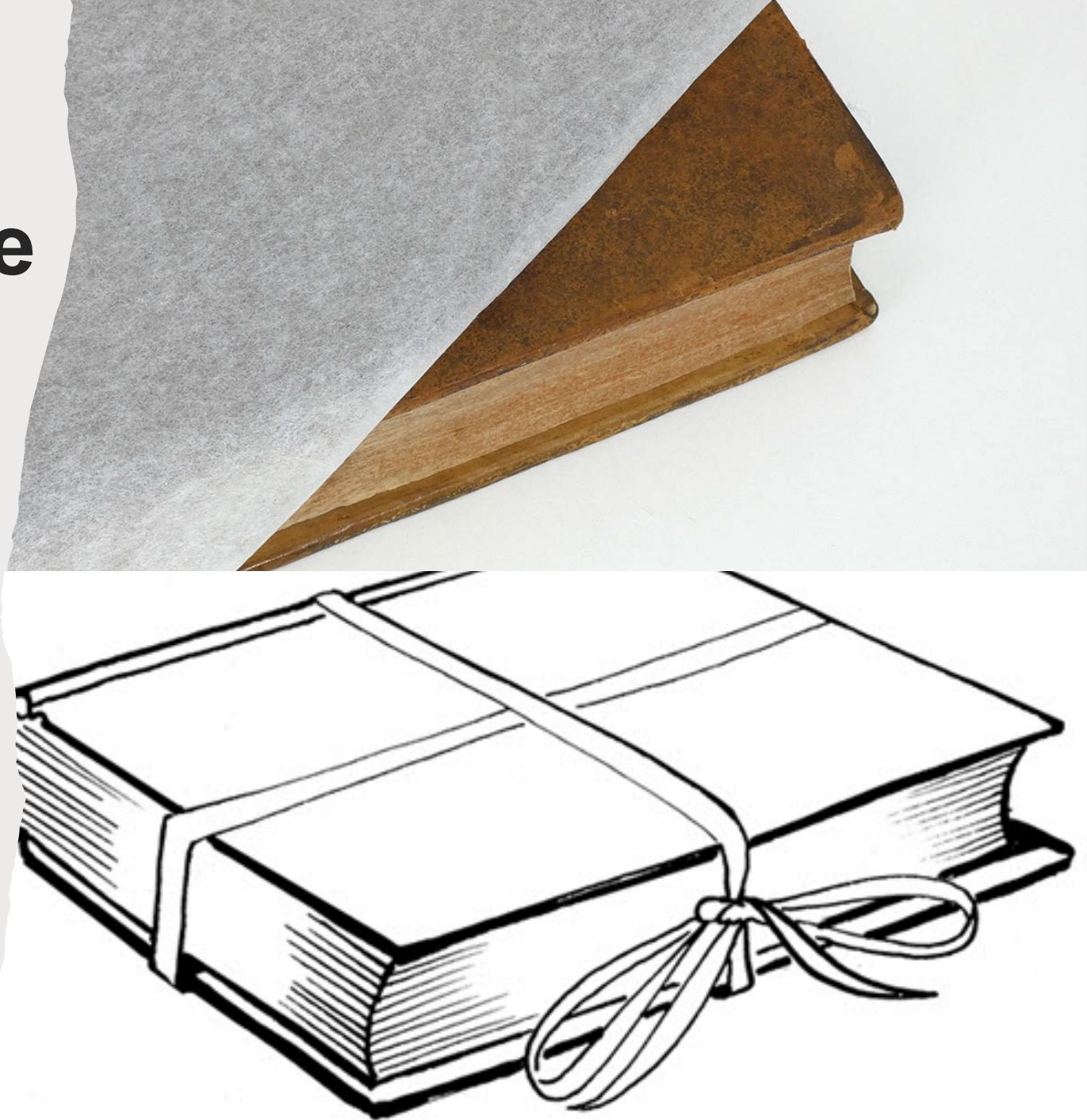


X978.287.5



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**All but 20 books in the
archival collection
have been wrapped
according to
professional
conservation
standards**





**9 new donations to the
Civic Collection in 2025**

Educating with the Civic Collection

**40 Civic Collection
artifacts were
featured throughout
5 temporary
exhibitions in 2025**



Educating with the Civic Collection

10 Civic Collection artifacts played an important role in the public programs and events in 2025



Educating with the Civic Collection

**10 research
requests were
submitted for
information
contained within
Civic Collection
artifacts in 2025**

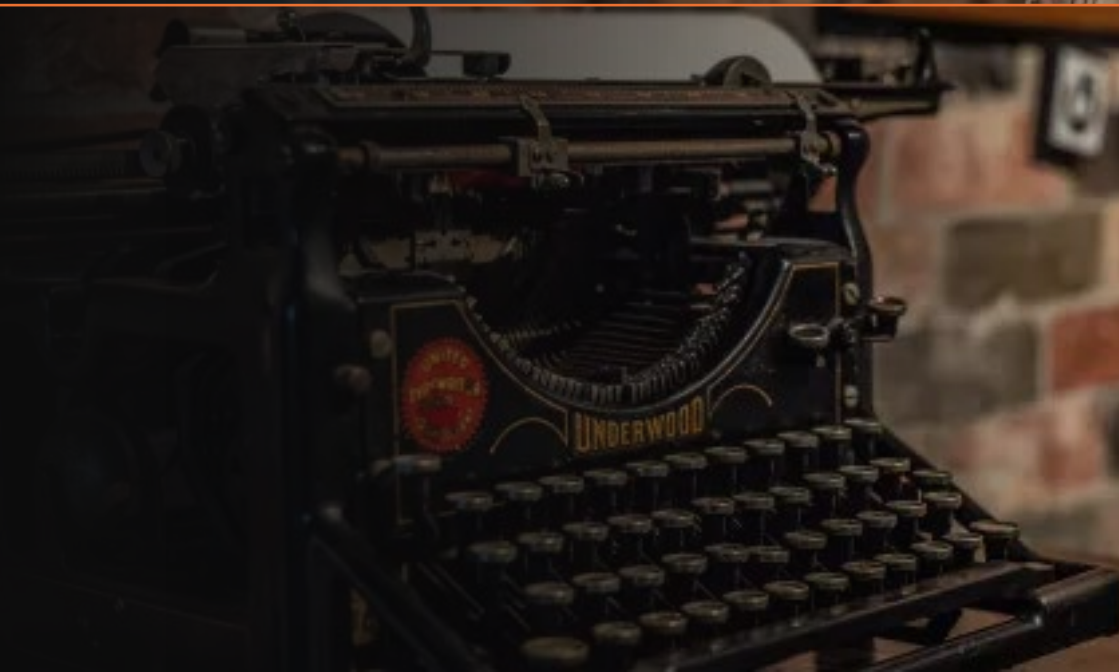


2026

- Increase access to the Civic Collection
- Further preserve and protect artifacts
- Continue digitization



**THANK YOU FOR YOUR
CONTINUED SUPPORT
OF THIS IMPORTANT
CULTURAL RESOURCE!**



Gananoque Civic Collection 2025 Report

Molly Shea, Collections Coordinator

Past Perfect

- We are in the process of upgrading our Collections Management system software from an older desktop version to the new cloud-based version called Past Perfect Online.
- This upgrade will help improve our knowledge of the collection and increase accessibility to the collection, both for collections staff and the public.

Students

- This summer, 8 students were hired to help maintain, interpret, and digitize the Civic Collection through organizations like Culture Works Canada's Student Work Placement, and the federal government's Young Canada Works Building Careers in Heritage and working in Heritage Organizations streams.

Photograph & Documentation Project

- This summer's photography and documentation project was a student project that built on last year's major projects like the artifact catalogue project and artifact storage projects which improved our knowledge of the Civic Collection inventory and the storage conditions for many objects.
- Because of this project, all 600 objects in our main floor storage area have been photographed and more detailed documentation about their materials, construction, and condition recorded.
- Work will continue in 2026 to use this detailed new curatorial information to update existing artifact records in our Past Perfect database.

Book Wrapping

- This summer's book wrapping project was another student project that built on previous summers' student book wrapping projects.
- Now, all but 20 books in our archival collection of about 200 small and medium sized books have been wrapped according to professional conservation standards using acid-free tissue paper and unbleached cotton string.

Donations

- 9 new donations were made to the Civic Collection in 2025, including the Gananoque Islanders team sweater from 1960-1961 team member Murray Roantree and a Gananoque Islanders team leather jacket from Stephen O'Meara.
- Former members of the team met at the museum in August to see the donated items and take a picture together. The event was then featured in the Gananoque Reporter.

Exhibitions

- 40 Civic Collection artifacts were featured throughout our seasonal and Town Hall display temporary exhibitions in 2025.

Programs

- 5 Civic Collections artifacts played an important role in public programs and events like the Town of Gananoque's Heritage Week, Kingston's Association of Museums' March of the Museums event, our annual Gala fundraiser, and Gananoque Culture Days.

Research

- Lastly, 10 research requests were submitted in 2025 for information contained within Civic Collection artifacts.

Work will continue in 2026 to further increase access to the Civic Collection through Collections Management Software updates, exhibitions, and public programs, to further preserve and protect the artifacts held in storage, and to continue our efforts to fully digitize the collection to ensure these artifacts continue to be available to the public for generations to come.



TOWN OF GANANOQUE Potential Acquisition for the Gananoque Civic Collection

Object: Photograph of Ed Link and Children

Source: James Taylor

Description (Images attached.): Small (12.3cm x 8.8cm) colour photograph of Ed Link and three children sitting on rocks at the edge of some water. The child in the middle of the three holds the mast of a small model sailboat floating in the water at their feet. Written on the back of the photograph in blue ink is: "Bill's Tommy + Minnie (?) and Clayton's Stephen". The photograph along with a piece of white paper of the same size are inside a thin plastic sleeve. Stuck to the outside of the sleeve is a green sticky note with the following written in pencil: "Red Bill youngest Clayton" above "Clayton" is a small capital "R" in a circle.



Condition: Good. The item is stable and in good condition.

Significance: This object expands the current collection related to Link MFM Co., as well as provides rare insight into the personal life of the company's founder. The object highlights personal stories and themes in social history that increase the Civic Collection's capacity to tell stories beyond simple company histories.

Rationale for Acceptance:

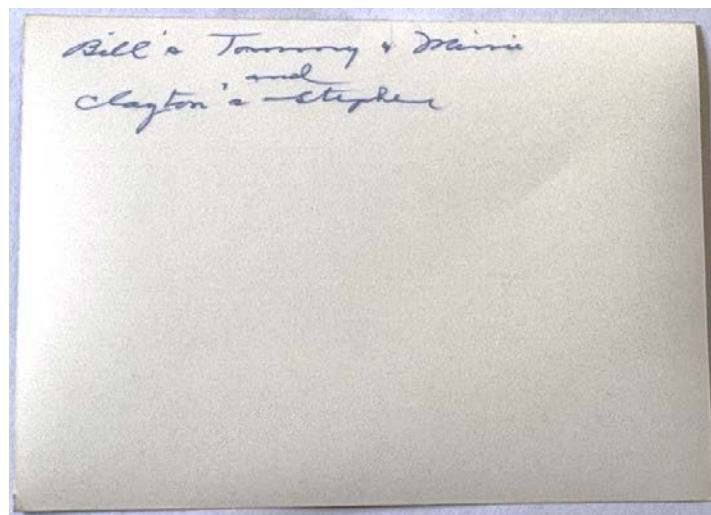
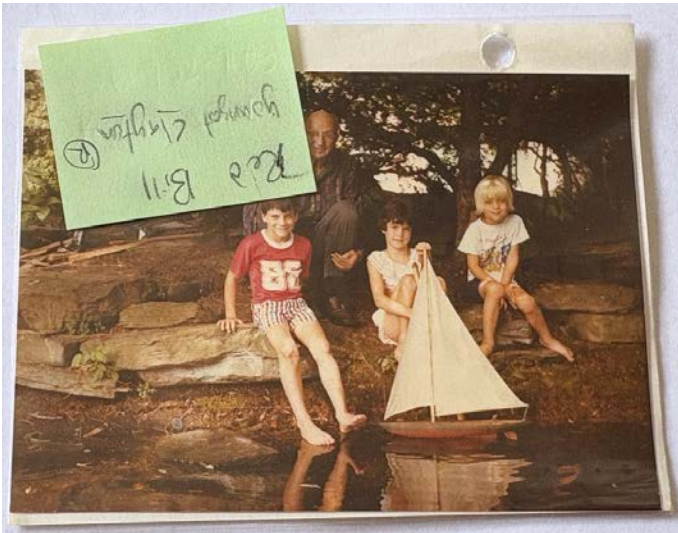
	CRITERIA
X	Relevance to the mandate of the civic collection and to the current collections development objectives if there is a collections development plan in place
X	Significance, such as association with an event, person, historical period, or geographic area
X	Sufficient human and financial resources to acquire, document, preserve, store, and interpret the artefact or specimen
X	Sufficient physical space available
X	Identified opportunities for use, e.g. exhibition, research, etc.
X	Physical condition
	Cultural sensitivity
X	Oral or written documentation to support ownership, authenticity, study, and use
X	Absence of threats to users or to other elements of the collection

August 26, 2025

X	Absence of restrictions on use or disposition
X	Compliance with applicable legislation, regulations and conventions
X	Strengthen collections areas in which there is a current recognized interest or specialization, especially when these objects are threatened by destruction or irreversible deterioration
	Fill gaps in the storyline of Gananoque and the Thousand Islands
X	Broaden the comparative base of established collection areas/subjects

Approved for acceptance into the Gananoque Civic Collection: _____
Date

Images:





TOWN OF GANANOQUE

Potential Acquisition for the Gananoque Civic Collection

Object: Gananoque Islanders #5 Hockey Sweater

Source: Murray Roantree

Description (Images attached.): Blue and white long-sleeved men's Gananoque Islanders hockey team player #5 sweater. "V" neck collar with a wide red trim. At the bottom of the "V" neck collar are three sets of white metal eyelets with white laces laced through them holding the base of the collar closed. Wide red trim on sleeve cuffs. Red and white stripe pattern around upper bicep area and around the bottom hem. Raised white felt number "5" with thin red outline on left side of upper chest. "ISLANDERS" in raised white felt letters with thin red outline on a diagonal across the chest extending from the right shoulder down to the left hip. The material of the sweater is unknown but appears to be cotton.



Condition: Fair. The item has some areas of loss and tears in the fabric but is structurally stable. The areas of wear are evidence of historic use.

Significance: Represents a historic sports team within the Gananoque community. The item compliments the already established Islanders collection within the Civic Collection, including a jacket from the same period and photographs. The item has an easily traceable provenance and comes straight from the man who wore it. The sweater, complete with historic wear and damage, is a tangible piece of the history of a team that is foundational to the sports community of Gananoque and the region.

Rationale for Acceptance:

	CRITERIA
X	Relevance to the mandate of the civic collection and to the current collections development objectives if there is a collections development plan in place
X	Significance, such as association with an event, person, historical period, or geographic area
X	Sufficient human and financial resources to acquire, document, preserve, store, and interpret the artefact or specimen
X	Sufficient physical space available
X	Identified opportunities for use, e.g. exhibition, research, etc.
X	Physical condition
	Cultural sensitivity
X	Oral or written documentation to support ownership, authenticity, study, and use

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	Fill gaps in the storyline of Gananoque and the Thousand Islands
X	Broaden the comparative base of established collection areas/subjects

Approved for acceptance into the Gananoque Civic Collection: _____ Date _____

Images:



TOWN OF GANANOQUE Potential Acquisition for the Gananoque Civic Collection

Object: Gananoque Islanders #5 Hockey Sweater

Source: Stephen O'Meara

Description (Images attached.): Blue leather long sleeved men's Gananoque Junior C Ontario Hockey Association hockey team jacket. Notched collar. Canadian Red Ensign, Union Jack, and number "17" shoulder patch on left side; "East'n Ont O.H.A. Jr. C Champs 60-61" on right shoulder. Finalist patch for same year on left breast. Two red pockets with a white stripe down the middle. Six white buttons down middle; one on each pocket, and one on each sleeve. Red, black, and white plaid cotton interior.



Condition: Good. Some historic wear but the item is stable.

Significance: Represents a historic sports team within the Gananoque community. The item compliments the already established Islanders collection within the Civic Collection, including another jacket from the same period and photographs. The item has an easily traceable provenance and comes straight from the man who wore it. The jacket is a tangible piece of the history of a team that is foundational to the sports community of Gananoque and the region.

Rationale for Acceptance:

	CRITERIA
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Approved for acceptance into the Gananoque Civic Collection: _____
Date

Images:





TOWN OF GANANOQUE Potential Acquisition for the Gananoque Civic Collection

Object: Karr/Chidley Family WWI Collection

Source: J. Sykes

Description (Images attached.): Collection of approximately 80 objects, documents, photographs, and postcards from the First World War period related to the Karr and Chidley families. Many the items are related to Gunner William Chidley of the 1st Brigade, Canadian Field Artillery. The rest of the items include postcards and letters related to life in the Gananoque region for permanent residents during the First World War period.



Condition: Good. Some photographs have some areas of loss around the edges and staining but the subjects in the photos are still easily identifiable. All objects structurally stable.

Significance: Provides insight into life in Gananoque during the early 20th century and represents a personal perspective on the experiences of men from the region who went overseas during the First World War. According to the donor, the items are related to a prominent family, the Karr-Chidleys, that lived in Gananoque from the early 1800s to the 1930s. These items would complement our already established military collection and provide a personal perspective.

Rationale for Acceptance:

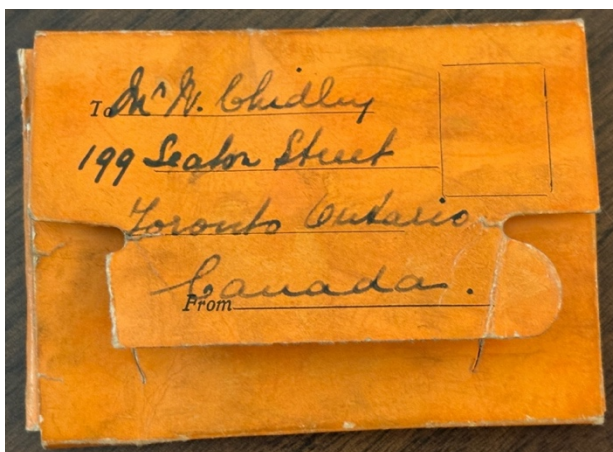
	CRITERIA
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	Cultural sensitivity
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	Fill gaps in the storyline of Gananoque and the Thousand Islands
X	Broaden the comparative base of established collection areas/subjects

Approved for acceptance into the Gananoque Civic Collection: _____

Date

Images:





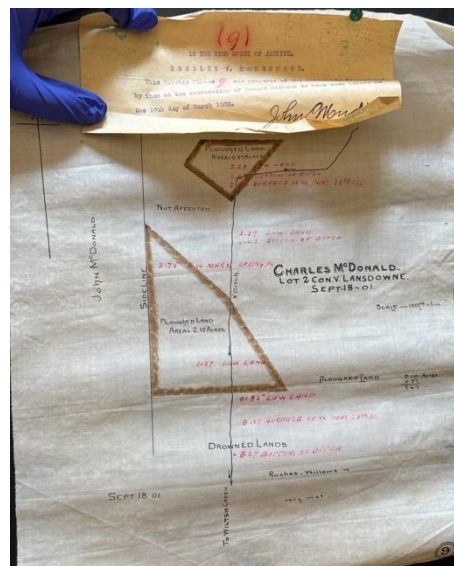
TOWN OF GANANOQUE Potential Acquisition for the Gananoque Civic Collection

Object: Gananoque Water & Power Company Maps and Surveys Collection

Source: Rob Janke

Description (Images attached.): Collection of Gananoque Water & Power Company maps (9) and drawings (50) of various sizes made by Land Surveyor Willis Chipman showing various areas of land around the Gananoque river made during the late 19th century. Attached to several drawings are small pieces of paper marking the drawings as exhibits in the High Court of Justice's "Bradley v. Gananoque" court case and that the drawings are property of the defendants produced by them on the examination of Howard Dickson on March 10th, 1903.

Condition: Fair. All drawings and maps have been rolled or folded, but the information on the paper is still easily interpreted and the structure of the paper is still strong.



Significance: Provides insight into the development of the land around the Gananoque River and the locations of various buildings and landmarks in the area during the late 19th century. The collection also potentially provides insight into a court case related to the Town of Gananoque and may help expand our understanding of the social history of Gananoque and how the development of the land and river affected Gananoque's residents.

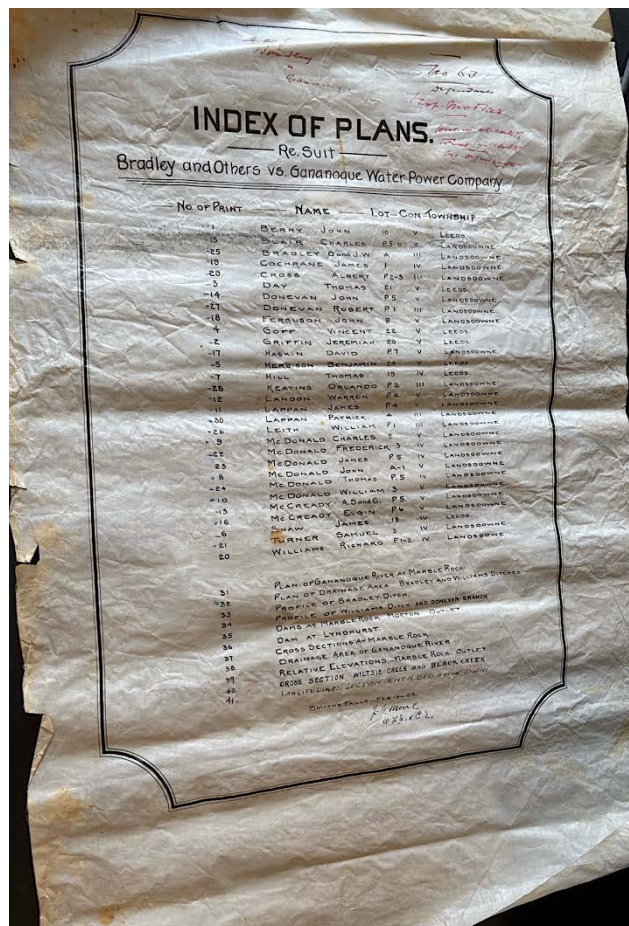
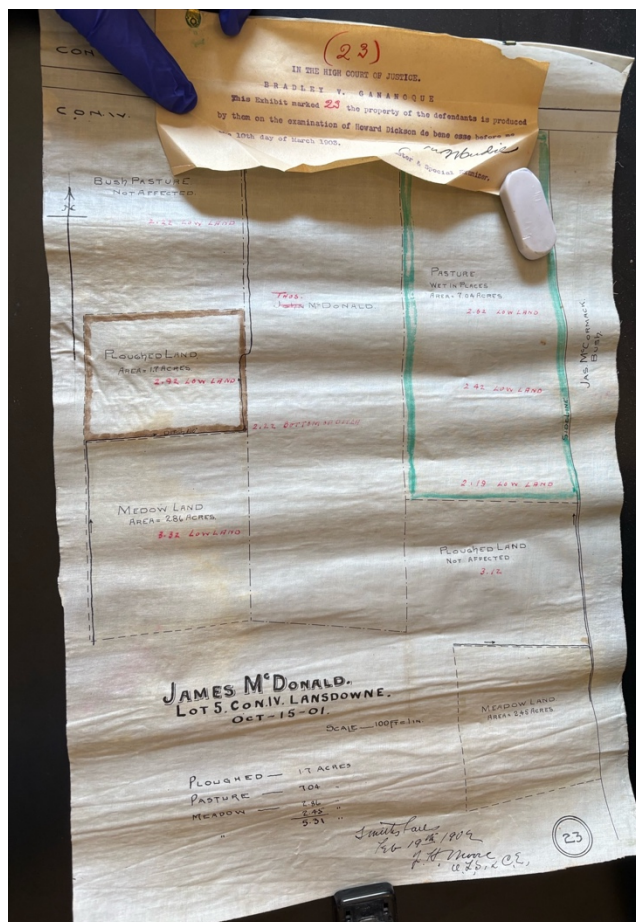
Rationale for Acceptance:

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X	Significance, such as association with an event, person, historical period, or geographic area
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X	Identified opportunities for use, e.g. exhibition, research, etc.
X	Physical condition
	Cultural sensitivity
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X	Broaden the comparative base of established collection areas/subjects

Approved for acceptance into the Gananoque Civic Collection: _____ Date _____

Images:





TOWN OF GANANOQUE

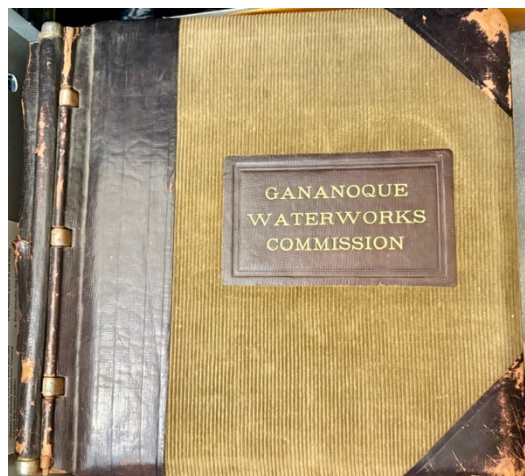
Potential Acquisition for the Gananoque Civic Collection

Object: Gananoque Public Works Utilities Division Collection

Source: Keith Kirkby

Description (Images attached.): Collection of 100 objects, documents, photographs, and ledgers from the Gananoque Public Works Utilities Division. The dates of origin of the items range from the early to late 20th century. The objects range in size from a large (4 ½ ft tall) metal chlorinator machine to a handheld O-Meter gauge. The ledgers are service ledgers and pay ledgers ranging in date from 1905-1995.

Condition: Fair. Some objects have historic wear like cracking or wear in the leather edges of ledgers, but all items are structurally stable.



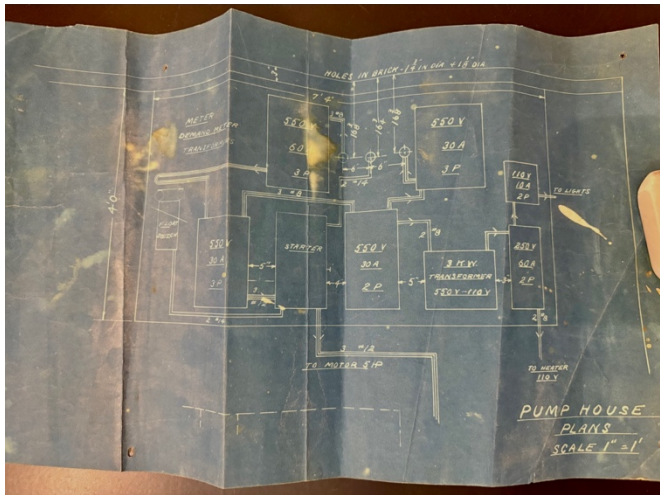
Significance: This collection provides insight into a significant division of the Town's Public Works. The machines and tools provide insight into the history of Canadian industrial manufacturing throughout the 20th century, and the ledgers provide insight into the people who worked for the division and may be used to further develop the history of the Town's Public Works division, providing a foundation from which to build a more personal narrative as aligns with our Civic Collections Development Plan.

Rationale for Acceptance:

	CRITERIA
X	Relevance to the mandate of the civic collection and to the current collections development objectives if there is a collections development plan in place
X	Significance, such as association with an event, person, historical period, or geographic area
X	Sufficient human and financial resources to acquire, document, preserve, store, and interpret the artefact or specimen
X	Sufficient physical space available
X	Identified opportunities for use, e.g. exhibition, research, etc.
X	Physical condition
	Cultural sensitivity
	Oral or written documentation to support ownership, authenticity, study, and use
X	Absence of threats to users or to other elements of the collection
X	Absence of restrictions on use or disposition
X	Compliance with applicable legislation, regulations and conventions
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	Fill gaps in the storyline of Gananoque and the Thousand Islands
X	Broaden the comparative base of established collection areas/subjects

Approved for acceptance into the Gananoque Civic Collection: _____
Date

Images:



TOWN OF GANANOQUE Potential Acquisition for the Gananoque Civic Collection

Object: Postcard, Halstead Bay

Source: Bruce County Museum & Cultural Centre

Description (Images attached.): Colour picture postcard of Halstead Bay addressed to "[Mrs.] Brock MacAulay, Southampton Ontario". The back of the postcard contains a message written in blue ink with a King Edward VII one cent stamp.

Condition: Good. Minor wear on edges of postcard but still structurally stable.



Significance: The subject of the postcard, Halstead Bay, falls within the range of the geographical area that we collect information on. The postcard complements our existing collection of postcards from the area but is unique in that it contains a written message. Therefore, this item provides a more personal narrative on travel within Gananoque and the 1000 Islands region.

Rationale for Acceptance:

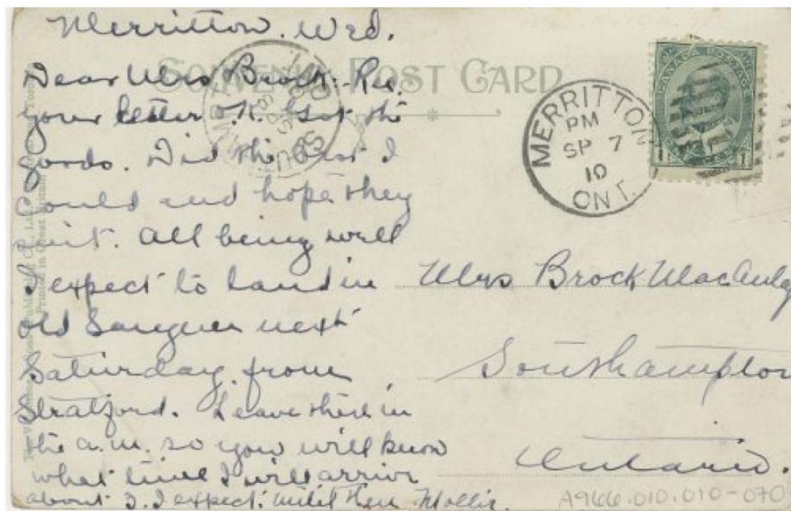
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X	Strengthen collections areas in which there is a current recognized interest or specialization, especially when these objects are threatened by destruction or irreversible deterioration

August 26, 2025

	Fill gaps in the storyline of Gananoque and the Thousand Islands
X	Broaden the comparative base of established collection areas/subjects

Approved for acceptance into the Gananoque Civic Collection: _____
Date

Images:

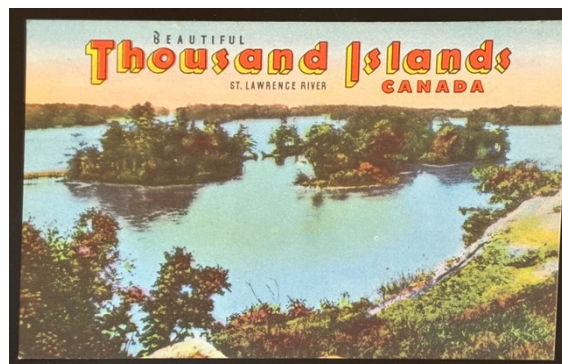


TOWN OF GANANOQUE Potential Acquisition for the Gananoque Civic Collection

Object: Postcard Collection

Source: Rob Janke

Description (Images attached.): Collection of approximately 800 colour postcards of various locations in Gananoque and the 1000 Islands region from the 1950s and 60s. The collection was acquired by the donor in 1973 with the purchase of the Bishop and Briscoe Pharmacy.



Condition: Good. All objects are stable.

Significance: Since the subjects of the postcards are islands and landmarks from the Gananoque and 1000 Islands region, they provide information on the region and landscape during the period that they were taken. Many of the postcards have duplicates in large numbers. Our aim would be to use these duplicates and any postcards with subjects that are already well represented in the collection as materials for educational programs or for sale in the gift shop.

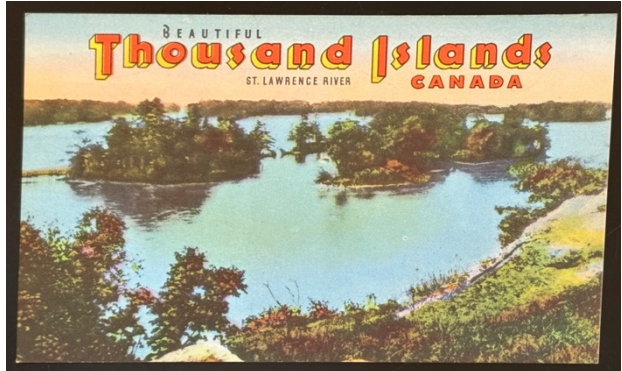
Rationale for Acceptance:

	CRITERIA
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X	Sufficient physical space available
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	Fill gaps in the storyline of Gananoque and the Thousand Islands
X	Broaden the comparative base of established collection areas/subjects

Approved for acceptance into the Gananoque Civic Collection: _____ Date

Images:



Amendments highlighted.

13.0 Acquisitions

The 1000 Islands History Museum and Town of Gananoque recognizes that heritage is an integral part of culture, and therefore, is committed to sustaining and improving the Civic Collection, which represents the heritage of Gananoque and the Thousand Islands.

Toward that end, the Museum Board and staff, and the Town Council are dedicated to the principle that all collecting be done according to the highest standards of ethical and professional practice, especially with respect to the laws and regulations, standards, guidelines and codes of ethics listed in this Policy.

Objects will be collected for the purposes of:

- Deepening the knowledge and understanding of the Gananoque and Thousand Islands region
- Preserving and enriching the historical and natural environment record of Gananoque and the Thousand Islands
- Engaging the community with the past and present to inform, inspire and envision a healthy, vibrant future
- Generating new audiences, and improving the learning and enjoyment experiences for existing audiences
- Facilitating positive relations among people of differing cultures, beliefs, abilities, ages, socio-economic backgrounds, etc.
- Supporting research and study
- Delivering quality education programming

13.1 Methods of Collecting

Objects shall be collected by the following means:

- Donation (including gifts)
- Bequests – the Museum shall not be obligated to accept all the objects in a bequest, only the objects which meet the criteria in this policy
- Transfers – transferred objects must be accompanied by all records and contextual information about the objects, as well as any subsisting intellectual property rights or the rights to the holder's licence to reproduce the object/image of the object for general museum purposes
- Exchanges

13.2 Criteria for Collecting

Objects will be considered for acquisition and accession into the permanent Civic Collection if a sufficient combination of the following criteria are met:

- The object is relevant to the Civic Collection mandate, specifically the history, culture and natural environment of Gananoque and Thousand Islands region from the time when people first inhabited the area to the present day.

- The object fills a gap in the Civic Collection or compliments current collection areas related to the themes (listed below) identified in the current Civic Collection Development Plan, 2025 – 2029.
- The object strengthens collection areas related to people and communities who are currently unrepresented, underrepresented, and misrepresented.
- The object strengthens collection areas where current collection objects are threatened by destruction or irreversible deterioration.
- The object is not currently overrepresented in the Civic Collection.
- There are identified opportunities to use the object in research or future exhibitions.
- The object is in good and stable physical condition upon receipt.
- The object poses no threats to people or other objects in the collection.
- There are sufficient human and financial resources to acquire, document, preserve, store, and interpret the object.
- The object does not require an excessive amount of storage space (examples that do require excessive space include large furniture, large farm equipment, vehicles, and industrial machinery).
- The object is not culturally sensitive or sacred, or, if it is culturally sensitive or sacred, has been considered with the full involvement and support of the appropriate culture or community.
- There is oral or written support of ownership, and the donation will comply with all applicable legislation, regulations and conventions.
- There are no conditions or restrictions associated with the donation, including for use, exhibition, or disposition.

Themes:

1. The value of the site of Gananoque is inextricably linked to the confluence of two rivers – Gananoque River and the St. Lawrence River – and their utility.
2. The Civic Collection will reflect the lived experiences and contributions of residents who have long standing or newly established connections to Gananoque and the Thousand Islands region, and residents from diverse cultural and socio-economic backgrounds, age, gender and sexual identities.
3. The rise and fall of manufacturing/industry; its role and impact on community development.
4. Tourism as natural outgrowth for the Gananoque and the Thousand Islands region and its economic relationship to and impact on the community.
5. The sacrifices, contributions, triumphs and impacts during times of conflict by the people of Gananoque and the Thousand Islands region.
6. The emergence of the concepts of environmentalism and sustainability in relation to values and actions of the people of Gananoque and the Thousand Islands region and governing/managing authorities.

7. Indigenous experience in the historical and current region known as Gananoque and the Thousand Islands.

The world view and practices of other cultures and communities, including tangible and intangible heritage, shall be respected in all plans, negotiations and actions involved in acquisitions and deaccessions.

Potential donations deposited without the completion of the proper Temporary Custody form (known as 'Doorstep' donations) are to be avoided whenever possible.

13.3 Criteria for Not Accepting Objects

Objects will not be considered for acquisition and accession into the permanent Civic Collection if ANY of the following criteria are met:

- **The provenance of the object is unknown.**
- The object is not legally available for acquisition.
- There is reason to suspect the object has been collected, sold or transferred in contravention of any provincial, national or international statute or convention.
- There is reason to believe that the donor, executor or transferor does not have clear title nor the right to make the transaction free from encumbrances.
- There is reason to believe that the objects were stolen.
- The object has a questionable, undetermined or unethical history of ownership
- The object is considered sacred or sensitive by a particular cultural or religious community and there has been no involvement of an appropriate representative from that community.
- The object is known to be an Indigenous Peoples funerary object. If such an object has been collected, the appropriate community should be contacted immediately.
- There is reason to believe that the object's recovery involved recent unscientific handling and/or intentional destruction or damage of archaeological/historical sites or illegal/ clandestine excavations.
- The object is made of or has parts of flora and fauna included in any appendix to the CITES convention, where that object has been traded in contravention of the Convention since 1973.

13.4 Process for Acquisitions

Based on the recommendation of the Executive Director or an individual designated by the Executive Director, the Artefact Oversight Committee will review the rationale for the proposed acquisition and make the decision to accept or not accept. If the Committee decides to accept the object(s) into the collection, the proposed acquisition is submitted to the Town Council of Gananoque for approval.

13.5 Objects of Indigenous Origin

Objects of Indigenous origin will be considered for accession into the Civic Collection. Steps must be taken during the donation process to ensure issues of ownership and cultural sensitivity are duly considered. Should objects of Indigenous origin be offered for donation, there must be consultation with appropriate representatives from the culture of origin to determine cultural significance, provenance and ownership, and considerations for storage, display, or use. All

donations must also adhere to **Section 13.2 Criteria for Collecting** and **13.3 Criteria for Not Accepting Objects**.



ARTEFACT OVERSIGHT FUNDING PROPOSAL

OCTOBER 21st, 2025



Submitted by: The Historic 1000 Islands Village Foundation (1000IHM)

Board of Directors: Layne Larsen (Chair), Paul Scott, Susan Weston Smith, Alice Burton, Kathy Karkut, Richard Gilbert, Pat Rule, Peter van Sickle, Michael Burrows, John Beddows (Representative, Town of Gananoque), Lynne Harper (Finance Officer), Joanne van Dreumel (Executive Director)

Artefact Oversight Committee (AOC): Joanne van Dreumel (Chair), Vicki Leaky (Representative, Town of Gananoque), Kathy Karkut (1000IHM Board Director), Mathew Thivierge, Molly Shea

The Town of Gananoque Civic Collection (TOG-CC) - “**Civic Collection**” being defined as the artefacts, archives, and works of art belonging to the Town of Gananoque, has been a repository for town-owned artefacts since the town began. Today, the TOG-CC is comprised of a significant portrait collection, archival records including Joel Stone’s personal correspondence, archaeological artefacts, antique furniture and decorative objects, architectural remnants, and other assorted artefacts. Mayor and Council have legal, moral and ethical responsibilities, for the management and care of cultural heritage assets, held in the public trust.

There are many and various “invisible” museum jobs, including collection managements, policy and procedure creation, review and revision. The 1000IHM has made great progress with inventory and documentation of the TOG-CC, and work is ongoing. Significant 1000IHM resources are dedicated to the management of the TOG-CC. The TOG Collections Policy mandates that the AOC gather and preserve material culture through conservation, collections management programs, and explore, interpret, disseminate and generate awareness of local heritage to residents and visitors through public programs such as exhibitions, tours, school visits and special events. The 1000IHM also provides leadership and supports community cultural development.

Artefact Oversight Funding Proposal:

The Board of Directors of the Historic 1000 Islands Village Foundation and the AOC present the following funding proposal:

That the Town of Gananoque provide \$21,935 for responsibilities regarding the Town of Gananoque Civic Collection

2026: \$21,935 (2.5% increase over 2025)

Rationale:

- It is within the agreement to care for the TOG-CC, however, as the collection grows and changes scope, additional costs are being incurred.
- The artefacts in TOG-CC are a tangible representation of the community’s heritage, and represent significant cultural assets.
- Gananoque has a primary mandate to preserve the heritage resources they hold in trust, through proper conservation, collections development, and collections management practices.
- The 1000IHM is a leader in the preservation of heritage in Gananoque, on behalf of the people of Gananoque, Canada and beyond.



1000 Islands
HISTORY
MUSEUM



A YEAR IN REVIEW 2025

Meet Our Team!



The 1000 Islands History Museum offers relevant work experience and skills management to local youth and emerging young museum professionals.

By The Numbers

In 2025

We have had:

40,578 Visitors

33 Guided Tours

1 School Group

In 2024

We had:

39,065 Visitors

16 Guided Tours

4 School Groups

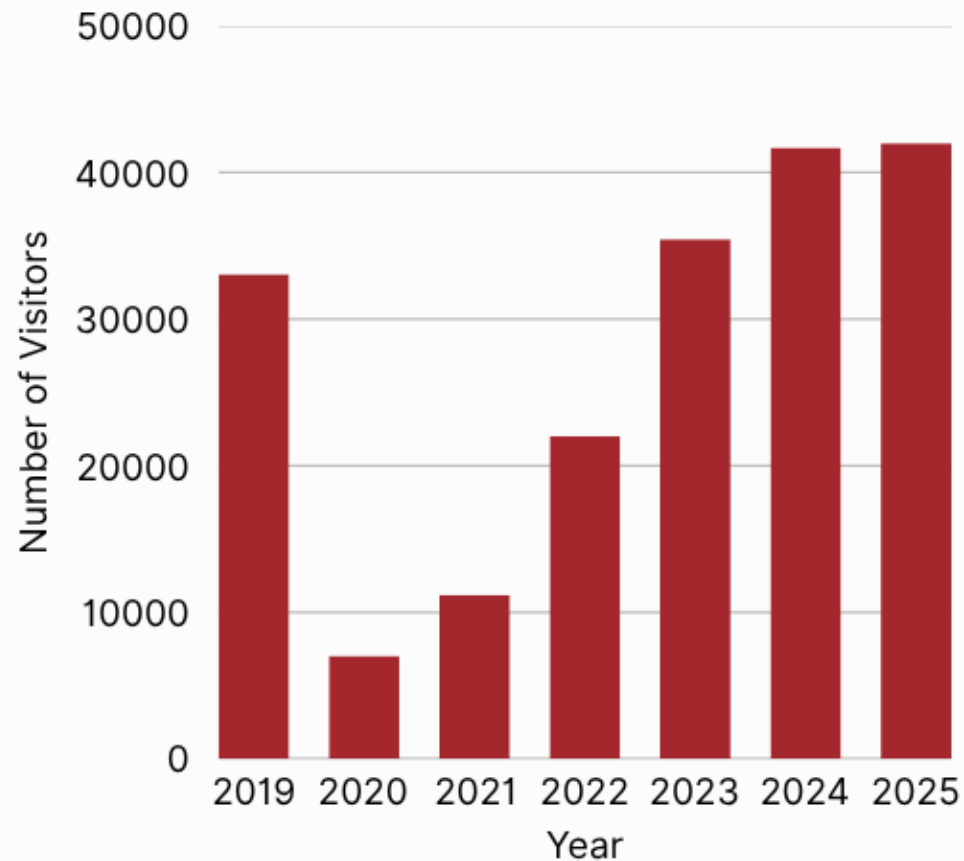


83% of guests visited
from Canada/the US

89% were new guests

90% visited in groups
of two or more people

50% of groups had
visitors from more
than one generation



A very successful year in terms of visitor numbers.

We continue to grow over our 2019 totals before the pandemic.



**National Film School
workshops in the early
spring**





This year, the Museum has participated in and hosted a number of events. For example, Family Day in February, March of the Museum during the Break, we celebrated Canada Day in July with 450 Visitors. Thanks to our amazing staff and volunteers for making this possible!



- The 30th 'Pearl' Anniversary of the 1000 Islands History Museum was a resounding success with over 140 guests, and \$20,000 in donations to toast the long life of this historic organization.
- Music was provided by the Trillium Harp Circle, which serenaded the guests and kept the evening bright and lively.



To celebrate LeFestiVILES, we had French performances join us in songs and stories.

Every Saturday for Spring and Fall, we offered drop-in family craft activities.



Exhibits

This year with the Snapshots of Canada exhibit, we've had opportunity to showcase the works and Civic Collection artifacts of renowned local photographers Lorne Prosser and Ian Cristine. These objects integrated with the touring exhibit from Canadian Museum of History. Many of the objects will be featured in this winters' Walk-by Exhibit.



The Town of Gananoque Civic Collection is again being recognized as a responsible repository for the community's valued artefacts!



Google Business Feedback

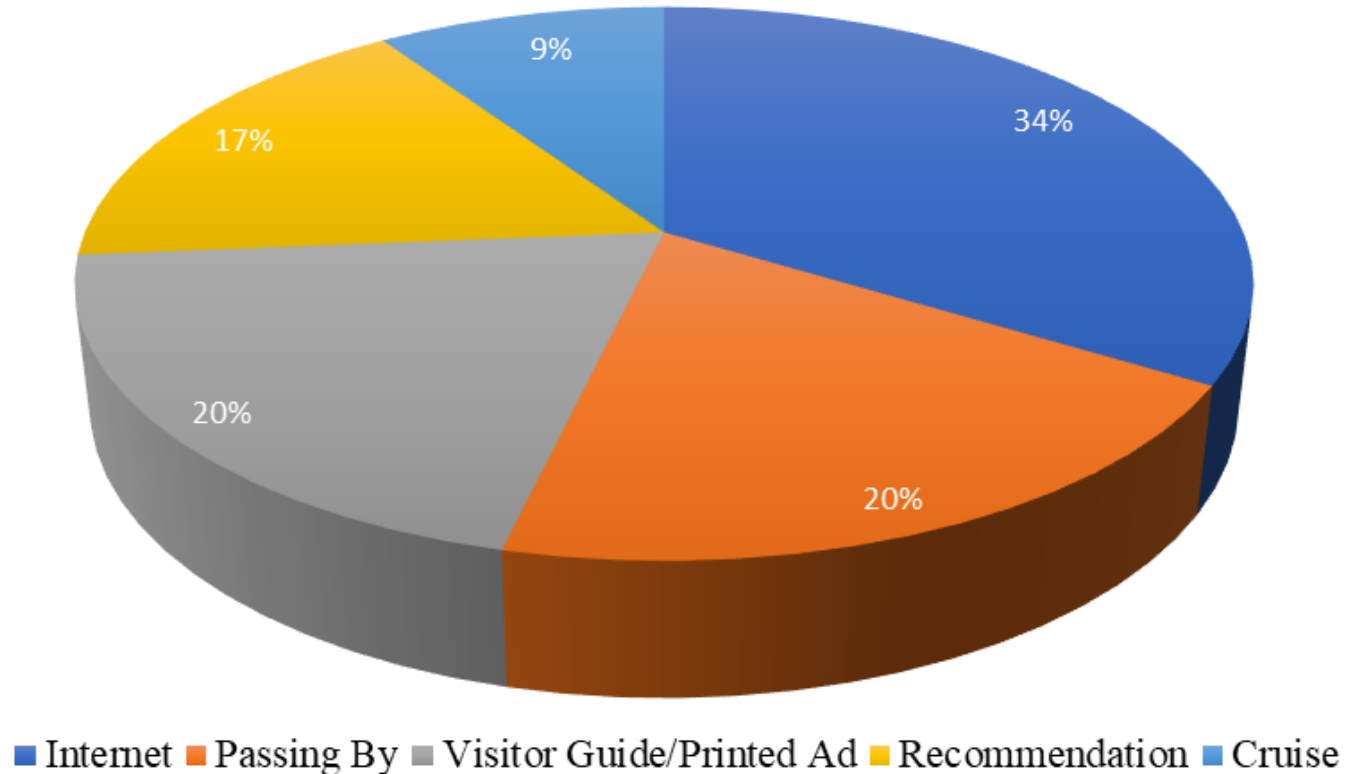


We have received 25 total "4" or "5" star reviews in 2025. Many of our guests left comments for us describing their experiences and perspectives visiting the museum.

"First of all, the staff were friendly and helpful. It was really interesting to learn more about the history of the 1000 Islands. The exhibits are beautiful and well presented. Make sure to visit before 3 p.m., as the store closes at 4 p.m. Please consider donating to this wonderful museum, they truly deserve it!"

Visitor Survey Feedback

How Our Guests Learned About the Museum



62 guests completed our visitor feedback survey in 2025.

Most visitors described hearing about us by walking by, on the internet, or through the visitor guides.

Pie charts were made for displaying the survey data visually on the next slides.

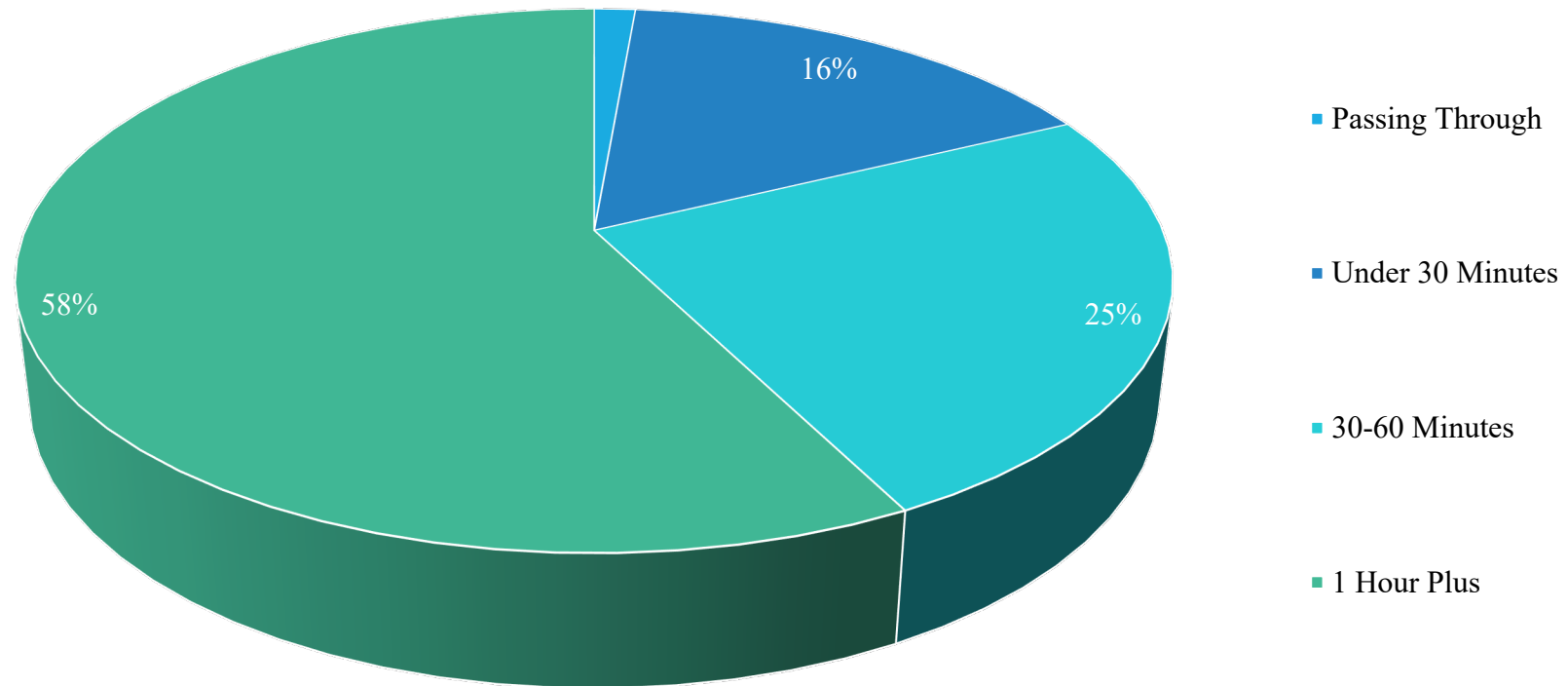
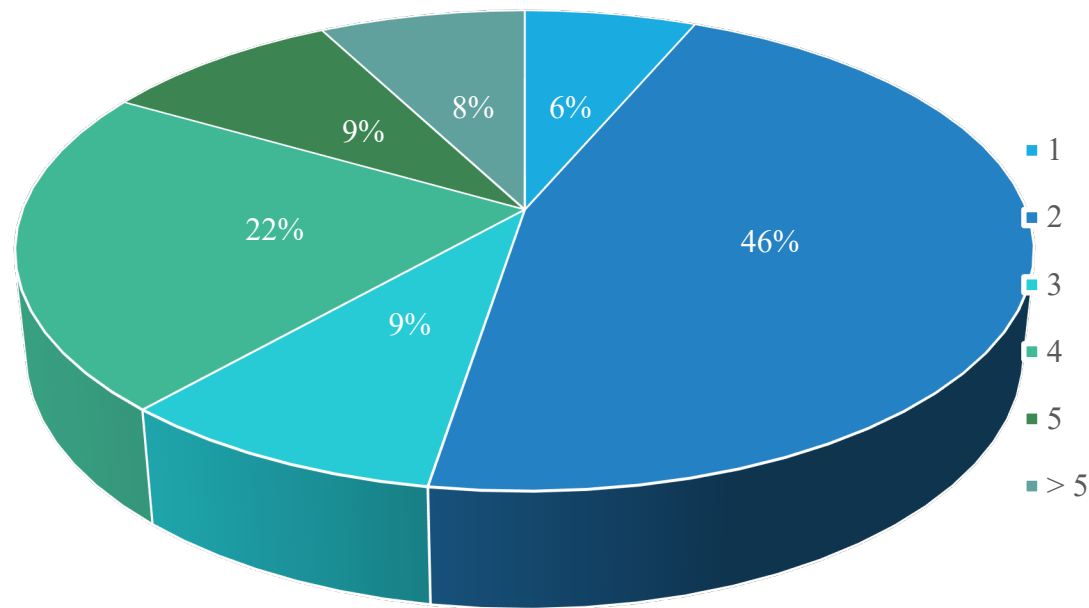


Figure 7. Time spent by guests at the 1000 Islands History Museum collected via visitor survey responses from Jan to October, 2025.

The most common length of the visit is between 30 to 60 minutes

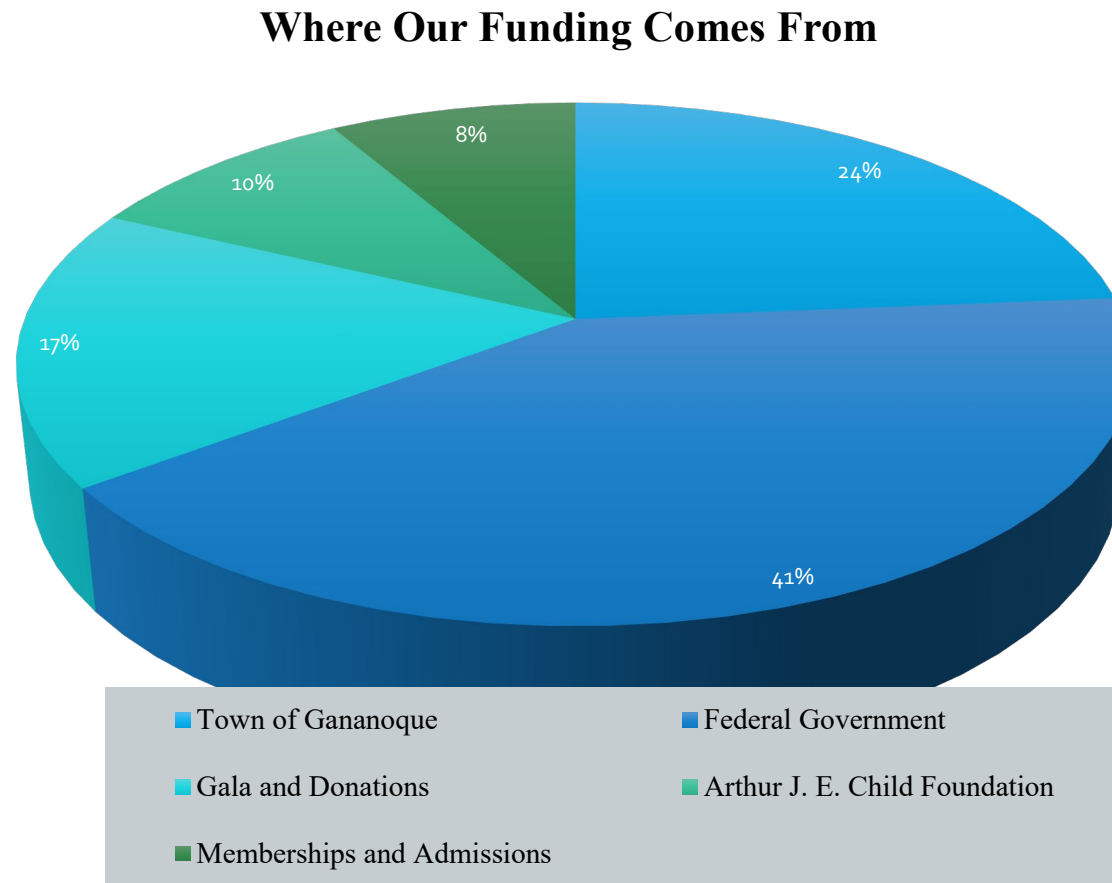


- "You're doing a good job!"
- "Love the multi-sensory experience!"
- "Wonderful display of local history"
- "Treasure, so glad to find it"
- "Good flow of information"
- "We felt very welcome"

Figure 3. Number of people per group visiting the 1000 Islands History Museum collected via visitor survey responses from Jan to October, 2025.

The respondents were most commonly visiting in groups of 2

Where our Funding Comes From



In 2025, (41%) of our funding was from the Federal Government. Others included the Town of Gananoque (23%), Private Donations and Fundraiser (18%), Memberships and Admissions (8.4%), and Arthur Child Foundation (9.4%). Only \$1,545 from the Province



As you can tell, we have accomplished a lot this year with the support of The Town of Gananoque. This is a valuable, year-round community hub, and its success depends on your ongoing investment.

Thank You!



1000 Islands History Museum
Financial Statements
December 31, 2024

1000 Islands History Museum

Contents

For the year ended December 31, 2024

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Independent Auditor's Report

To the Members of 1000 Islands History Museum:

Qualified Opinion

We have audited the financial statements of 1000 Islands History Museum (the "Organization"), which comprise the statement of financial position as at December 31, 2024, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many charitable organizations, the Organization derives revenue from donations and fundraising, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Organization and we were not able to determine whether any adjustments might be necessary to donation and fundraising revenues, excess of revenue over expenditures, assets and net assets.

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

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

MNP LLP

City Place III, Suite 301, 1475 John Counter Blvd, Kingston ON, K7M 0E6

T: 613.546.3111 F: 613.546.4089

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Kingston, Ontario

June 12, 2025

MNP LLP

Chartered Professional Accountants

Licensed Public Accountants

1000 Islands History Museum

Statement of Financial Position

As at December 31, 2024

	2024	2023
Assets		
Current		
Cash and bank (Note 3)	15,740	128,820
Accounts receivable (Note 4)	118,321	8,013
Inventory	19,300	35,257
	153,361	172,090
Capital assets (Note 5)	14,518	20,787
Museum displays and artifacts	401,540	401,540
	569,419	594,417
Liabilities		
Current		
Accounts payable and accruals (Note 6)	30,188	30,791
Deferred memberships	250	250
Deferred contributions (Note 7)	-	41,557
Current portion of long-term debt	-	11,250
	30,438	83,848
Net Assets		
Invested in capital assets	14,518	20,787
Invested in museum displays and artifacts	401,540	401,540
Unrestricted	122,923	88,242
	538,981	510,569
	569,419	594,417

Approved on behalf of the Board

Director

Director

The accompanying notes are an integral part of these financial statements

1000 Islands History Museum

Statement of Operations

For the year ended December 31, 2024

	2024	2023
Revenue		
Grants from Town of Gananoque	57,191	51,168
Other grants	225,290	126,444
Donations and admissions	51,739	41,326
Fundraising	29,378	48,617
Memberships	6,515	7,835
Gift Store - gross margin (Schedule 2)	53,450	48,250
Other income	910	2,266
Foreign exchange gains (losses)	1,105	(7)
	425,578	325,899
Amortization expense	7,801	6,105
General and administrative expenses (Schedule 1)	357,599	310,711
Gift store expenses (Schedule 1)	16,171	15,710
Museum displays (net) (Schedule 3)	15,595	42,226
	397,166	374,752
Excess (deficiency) of revenue over expenses	28,412	(48,853)

The accompanying notes are an integral part of these financial statements

1000 Islands History Museum

Statement of Changes in Net Assets

For the year ended December 31, 2024

	<i>Invested in capital assets</i>	<i>Invested in museum displays & artifacts</i>	<i>Unrestricted</i>	<i>2024</i>	<i>2023</i>
				<i>Total</i>	<i>Total</i>
Net assets, beginning of year	20,787	401,540	88,242	510,569	559,422
Excess (deficiency) of revenue over expenses	(7,801)	(15,595)	51,808	28,412	(48,853)
	12,986	385,945	140,050	538,981	510,569
Approved interfund transfers (Note 9)	1,532	15,595	(17,127)	-	-
Net assets, end of year	14,518	401,540	122,923	538,981	510,569

The accompanying notes are an integral part of these financial statements

1000 Islands History Museum

Statement of Cash Flows

For the year ended December 31, 2024

	2024	2023
Cash provided by (used for) the following activities		
Operating		
Excess (deficiency) of revenue over expenses	28,412	(48,853)
Amortization	7,801	6,105
	36,213	(42,748)
Changes in working capital accounts		
Accounts receivable	(110,308)	44,977
Inventory	15,957	(19,608)
Accounts payable and accruals	(603)	13,421
Deferred revenues	(41,557)	41,557
	(100,298)	37,599
Financing		
Repayment of long-term debt	(11,250)	-
Investing		
Purchase of capital assets	(1,532)	(15,995)
Increase (decrease) in cash resources	(113,080)	21,604
Cash resources, beginning of year	128,820	107,216
Cash resources, end of year	15,740	128,820

The accompanying notes are an integral part of these financial statements

1. Incorporation and nature of the organization

1000 Islands History Museum (the "Organization") is incorporated under the laws of Canada and is engaged in the operation of preserving the rich history of the Thousand Islands region by presenting historic information by offering guided tours of its premises and exhibits.

The Organization is a registered charity for Canadian income tax purposes, exempt from income tax under subsection 149 (1)(f) of the Income Tax Act.

2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations set out in Part III of the CPA Canada Handbook - Accounting, as issued by the Accounting Standards Board in Canada, which are part of Canadian generally accepted accounting principles, and include the following significant accounting policies:

Cash and cash equivalents

Cash and cash equivalents are represented by cash on hand and cash in bank.

Foreign currency translation

Foreign currency accounts are translated into Canadian dollars as follows:

At the transaction date, each asset, liability, revenue and expense is translated into Canadian dollars by the use of the exchange rate in effect at that date. At the year end date, monetary assets and liabilities are translated into Canadian dollars by using the exchange rate in effect at that date. The resulting foreign exchange gains and losses are included in income in the current period except for the foreign currency gains and losses on long-term monetary items which are deferred and amortized over the remaining terms of the related items.

Inventory

Gift store inventories are stated at the lower of cost and net realizable value. Cost is generally determined on the first-in, first-out basis.

Capital assets

Property, plant and equipment are stated at cost less accumulated amortization. Cost is net of related investment tax credits and government grants. Amortization based on the estimated useful life of the assets are calculated as follows:

Kitchen	- 20% diminishing balance basis
Furniture and fixtures	- 20% diminishing balance basis
Computer equipment	- 50% diminishing balance basis
Website	- 20% diminishing balance basis

In the year of acquisition, amortization is taken at one-half of the above rates.

Where funding is received for specific capital improvements, the Organization applies the funding against the cost of the property, plant, and equipment to effectively record the net cost incurred.

Collections

Collections are composed of various historical artifacts. Items that have been purchased, or that are donated and have a practicably determinable value are capitalized and included in the museum displays and artifacts.

Items that have been contributed that do not have a practicably determinable value are not recorded within the financial statements.

2. Significant accounting policies (continued)

Measurement uncertainty (use of estimates)

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period.

By their nature, these judgments are subject to measurement uncertainty, and the effect on the financial statements of changes in such estimates and assumptions in future periods could be significant.

Estimates have been made by management within these financial statements primarily in relation to accounts receivable, inventory, capital assets and accounts payable and accruals.

These estimates and assumptions are reviewed periodically and, as adjustments become necessary they are reported in excess of revenues over expenses in the periods in which they become known.

Revenue recognition

The Organization follows the deferral method of accounting for contributions, which include donations, bequests and other revenue. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Externally restricted contributions are recognized as revenue in the year in which the related expenses are recognized. All revenues are recognized only after collectibility is reasonably assured.

Government assistance

Claims for assistance under various government programs are recognized as income in the period in which eligible related expenditures are incurred.

3. Cash and bank

The Organization's bank account is held at one chartered bank. The bank account earns nominal interest.

Bank balances include \$101 (2023 - \$6,776) denominated in U.S. dollars.

4. Accounts receivable

	2024	2023
Accounts receivable	112,080	-
HST recoverable	6,241	8,013
	118,321	8,013

1000 Islands History Museum

Notes to the Financial Statements

For the year ended December 31, 2024

5. Capital assets

During the year, the Organization purchased \$1,532 of capital assets (2023 - \$15,995).

	Cost	Accumulated amortization	2024 Net book value	2023 Net book value
Computer equipment	20,499	14,062	6,437	10,685
Furniture and fixtures	39,044	32,372	6,672	8,340
Kitchen	11,531	10,818	713	892
Website	9,001	8,305	696	870
	80,075	65,557	14,518	20,787

6. Accounts payable and accruals

	2024	2023
Trade accounts payable	14,192	16,850
Accrued source deductions payable	5,581	6,187
Accrued wages payable	1,394	7,659
HST payable	9,021	95
	30,188	30,791

7. Deferred revenues

Deferred contributions consist of unspent contributions externally restricted for various programs that the Organization promotes. In 2023, \$42,000 in funding was obtained related to the Museum Assistance Program, Digital Access to Heritage Component; \$15,000 of this funding has been recognized in the current year relating to consultant fees incurred for this project. In 2023, \$40,000 was obtained from the Community Services Recovery Fund; \$21,410 of this funding has been recognized in the current year for wages, materials and supplies related to this project. In 2023, \$9,794 in funding was obtained related to the Young Canada Works at Building Careers in Heritage (Career Focus) program; \$5,147 has been recognized in the current year for wages of interns employed under this program. Changes in the deferred contribution balance are as follows:

	2024	2023
Balance, beginning of year	41,557	-
Amount received during the year	-	91,794
Less: Amount recognized as revenue during the year	(41,557)	(50,237)
Balance, end of year	-	41,557

8. Financial instruments

Financial instruments are financial assets or liabilities of the Organization where, in general, the Organization has the right to receive cash or another financial asset from another party or the Organization has the obligation to pay another party cash or other financial assets.

Financial instruments consist of cash and bank, accounts receivable, accounts payable and accruals and long-term debt. The Organization initially recognized its financial instruments at fair value and subsequently measure them at amortized cost.

Financial assets measured at cost or amortized cost are tested for impairment at the end of each year and the amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement and the amount of the reversal is recognized in net income. The reversal may be recorded provided it is no greater than the amount that had been previously reported as a reduction in the asset and it does not exceed original cost.

9. Interfund transfers

In accordance with the terms of the various restricted funds, the Board of Directors approved the transfer of \$1,532 (2023 - \$15,995) from the Unrestricted Fund to the Capital Asset Fund. During the year, \$15,595 (2023 - \$42,226) was transferred from the Unrestricted Fund to the Museum Displays & Artifacts Fund to cover the deficit as per Schedule 3.

10. Leases

In March 2024, the Organization entered into a 10-year lease agreement with the Corporation of the Town of Gananoque for premises located in the Historic 1000 Islands Village. The lease term extends until February 2033, with an option to renew for an additional five years at the end of the term.

Under the agreement, the Organization is required to make minimum lease payments of \$1 per year for the duration of the lease. Additionally, the Organization is responsible for utility costs and various maintenance expenses associated with the premises.

The lease may be terminated by either the Organization or the Landlord with at least 180 days' prior notice.

1000 Islands History Museum

Schedule 1 - Schedule of Expenses

For the year ended December 31, 2024

	2024	2023
Gift Store Expenses		
Bank charges	2,600	2,472
Merchandising	3,894	2,340
Salaries and benefits	7,734	8,940
Utilities	1,943	1,958
	16,171	15,710
General and Administrative Expenses		
Advertising and promotion	8,101	6,536
Fundraising expenses	9,070	11,753
Insurance	10,634	11,247
Interest and bank charges	965	795
Office supplies and general	13,008	11,779
Professional fees	10,386	9,358
Programming expense	565	2,013
Repairs and maintenance	16,063	11,117
Travel	-	2,097
Salaries and benefits	276,647	231,892
Utilities	12,160	12,124
	357,599	310,711

1000 Islands History Museum
Schedule 2 - Schedule of Gift Store Sales
For the year ended December 31, 2024

	2024	2023
Sales	100,752	91,206
Cost of Sales		
Inventory , beginning of year	35,257	15,649
Purchases	30,033	60,084
Freight	1,312	2,480
	66,602	78,213
Inventory , end of year	(19,300)	(35,257)
	47,302	42,956
Gross Margin	53,450	48,250

1000 Islands History Museum
Schedule 3 - Schedule of Museum Display Operations
For the year ended December 31, 2024

	2024	2023
Sales		
Artifact agreement funding	20,400	20,000
Expenses		
Supplies and general	15,802	17,756
Artifact agreement expenses	20,193	44,470
	35,995	62,226
	(15,595)	(42,226)



2026 FUNDING REQUEST

OCTOBER 21st, 2025



Submitted by: The Historic 1000 Islands Village Foundation

Board of Directors: Layne Larsen (Chair), Paul Scott, Susan Weston Smith, Alice Burton, Kathy Karkut, Richard Gilbert, Pat Rule, Peter van Sickle, Michael Burrows, John Beddows (Representative, Town of Gananoque), Lynne Harper (Finance Officer), Joanne van Dreumel (Executive Director)

Museums play an essential role in cultural and social life. They are hubs that generate, preserve, attract, and disseminate culture of every type, old and new. They tell our stories, preserve our heritage, interpret the past, and explore the future. In this way, museums enrich our lives daily: feeding a hunger for knowledge and igniting our imaginations. They provide forums for learning, but also a place for enjoyment and escape.

CREATIVE CITY NETWORK OF CANADA, "CULTURE AS AN ECONOMIC ENGINE"

Background

The 1000 Islands History Museum (1000IHM) holds a unique position in the community of Gananoque. The Museum has been an incorporated non-profit institution under the Historic 1000 Islands Village Foundation for 30 years. It serves the community of Gananoque and the 1000 Islands region, manages the Town of Gananoque Civic Collection, and houses the Gananoque Historical Society archives.

As well as being a steward of its own collection, the 1000IHM has a partnership with the Town of Gananoque (TOG) sharing in the stewardship and use of the Civic Collection. This shared responsibility enables the 1000IHM to expand its public service capacity in designing exhibitions and programming. This investment vastly improves accessibility to the Civic Collection and further strengthens the 1000IHM's ability to serve the community and fulfill its mandate. The 1000IHM has been able to assist with several research requests from the TOG, and other heritage organizations since the partnership was created in 2015.

The Village (constructed from 1992-1994) was intended to provide a significant heritage attraction on the waterfront, and was the result of a gift by Arthur J.E. Child to the TOG together with funding from the TOG, Federal and Provincial Governments of Canada, Parks Canada and by several generous, private donations. The TOG owns the building and bears responsibility for some facility costs. The 1000IHM is responsible for operations, insurance, normal maintenance on the interior and the security system. The waterfront has become a destination for thousands of global visitors year-round, and continues to enhance tourism, which in turn contributes to the economic well-being of the community.

In 2025, the 1000 Islands History Museum has welcomed over 40,000 visitors to date!

Municipalities that adopt culture as an industry have gained positive economic benefits for their communities. Cultural industries create job growth, turn ordinary cities into "destination cities," create interconnections between arts and business, revitalize urban areas, attract skilled workers, and create spin-off businesses.

CREATIVE CITY NETWORK OF CANADA, "CULTURE AS AN ECONOMIC ENGINE"

Thanks to grants received from Government of Canada and private foundations we were able to hire 8 local summer students, host an Algonquin College co-op student, two GISS co-op students, and an intern.

This summer was very successful in getting students and interns museum experience to photograph, update, and catalogue the information of the Civic Collection, in preparation for the database transition. The new software will enhance accessibility, visibility, and will make our artifacts more discoverable through online tools and eventually, fully accessible for public online viewing.

2025 Accomplishments

Numbers in 2025:

2025 visitors (as of October 14th): 40,578

2024 visitors (as of October 8th): 39,065

2023 visitors total: 35, 447

Involvement with the community

With our facilities here at the museum we were able to offer our spaces up to host events and run activities through the Museum in bigger town events.

We had the honor of hosting the Gananoque Art Network's Urban Sketchers several times throughout the year.

Some of our staff members took part in the pride events in Gananoque to support our community.

Celebrated Family Day (360), Canada Day (450), 1000 Islands Waterfront Festival, Festivilles (550), and Culture Days (330)

We provide free Wi-Fi for our community.

We delivered several education programs to local school children, grades 1 to 6.

We delivered 4 presentations to the Senior Support Network and Rotary Club and hosted two book readings.

-31 tours with the Canadian Empress and Kawartha

-75 visitor surveys completed, with excellent feedback

-132 guest log signatures

-252 visitors for March break crafts workshop, mini yarn weaving, friendship bracelets and Paddling Puppeteers show. Duck hunt with Kingston and area association of Museums

Social Media

Consistently ranked as of the top three things to do in Gananoque!

Exhibits: Music (Winter 2025) , Snapshots of Canada (Summer 2025), Handpicked History (Fall 2025), Photography (Winter Window 25/26), plus two new displays at Town Hall

This year with the Snapshots of Canada exhibit, we've had opportunity to showcase the works and Civic Collection artifacts of renowned local photographers Lorne Prosser and Ian Coristine. These objects integrated with the touring exhibit from Canadian Museum of History. Many of these Civic Collection objects will continue to be visible through this winters' Walk-by Exhibit on photography.

Professional Development:

Dirk has begun the Museum Studies Certification and is currently enrolled in 'Museums in the Community'; All students received Health & Safety, Ladder, Smart Serve, and WHIMIS training.

We serve as a resource for and work collegially with:

The Frontenac Arch Biosphere; The Gananoque Arts Network; The Gananoque BIA ; The Gananoque Chamber of Commerce; The Gananoque Historical Society; The Gananoque Horticultural Society; The Gananoque Legion; The Gananoque Public Library; The Half Moon Bay Organizing Committee; The Leeds County Heritage Network; The Mallorytown Coach House Historical Committee ; Parks Canada; Rotary and Lions Clubs; The Thousand Islands Accommodation Partners; The Thousand Islands Association; The Thousand Islands Boat Museum; The Thousand Islands Playhouse; Thousand Islands Pride

We have offered support and/or leadership on:

The Artifact Oversight Committee - We manage the care and oversight of the Town's artifacts and archives and have been instrumental in building confidence in, and funding for, the ongoing custodial care and security of the collection.

The Municipal Heritage Advisory Panel

The Gananoque Historical Society

New Exhibit for 2026: Cipher Decipher

Mark your calendars and put on your thinking caps - next year's summer exhibit is a display on cryptography, ciphers, codes, cybersecurity and the history, mystery, and technology behind them!

Join us for a new interactive traveling exhibit from InGenium, with selected artifacts from the Gananoque Civic Collection, as well as a new interactive puzzle through our Virtual Reality section! Exhibit will run from June - September.



Winter Hours

We are open to the public from Tuesday to Sunday, from 10:00 AM to 4:00 PM. The community has expressed a need to have waterfront attractions open on the shoulder seasons. We are offering this to expand and enhance the visitors' experience in Gananoque (we are the only waterfront attraction open year-round).

2026 Funding Proposal:

The Board of Directors of the Historic 1000 Islands Village Foundation presents the following funding proposal to the Town of Gananoque.

That the Town of Gananoque continues to provide funding towards operational costs and ongoing exhibit and program development as follows:

2026: \$53,915 (This is a 2.5% increase over the 2025 funding of \$52,600).

Each year the 1000IHM incurs between \$15,000 and \$25,000 in expenses related to allowing the public access to washroom facilities. We request an additional \$8,200 (2.5% increase over 2025) to help alleviate the cost of offering this basic and much needed service year-round.

Total: \$62,115

Rationale:

- The Museum now operates with a stable funding model of which the Town's contribution has been and continues to be vital. With fiscal stability come measurable development, growth and investment. It is imperative that we have ongoing funding to facilitate a balanced budget as we implement the current 5 Year Plan
- It is crucial that our balanced budget model continues, allowing us to access Federal and Provincial grant revenues. Our funding partnership with the Town, together with our other funding components and partnerships, has made sound management of resources a reality for us
- Fixed operating costs, including utilities, wages, insurance, marketing and maintenance, do not remain “fixed”. We strive to grow our revenue lines while carefully managing our expenses. For the past 16 years, we have adhered to this approach successfully
- The 1000 Islands History Museum mission extends to the development of Exhibits and Programs and to our role as a cultural and educational resource within the community we serve. These initiatives, if they are to continue and expand, require financial resources

Conclusion

Our visitors attest daily to the value that this Museum adds to their visit of the 1000 Islands. Our youth, through their teachers and class visits confirm the relevance of our exhibits and programs. Our members and patrons have demonstrated their faith in and commitment to the 1000 Islands History Museum through their donations and support of our operations, fundraisers and events. The Town of Gananoque Council has placed trust in the 1000 Islands History Museum since its establishment in 1995, to care for and interpret the heritage of this significant region.

The 1000 Islands History Museum Board of Directors respectfully requests the council reaffirms its commitment of support for this 2026 funding proposal.



Declaration

WHEREAS, Water, Wastewater & Stormwater Operators are essential to long-term, sustainable access to safe and reliable drinking water in our communities;

AND WHEREAS, their work is vital to the health and safety of our communities. They are responsible for monitoring the operation of water systems and facilities, conducting routine maintenance, adjusting treatment processes, identifying and addressing equipment issues, ensuring that the water quality meets or exceeds legislative guidelines and ensures distribution of clean, safe and reliable drinking water;

AND WHEREAS, Wastewater Operators are essential to communities to provide citizens with the monitoring and treatment of waste water;

AND WHEREAS, their work is vital to ensuring reliable wastewater conveyance and treatment by operating wastewater facilities and equipment to purify and treat waste water and to dispose of sewage by cleaning and maintaining collections systems, facilities, equipment, tanks, filter beds and other work areas;

NOW THEREFORE, I, John Beddows, Mayor, proclaim October 23rd, to be observed as “**Water & Wastewater & Stormwater Operators Appreciation Day**” in the Town of Gananoque.

Signed and dated this 21st day of October, 2025.

John Beddows, Mayor



REGULAR COUNCIL MEETING MINUTES

Held on Tuesday, October 7, 2025, at 5:00 PM

Held Virtually and In-Person

COUNCIL MEMBERS PRESENT		STAFF PRESENT
Mayor:	John Beddows	Melanie Kirkby, CAO
Councillors:	Colin Brown	Brenda Guy, Manager of Planning and Development
	Matt Harper	John Morrison, Treasurer
	Patrick Kirkby	David Armstrong, Manager of Public Works
	Anne-Marie Koiner	Andrew Dickson, Fire Chief
	Vicki Leakey	Jeff Johnston, Manager of Parks and Recreation
	David Osmond	Lynsey Zufelt, Deputy Clerk

1.	Call Meeting to Order
	Mayor Beddows called the meeting to order at 5:03 PM.
2.	Disclosure of Pecuniary Interest & General Nature Thereof
	1. Councillor Brown Declared a Pecuniary Interest regarding Proposed Class III Development Permit – 760 Stone Street North – Council Report PD-2025-16.
3.	Canadian National Anthem
	<ul style="list-style-type: none">The National Anthem was played.
4.	Land Acknowledgement Statement
	<ul style="list-style-type: none">Mayor Beddows read the Land Acknowledgement Statement.
5.	Public Question / Comment (Only Addressing Motion(s) or Reports on the Agenda)
	<ul style="list-style-type: none">None
6.	Disclosure of Additional Items
	1. Inspectorate of Policing – Police Services Board Appointment of Councillor Osmond – Councillor Osmond
7.	Public Meeting
**Councillor Brown declared a Pecuniary Interest and left the room.	
	1. Proposed Class III Development Permit (DP2025-16) – 760 Stone Street North – Extend Temporary Use of an Automotive Sales Establishment (+Report Council-PD-2025-16)
	<ul style="list-style-type: none">A Public Meeting was held regarding a Proposed Class III Development Permit Application (DP2025-16) by Applicant Ryan Easton, regarding the property municipally and legally described as 760 Stone Street North, PLAN 86 BLK V LOT 29 30 32 AND 34 PT LOTS 28 31 AND 37 RP 28R14928 PARTS 6 TO 9, GANANOQUE, to extend the temporary use of an Automotive Sales Establishment.The Chair requested the Manager of Planning and Development present the Application to Council.<ul style="list-style-type: none">Brenda Guy, Manager of Planning and Development provided an overview of Council Report PD-2025-16.
	<ul style="list-style-type: none">The Chair asked the Applicant if they had anything to add to the Staff overview – None

	<ul style="list-style-type: none">• The Chair asked if any member of Council had any questions or comments.<ul style="list-style-type: none">• Councillor Koiner commented that the report was presented to the Planning Advisory Committee (PAC) where there were questions raised with regards to the accessible parking spot and maple trees still to be planted. The PAC was satisfied that the business could continue for another three years and wished Mr. Easton success.
	<ul style="list-style-type: none">• The Chair advised that under the Development Permit By-law, comments may be made by the public, however, once a Permit has been approved the only party able to appeal to the Ontario Land Tribunal is the Applicant.<ul style="list-style-type: none">• The Chair asked if any member of the public had any questions or comments. – None
	<ul style="list-style-type: none">• The Chair asked if the Applicant / Owner had any additional questions or comments. – None
	Council considered the following recommendation.
	<p>Motion #25-132 – Class III Development Permit – DP2025-12 – 760 Stone Street North</p> <p>Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES CLASS III DEVELOPMENT PERMIT APPLICATION DP2025-12 (EASTON) AT 760 STONE STREET NORTH FOR AN EXTENSION OF THE TEMPORARY USE OF AN AUTOMOTIVE SALES ESTABLISHMENT FOR AN ADDITIONAL THREE (3) YEARS TO DECEMBER 2, 2028, PROVIDED:</p> <ul style="list-style-type: none">- ALL SITE WORKS REMAIN AS PREVIOUSLY APPROVED AND THE RELOCATION OF ACCESSIBLE PARKING SPACE BE IMPLEMENTED,- THE OWNER ENTER INTO AN AMENDMENT TO THE AGREEMENT WITHIN ONE YEAR OF THE NOTICE OF DECISION, AND;- ALL COSTS ASSOCIATED WITH FULFILLING THE CONDITIONS OF THIS DECISION ARE BORNE BY THE OWNER, <p>AS RECOMMENDED BY THE PLANNING ADVISORY COMMITTEE (PAC) AND AS PRESENTED IN COUNCIL REPORT-PD-2025-16.</p> <p>CARRIED – UNANIMOUS, <i>by those voting</i></p>
	**At this point, Councillor Brown returned to the room.
	**Due to technical issues, the Chair called a recess.
	**The meeting resumed at 5:30 PM.
8.	Delegations
	<p>1. Susanne Richter – Thousand Islands Boat Museum (TIBM) – 2025 Impact Report</p> <ul style="list-style-type: none">• Susanne Richter, Thousand Islands Boat Museum (TIBM) Executive Director, and Abby Dumbrille, Educator, presented a Power Point presentation entitled, “Thousand Islands Boat Museum (TIBM) – 2025 Impact Report”.• Council thanked Ms. Richter and Ms. Dumbrille and considered the following.
	<p>Motion #25-133 – Thousand Islands Boat Museum (TIBM) – 2025 Impact Report – Receive for Information</p> <p>Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE THOUSAND ISLANDS BOAT MUSEUM – 2025 IMPACT REPORT FOR INFORMATION.</p> <p>CARRIED – UNANIMOUS</p>
9.	Presentations / Awards / Deputations
	<p>1. Affordable Housing Working Group</p> <ul style="list-style-type: none">• Members of the Affordable Housing Working Group presented a Power Point presentation entitled, “2025 Town of Gananoque Housing Strategy”.• Council thanked the Members of the Affordable Housing Working Group and considered the following recommendation.

Council-FIN-2025-25 – Procurement Policy	
	<p>By-law No. 2025-088 – Procurement Policy – Repeal By-law No. 2015-087 Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-088, BEING A BY-LAW TO REPEAL BY-LAW NO. 2015-087, BEING A BY-LAW TO OUTLINE REQUIREMENTS FOR THE PROCUREMENT OF GOODS AND SERVICES FOR THE CORPORATION OF THE TOWN OF GANANOQUE, AS PRESENTED IN COUNCIL REPORT-FIN-2025-25. CARRIED – 6 Ayes, 1 Nay</p>
	<p>By-Law No. 2025-089 – Procurement Policy Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-089, BEING A BY-LAW TO ESTABLISH A NEW PROCUREMENT POLICY, AS PRESENTED IN COUNCIL REPORT-FIN-2025-25. CARRIED – 6 Ayes, 1 Nay</p>
Council-FIN-2025-26 – Debt Management Policy	
	<p>By-Law No. 2025-090 – Debt Management Policy Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-090, BEING A BY-LAW TO ESTABLISH A DEBT MANAGEMENT POLICY, AS PRESENTED IN COUNCIL REPORT FIN-2025-26. CARRIED – 6 Ayes, 1 Nay</p>
Council-FIN-2025-27 – Reserve and Reserve Fund Policy	
	<p>By-law No. 2025-091 – Reserve and Reserve Fund Policy – Repeal By-law No. 2016-097 Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-091, BEING A BY-LAW TO REPEAL BY-LAW NO. 2016-097, BEING A BY-LAW TO ESTABLISH A RESERVE POLICY, AS PRESENTED IN COUNCIL REPORT-FIN-2025-27. CARRIED – UNANIMOUS</p>
	<p>By-law No. 2025-092 – Reserve and Reserve Fund Policy Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-092, BEING A BY-LAW TO ESTABLISH A RESERVE AND RESERVE FUND POLICY, AS PRESENTED IN COUNCIL REPORT-FIN-2025-27. CARRIED – UNANIMOUS</p>
Council-REC-2025-16 – Award of Contract – Marina 300 and Shoreline Dock Electrical Upgrades	
	<p>By-law No. 2025-093 – Award of Contract – Marina 300 and Shoreline Dock Electrical Upgrades Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-093, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH LASALLE ELECTRICAL CONTRACTING INC., FOR THE PROCUREMENT OF SERVICES TO COMPLETE THE REJUVENATION OF THE ELECTRICAL INFRASTRUCTURE ON THE GANANOQUE MUNICIPAL MARINA 300 SERIES AND SHORELINE SERIES OF DOCKS IN CONJUNCTION WITH THE MARINA DOCK CAPITAL RENOVATIONS, AS PRESCRIBED IN RFQ REC-2025-05 AND AS PRESENTED IN COUNCIL REPORT REC-2025-16. CARRIED – UNANIMOUS</p>

	<p>Motion #2025-136 – Marina 300 and Shoreline Dock Electrical Upgrades – Budget Deviation</p> <p>Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A BUDGET DEVIATION TO AN UPSET LIMIT OF \$107,350.00, FOR THE MARINA 300 SERIES AND SHORELINE DOCK ELECTRICAL UPGRADES TO BE FUNDED FROM THE MARINA RESERVES, AS PRESENTED IN COUNCIL REPORT REC-2025-16.</p> <p>CARRIED – UNANIMOUS</p>
Council-RDS-2025-12 – Award of Contract – Charles Street North Stormwater Repair	
	<p>By-law No. 2025-094 – Award of Contract – Charles Street North Stormwater Repair</p> <p>Moved By: Deputy Mayor Leakey Seconded By: Councillor Koiner</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-094, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH ENVIRONMENTALL CONTRACTING SERVICES LTD., FOR THE RECONSTRUCTION OF THE CHARLES STREET NORTH STORMWATER SYSTEM, TO AN UPSET LIMIT OF \$110,415.39 (EXCLUSIVE OF TOWN SHARE OF HST), AS PRESCRIBED IN THE TENDER SUBMISSION DATED SEPTEMBER 19, 2025, AND AS PRESENTED IN COUNCIL REPORT RDS-2025-12.</p> <p>CARRIED – UNANIMOUS</p>
14.	Motions (Council Direction to Staff) – None
15.	Correspondence
	<p>1. 2026 ROMA Conference – Early Bird Registration Deadline – October 31, 2025 – Seeking Council Interest to Attend</p>
	<p>Motion #2025-137 – Rural Ontario Municipal Association (ROMA) – 2026 Annual Conference – Early Bird deadline to Register – October 31, 2025</p> <p>Moved By: Councillor Koiner Seconded By: Mayor Beddows</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE AUTHORIZES THE FOLLOWING MEMBERS OF COUNCIL TO REGISTER FOR THE RURAL ONTARIO MUNICIPAL ASSOCIATION (ROMA) 2026 ANNUAL CONFERENCE BEING HELD IN THE CITY OF TORONTO FROM JANUARY 18 TO 20, 2026:</p> <p>1. MAYOR BEDDOWS, AND;</p> <p>2. ONE (1) MEMBER OF COUNCIL (TBD),</p> <p>AND FURTHER, THAT AN UPSET LIMIT AMOUNT OF \$3,200.00 BE PRE-APPROVED IN THE 2026 COUNCIL CONFERENCE BUDGET, FOR REGISTRATION, ACCOMMODATIONS AND MILEAGE.</p> <p>CARRIED – UNANIMOUS</p>
	<p>2. Drinking Water Source Protection – Invitation for Expression of Interest – Municipal Representative (Eastern Area) – Cataraqui Source Protection Committee</p>
	<p>Motion #2025-138 – Drinking Water Source Protection – Municipal Representative (Eastern Area) – Mr. Steve Allen</p> <p>Moved By: Councillor Koiner Seconded By: Mayor Beddows</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE ENDORSE MUNICIPAL CANDIDATE STEVE ALLEN AS THE DRINKING WATER SOURCE PROTECTION AREA REPRESENTATIVE FOR A THREE (3) YEAR TERM.</p> <p>CARRIED – UNANIMOUS</p>
	<p>3. Media Release – Introducing Southeast Public Health</p>
	<p>4. AECOM – Notice of Public Information – HWY 401 Planning Study</p>

	<p>5. Ruth Strunz – Gananoque River Species at Risk</p> <ul style="list-style-type: none">• The Chair requested Mr. David Armstrong, Manager of Public Works, to speak to the correspondence. Mr. Armstrong advised that the Town and its contractor remain committed to upholding all environmental obligations and protecting local wildlife.• Mayor Beddows thanked Ms. Strunz for her correspondence and for attending Council to observe the matter being addressed.
16.	Notice Required Under the Notice By-law – None
17.	Committee Updates (Council Reps)
	<ul style="list-style-type: none">• The Chair advised that due to time constraint, Committee Updates would be postponed.
18.	Discussion of Additional Items
	<p>1. Inspectorate of Policing – Police Services Board Appointment of Councillor Osmond – Councillor Osmond</p> <ul style="list-style-type: none">• Councillor Osmond shared a letter from the Inspectorate of Policing questioning the legality of his appointment to the Police Services Board and requested Mayor Beddows to consider temporarily stepping down; the Mayor will respond in writing by Friday, October 10, 2025.
19.	Questions from the Media – None
20.	Closed Session
	<p>Moved by Deputy Mayor Leakey that the Council of the Town of Gananoque, in accordance with Section 239.2 of the <i>Municipal Act</i>, moves into Closed Session at 8:27 PM for the purpose of discussing one (1) item under A Position, Plan, Procedure, Criteria or Instruction to be Applied to any Negotiations Carried On or to be Carried on by or on Behalf of the Municipality or Local Board, and one (1) item under Personal Matters Concerning an Identifiable Individual, Including Municipal or Board Employees.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
21.	Move Out of Closed Session at 8:53 PM.
	Council resumed the Open Session at 8:55 PM
22.	Reporting Out of Closed Session
	<ul style="list-style-type: none">• A Closed Meeting was held. Council discussed one (1) item under A Position, Plan, Procedure, Criteria or Instruction to be Applied to any Negotiations Carried On or to be Carried on by or on Behalf of the Municipality or Local Board, and one (1) item under Personal Matters Concerning an Identifiable Individual, Including Municipal or Board Employees.• The following recommendation was considered: <p>Motion #25-139 – East End Pumping Station Project Update Moved By: Deputy Mayor Leakey Seconded By: Councillor Harper BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES OPTION #1, PRE-APPROVE AN ADDITIONAL CONTINGENCY OF \$1,366,701.60 FOR THE EAST END PUMPING STATION PROJECT AND DIRECTS STAFF TO REPORT TO COUNCIL AS SOON AS PRACTICAL FOLLOWING THE INVOICING OF EVERY 25% OF THIS CONTINGENCY AMOUNT, AS PRESENTED IN CLOSED SESSION ON TUESDAY, OCTOBER 7, 2025.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>

Council Report – FIN-2025-28

Date: October 21, 2025

☐ **IN CAMERA**

Subject: 2024 KPMG Audit Finding Report

Author: John Morrison, Treasurer

☒ **OPEN SESSION**

RECOMMENDATION:

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE 2024 DRAFT FINANCIAL STATEMENTS AND AUDIT FINDINGS REPORT AS PRESENTED BY LORI HUBER OF KPMG ON OCTOBER 21ST, 2025, AND AS PRESENTED IN REPORT COUNCIL FIN-2025-28.

STRATEGIC PLAN COMMENTS:

Sector 3 – Financial Sustainability – Strategic Initiative #1 – Ensure that Gananoque is and remains an affordable place to do business and raise a family.

BACKGROUND:

The audit of the consolidated financial statements of the Corporation of the Town of Gananoque for the year ended December 31, 2024, has been substantially completed.

The audit results were presented to the Finance Working Group on October 16th by lead Lori Huber of KPMG.

INFORMATION/DISCUSSION:

All major procedures are finalized, with only a few outstanding items remaining that do not affect the overall opinion. The audit confirms that the financial statements are fairly presented in accordance with public sector accounting standards.

During the process, the auditors identified some control deficiencies which have been communicated to management. These areas represent opportunities to strengthen internal processes and reduce financial reporting risks. Importantly, the auditors confirmed their independence, noting no conflicts of interest or impairments to objectivity throughout the engagement.

The review addressed all key risks identified at the planning stage. While some uncorrected misstatements remain, these are immaterial and do not affect the audit conclusion.

APPLICABLE POLICY/LEGISLATION:

Municipal Act 2001, Part VI, Section 296, Auditor

FINANCIAL CONSIDERATIONS:

Overall, the Town's financial position remains stable. Revenues and expenditures followed expected trends, and no unusual cash flow variances were noted.

CONSULTATIONS:

FINANCE WORKING GROUP

ATTACHMENTS:

2024 Audit Findings

DRAFT 2024 Financial Statements

APPROVAL	<div>_____ John Morrison, Treasurer</div> <div>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions follow Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</div> <div>_____ Melanie Kirkby, CAO</div>
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Consolidated Financial Statements of

**CORPORATION OF THE
TOWN OF GANANOQUE**

Year ended December 31, 2024

DRAFT

CORPORATION OF THE TOWN OF GANANOQUE

Consolidated Financial Statements

Year ended December 31, 2024

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Management’s Responsibility for the Consolidated Financial Statements

Independent Auditor’s Report

Consolidated Financial Statements:

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Consolidated Statement of Operations and Accumulated Municipal Equity 2

Consolidated Statement of Changes in Net Financial Assets 3

Consolidated Statement of Cash Flows 4

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Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of the Corporation of the Town of Gananoque (the "Town") are the responsibility of the Town's management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards. A summary of significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of consolidated financial statements necessarily involves the use of estimates based on management's judgement, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Town's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of consolidated financial statements. These systems are monitored and evaluated by management.

Management meets with the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to Council approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the Town. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Town's consolidated financial statements.

Melanie Kirkby
Chief Administrative Officer

John Morrison, BA, CPA, CGA
Director of Finance/Treasurer

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of the Corporation of the Town of Gananoque

Opinion

We have audited the consolidated financial statements of the Corporation of the Town of Gananoque (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of operations and accumulated municipal equity for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements, present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants, Licensed Public Accountants

Kingston, Canada

(date)

CORPORATION OF THE TOWN OF GANANOQUE

Consolidated Statement of Financial Position

December 31, 2024, with comparative information for 2023

	2024	2023
Financial assets:		
Cash	\$ 24,235,816	\$ 18,458,720
Taxes receivable	832,791	730,276
User charges receivable	1,681,048	1,585,214
Accounts receivable	2,159,338	1,735,798
Investments (note 3)	1,056,200	4,000,000
	29,965,193	26,510,008
Financial liabilities:		
Accounts payable and accrued liabilities	3,960,155	2,406,088
Other current liabilities	955,003	1,028,559
Employee future benefit obligation (note 5)	1,300,694	1,258,754
Asset retirement obligations (note 6)	1,683,848	3,114,354
Deferred revenue (note 7)	264,666	1,571,796
Long-term liabilities (note 8)	5,087,163	5,450,120
	13,251,529	14,829,671
Net financial assets	16,713,664	11,680,337
Non-financial assets:		
Tangible capital assets (note 15)	80,763,071	74,979,991
Inventories	79,147	44,714
Prepaid expenses	400,133	302,570
Total non-financial assets	81,242,351	75,327,275
Contingent liabilities (notes 12 and 13)		
Commitments (note 14)		
Subsequent event (note 20)		
Accumulated municipal equity (note 9)	\$ 97,956,015	\$ 87,007,612

The accompanying notes are an integral part of these consolidated financial statements.

CORPORATION OF THE TOWN OF GANANOQUE

Consolidated Statement of Operations and Accumulated Municipal Equity

Year ended December 31, 2024, with comparative information for 2023

	2024 Budget (note 18)	2024 Actual	2023 Actual
Revenue:			
Taxation	\$ 10,849,707	\$ 10,878,069	\$ 10,032,444
User charges	8,373,241	9,110,344	7,949,782
Government transfers	4,182,368	6,087,188	3,150,403
Casino revenues	1,107,200	961,005	1,083,586
Investment income	595,530	1,301,230	1,192,383
Municipal accommodation tax	415,000	348,362	433,712
Other municipalities	180,855	171,644	178,365
Licences and permits	153,370	250,564	188,988
Penalties and interest on taxes	102,400	128,541	110,953
Contribution from developers	—	462,440	620,940
Loss on disposal of tangible capital assets	—	—	(357,122)
Other:			
Rental and other income	306,610	287,272	242,179
Donations	63,040	116,318	42,461
Sales	8,000	8,545	89,113
Fines	35,000	33,619	30,440
	26,372,321	30,145,141	24,988,627
Expenses (note 17):			
General government	1,866,222	1,845,298	1,747,708
Protection to persons and property	5,815,428	6,081,247	5,576,351
Transportation services	3,015,051	3,099,410	2,928,464
Environmental services	3,800,049	3,950,511	3,860,955
Health services	762,844	737,481	678,238
Social and family services	537,066	590,191	484,045
Recreation and cultural services	3,123,020	3,482,702	2,864,847
Planning and development	1,145,303	821,058	980,815
Asset retirement obligations	—	(1,453,100)	2,250,000
Post-retirement benefits actuarial valuation	65,740	41,940	83,238
	20,130,723	19,196,738	21,454,661
Annual surplus	6,241,598	10,948,403	3,533,966
Accumulated municipal equity, beginning of year	87,007,612	87,007,612	83,473,646
Accumulated municipal equity, end of year	\$ 93,249,210	\$ 97,956,015	\$ 87,007,612

The accompanying notes are an integral part of these consolidated financial statements.

CORPORATION OF THE TOWN OF GANANOQUE

Consolidated Statement of Changes in Net Financial Assets

Year ended December 31, 2024, with comparative information for 2023

	2024 Budget (note 18)	2024 Actual	2023 Actual
Annual surplus	\$ 6,241,598	\$ 10,948,403	\$ 3,533,966
Amortization of tangible capital assets	3,380,501	3,380,501	3,283,423
Acquisition of tangible capital assets	(18,811,480)	(8,678,548)	(6,457,008)
Contributed tangible capital assets	—	(462,440)	(620,940)
Increase in tangible capital assets for asset retirement obligations	—	(22,593)	(864,354)
Loss on disposal of tangible capital assets	—	—	357,122
Decrease in inventories	—	(34,433)	16,902
Acquisition of prepaid expenses	—	(97,563)	(70,246)
Change in net financial assets	(15,430,979)	(5,915,076)	(4,355,101)
Increase (decrease) in net financial assets	(9,189,381)	5,033,327	(821,135)
Net financial assets, beginning of year	11,680,337	11,680,337	12,501,472
Net financial assets, end of year	\$ 2,490,956	\$ 16,713,664	\$ 11,680,337

The accompanying notes are an integral part of these consolidated financial statements.

CORPORATION OF THE TOWN OF GANANOQUE

Consolidated Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Operating activities:		
Annual surplus	\$ 10,948,403	\$ 3,533,966
Item not involving cash:		
Amortization of tangible capital assets	3,380,501	3,283,423
Employee future benefit obligation	41,940	83,238
Change in asset retirement obligations	(1,430,506)	3,114,354
Change in tangible capital assets for asset retirement	(22,593)	(864,354)
Loss on disposal of investments	—	357,122
Changes in non-cash operating working capital:		
Taxes receivable	(102,515)	(188,163)
User charges receivable	(95,834)	(101,850)
Accounts receivable	(423,540)	(529,883)
Accounts payable and accrued liabilities	1,554,067	151,567
Other current liabilities	(73,556)	(364,658)
Deferred revenues	(1,307,130)	1,162,653
Inventories	(34,433)	16,902
Prepaid expenses	(97,563)	(70,246)
Net change in cash from operations	12,337,241	9,584,071
Capital activities:		
Acquisition of tangible capital assets	(9,140,988)	(7,077,948)
Investing activities:		
Decrease (increase) in investments	2,943,800	(4,000,000)
Financing activities:		
Debt principal repayments	(362,957)	(418,399)
Increase (decrease) in cash	5,777,096	(1,912,276)
Cash, beginning of year	18,458,720	20,370,996
Cash, end of year	\$ 24,235,816	\$ 18,458,720

The accompanying notes are an integral part of these consolidated financial statements.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements

Year ended December 31, 2024

The Corporation of the Town of Gananoque (the "Town") was incorporated in 1890. The Town operates as a single tier government in the United Counties of Leeds and Grenville, in the Province of Ontario, Canada and provides municipal services such as police, fire, public works, planning, parks and recreation, library and other general government operations.

1. Significant accounting policies:

The consolidated financial statements of the Corporation of the Town of Gananoque are the representations of management and have been prepared in all material respects in accordance with Canadian Public Sector Accounting Standards. Significant aspects of the accounting policies by the Town are as follows:

(a) Reporting entity:

The consolidated financial statements reflect financial assets, liabilities, operating revenues and expenses, reserves, reserve funds and changes in investment in tangible capital assets of the Town. The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the Town and which are owned or controlled by the Town. Interdepartmental and inter-organizational transactions and balances between these organizations are eliminated. These consolidated financial statements include:

- Public Library Board
- Business Improvement Area Committee

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the school boards are not reflected in the municipal fund balances of these consolidated financial statements. Over levies (under levies) are reported on the Consolidated Statement of Financial Position.

(b) Basis of accounting:

The consolidated financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based on receipt of goods and services and/or the creation of a legal obligation to pay.

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

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(c) Taxation and related revenues:

Property tax billings are prepared by the Town based on assessment rolls issued by the Municipal Property Assessment Corporation ("MPAC"). Tax rates are established by the Town Council, incorporating amounts to be raised for local services, and amounts the Town is required to collect on behalf of the Province of Ontario in respect of education taxes. Taxation revenues are recorded at the time tax billings are issued. Adjustments to taxation revenue can occur during the year related to the issuance of supplementary tax billings and/or assessment appeals. These adjustments are recorded when the amount of the adjustments can be quantified. The Town is entitled to collect interest and penalties on overdue taxes. These revenues are recorded in the period in which the interest and penalties are applied.

(d) Financial instruments:

The Town records derivatives and portfolio investments in equity instruments that are quoted in an active market at fair value. All other financial instruments will generally be measured at cost or amortized cost.

Management has not elected to record any investments at fair value as they are not managed and evaluated on a fair value basis.

Unrealized gains and losses arising from changes in fair value are presented in the Consolidated Statement of Remeasurement Gains and Losses which records the remeasurement gains and losses for financial instruments measured at fair value. Unrealized gains and losses are realized upon settlement of the financial instrument when the financial instrument is sold or reaches maturity through the Consolidated Statement of Operations and Accumulated Municipal Equity. Changes in the fair value on restricted assets are recognized as a liability until the criterion attached to the restrictions has been met, upon which the gain or loss is recognized in the Consolidated Statement of Operations and Accumulated Municipal Equity.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the Consolidated Statement of Operations and Accumulated Municipal Equity and any unrealized gain or loss is adjusted through the Consolidated Statement of Remeasurement Gains and Losses.

Long-term debt is recorded at amortized cost.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(d) Financial instruments (continued):

Establishing fair value:

The fair value of guarantees and letters of credit are based on fees currently charged for similar agreements or on the estimated cost to terminate them or otherwise settle the obligations with the counterparties at the reported borrowing date. In situations in which there is no market for these guarantees, and they were issued without explicit costs, it is not practicable to determine their fair value with sufficient reliability (if applicable).

Fair value hierarchy:

The following provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which fair value is observable:

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

The fair value hierarchy requires the use of observable market inputs whenever such inputs exist. A financial instrument is classified to the lowest level of the hierarchy for which a significant input has been considered in measuring fair value.

(e) Foreign currency

Foreign currency transactions are recorded at the exchange rate at the time of the transaction.

Assets and liabilities denominated in foreign currencies are recorded at fair value using the exchange rate at the financial statement date. Unrealized foreign exchange gains and losses are recognized in the Consolidated Statement of Remeasurement Gains and Losses. In the period of settlement, the realized foreign exchange gains and losses are recognized in the Consolidated Statement of Operations and Accumulated Municipal Equity and the unrealized balances are reversed from the Consolidated Statement of Remeasurement Gains and Losses.

(f) Consolidated Statement of Remeasurement Gains and Losses:

A Consolidated Statement of Remeasurement Gains and Losses has not been provided as there are no significant unrealized gains or losses at December 31, 2024 or 2023.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(g) Tangible capital assets:

Tangible capital assets are recorded at cost, which include all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost of the tangible capital assets are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful Life - Years
Land improvements	30
Buildings	40
Buildings – water treatment	40
Boat docks	
Furniture and equipment	5 - 15
Vehicles	5 - 15
Roads	60
Bridges	60
Sidewalks	20
Traffic lights	15
Street lights	15
Sanitary sewer	60
Storm sewer	60
Water lines	60

Assets under construction are not amortized until the asset is available for productive use, at which time they are capitalized.

The Town has a capitalization threshold of \$10,000 for vehicles and equipment and \$50,000 for linear assets and buildings so that individual capital assets of lesser value are expensed.

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue.

When tangible capital assets are disposed of, either by way of a sale, destruction or loss, or abandonment of the asset, the asset's net book value, historical cost less accumulated amortization, is written off. Any resulting gain or loss, equal to the proceeds on disposal less the asset's net book value, is reported on the Consolidated Statement of Operations and Accumulated Municipal Equity in the year of disposal. Transfers of assets to third parties are recorded as an expense equal to the net book value of the asset as of the date of transfer.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(g) Tangible capital assets (continued):

When conditions indicate that a tangible capital asset no longer contributes to the Town's ability to provide services or the value of the future economic benefits associated with the tangible capital asset are less than its net book value, and the decline is expected to be permanent, the cost and accumulated amortization of the asset are reduced to reflect the revised estimate of the value of the asset's remaining service potential. The resulting net adjustment is reported as an expense on the Consolidated Statement of Operations and Accumulated Municipal Equity.

(h) Leases:

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

(i) Inventories and prepaid expenses:

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

(j) Employee future benefit obligations:

The Town accounts for its participation in the Ontario Municipal Employees Retirement System ("OMERS"), a multi-employer public sector pension fund, as a defined contribution plan. The OMERS plan specifies the retirement benefits to be received by employees based on length of service and pay rates.

Employee benefits include vacation entitlement, sick leave benefits and benefits under the Workplace Safety and Insurance Board Act. Vacation entitlements are accrued as entitlements are earned. Sick leave benefits are accrued in accordance with the Town's policy.

(k) Pension and employee benefits :

The Town accrues its obligation for employee benefit plans which will require funding in future period. The cost of post-retirement benefits earned by employees is actuarially determined using the projected benefit method pro-rated on services and management's best estimate of salary escalation, retirement ages of employees and expected health care costs.

Actuarial gains (losses) which can arise from changes in the actuarial assumptions used to determine the accrued benefit obligation will be amortized over the average remaining service period of active employees.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(l) Revenue recognition:

Government transfers and funding for projects are recognized in the consolidated financial statements as revenue when the transfer is authorized, any eligible criteria has been met and the amount can be reasonably estimated, except when and to the extent that stipulations by the transferor give rise to an obligation that meets the definition of a liability. Town generated funds, generally consisting of user fees, licenses and permits, are recognized when the goods are sold or the services are provided, performance obligations fulfilled, and future economic benefits are measurable and expected to be obtained. Other restricted contributions received in advance of the related expenditure are deferred until the related expenditure is incurred.

(m) Deferred revenue:

The Town receives contributions pursuant to legislation, regulations or agreement that may only be used for certain programs or in the completion of specific work. In addition, certain user charges and fees are collected for which the related services have yet to be performed. These amounts are recognized as revenue in the fiscal year the related expenses are incurred, or services performed.

The Town also receives restricted contributions under the authority of the federal and provincial legislation and Town by-laws. Government transfers of the Canada Community Building Fund (formerly Federal Gas Tax), development charges collected under the Development Charges Act, 1997, and parkland collected under the Planning Act are restricted in their use, and until applied to applicable costs, are reported as deferred revenues in the Consolidated Statement of Financial Position. These amounts are recognized as revenue in the fiscal year the services are performed, or related expenses incurred.

(n) Asset retirement obligations:

An asset retirement obligation ("ARO") is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The liability for the removal of asbestos in several of the buildings owned by the Town has been recognized based on estimated undiscounted future expenses. Assumptions used in the calculations are revised yearly.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

1. Significant accounting policies (continued):

(n) Asset retirement obligations (continued):

Actual remediation costs incurred are charged against the ARO to the extent of the liability recorded. Differences between the actual remediation costs incurred and the associated liabilities are recognized in the Consolidated Statement of Operations and Accumulated Municipal Equity at the time of remediation.

The recognition of the ARO liability resulted in an accompanying increase to the respective tangible capital assets. Building tangible capital assets affected by the asbestos liability are being amortized with the building following the amortization accounting policies outlined in Note 1(g).

(o) Liability for contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when a site is not in productive use and all the following criteria are met:

- (a) an environmental standard exists;
- (b) contamination exceeds the environmental standard;
- (c) the Town:
 - (i) is directly responsible; or
 - (ii) accepts responsibility
- (d) it is expected that future economic benefit will be given up; and
- (e) a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(p) Use of estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the period. Significant areas requiring the use of management's estimates include the actuarial assumptions used to develop the employee future benefit obligation, asset retirement obligations and the carrying value of tangible capital assets. Actual results could differ from these estimates.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

2. Operations of the school boards:

The Town collected and made property tax transfers including payments in lieu of property taxes, to the School Boards as follows:

	2024	2023
Property taxes	\$ 1,579,559	\$ 1,558,793

3. Long-term investments:

Long term investments are comprised of the following:

	Level	2024	2023
Guaranteed investment certificate with interest rate of 5.62%, maturing June 2025	1	\$ 1,056,200	\$ 4,000,000

Subsequent to the year-end, the guaranteed investment certificate was reinvested at 2.85%, maturing June 2026.

4. Bank indebtedness:

The Town's financial agreement with its bank provides for an operating credit facility of up to \$1,500,000 to finance expenses, pending receipt of property taxes and other income. Interest on funds drawn is charged at the Bank of Montreal's prime rate. As at December 31, 2024, there was \$Nil (2023 - \$Nil) drawn on the facility.

5. Employee future benefit obligations:

The Town provides non-pension retirement benefits for extended health care, dental and other benefits to specific groups of employees. Eligibility is based upon unreduced retirement until age 65. The Town's cost is 100% of the monthly premium for non union, police and fire employees and 50% for CUPE members.

An independent actuarial study of the employee non-pension benefits has been undertaken. The most recent valuation of the employee future benefit was effective January 1, 2023.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

5. Employee future benefit obligations (continued):

Effective January 1, 2021, post retirement extended health coverage and dental coverage was extended to age 70 for police members (previously 65) retiring after January 1, 2021 and a health care spending account will be provided up to \$2,200 per calendar year from age of 70 to 75 for police members.

Actuarial gains and losses are amortized on a straight-line basis over the expected average remaining service life of the related employee groups, which is estimated to be 10.6 years (2023 - 10.6 years)

The accrued benefit obligation relating to the employee non-pension retirement benefits has been actuarially determined using the projected benefit method pro-rated on services. At December 31, 2024, based on actuarial update, the accrued benefit liability was \$1,300,694 (2023 - \$1,258,754).

The significant actuarial assumptions adopted in estimating the Town's accrued benefit obligation are as follows:

Discount rate	4.25% (2023 - 4.25%)
Trend rates	7.50% decreasing by 0.50% annually to 4.00%
Employee Turnover	4.50% decreasing to 1.00% after 25 years of service, none after age 55 (50 for Police and Fire)
Retirement age	Earlier of age 62 or age plus service totals 90 with at least 30 years of service (age 60 or 85 with at least 20 years of service for Police and Fire)

The continuity of post employment benefit liability is as follows:

	2024	2023
Balance, beginning of year	\$ 1,258,754	\$ 1,175,516
Current service costs	65,740	81,590
Interest cost	41,344	23,890
Benefits paid	(36,800)	(26,000)
Amortized actuarial loss (gain)	(28,344)	3,758
Balance, end of year	\$ 1,300,694	\$ 1,258,754

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

5. Employee future benefit obligations (continued):

The accrued benefit liability at December 31, includes the following:

	2024	2023
Accrued benefit obligation	\$ 1,028,603	\$ 958,319
Unamortized actuarial gain (loss)	272,091	300,435
Balance, end of year	\$ 1,300,694	\$ 1,258,754

	Gross	Funded	2024 Unfunded
Health benefits	\$ 1,300,694	\$ —	\$ 1,300,694

	Gross	Funded	2023 Unfunded
Health benefits	\$ 1,258,754	\$ —	\$ 1,258,754

6. Asset retirement obligations:

The Town's asset retirement obligations consist of the following:

(a) Asbestos obligation:

The Town owns and operates several buildings that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it. Following the adoption of PS 3280 *Asset Retirement Obligations*, the Town assessed an obligation relating to the removal and post-removal care of the asbestos in these buildings. Post-closure care is estimated to extend for up to a year post the closure of the building, while demolition and construction continues. Estimated costs have not been discounted as the date of demolition is unknown.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

6. Asset retirement obligations (continued):

(a) Asbestos obligation (continued):

The change in the estimated obligation during the year consists of the following:

Asbestos and other removal	2024	2023
Opening liability, January 1	\$ 3,114,354	\$ —
Adjustment on adoption of PS 3280 <i>Asset Retirement Obligations</i> :		
Tangible capital asset additions	22,594	864,354
Expensed obligation related to bridges	—	2,250,000
Change in measurement rate:		
Estimated	(2,250,000)	—
Actual costs incurred in 2025	796,900	—
Closing liability, December 31, 2024	\$ 1,683,848	\$ 3,114,354

7. Deferred revenue:

A requirement of public sector accounting standards of the Chartered Professional Accountants of Canada is that obligatory reserve funds be reported as deferred revenue. This requirement is in place as Provincial legislation restricts how these funds may be used and under certain circumstances these funds may possibly be refunded.

The transactions for the year are summarized below:

	Parkland	Canada Community Building Fund	OCIF	Building permits	Development charges	Total
January 1, 2024	\$ 45,821	\$ 650,247	\$ 745,183	\$ —	\$ 130,545	\$ 1,571,796
Contributions from developers	—	—	—	—	49,404	49,404
Building permit surplus	—	—	—	32,463	—	32,463
Interest	—	—	—	—	6,433	6,433
Transfer to capital acquisitions	—	(650,247)	(745,183)	—	—	(1,395,430)
December 31, 2024	\$ 45,821	\$ —	\$ —	\$ 32,463	\$ 186,382	\$ 264,666

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

8. Long-term liabilities:

- (a) The balance of long-term liabilities reported on the Consolidated Statement of Financial Position is comprised of the following:

	2024	2023
Ontario Infrastructure Projects Corporation with maturity dates between 2025 and 2047 and interest rates between 2.640% and 5.606%.	\$ 5,087,163	\$ 5,450,120

- (b) Principal payments fall due as follows:

	Water and sewer rates	General revenues	Total
2025	\$ 73,682	\$ 290,466	\$ 364,148
2026	76,140	264,659	340,799
2027	78,679	237,500	316,179
2028	81,304	209,200	290,504
2029	84,018	216,439	300,457
2030 to 2034	464,080	1,199,910	1,663,990
2035 and thereafter	487,715	1,323,371	1,811,086
	\$ 1,345,618	\$ 3,741,545	\$ 5,087,163

- (c) Interest expense on long-term liabilities in 2024 amounted to \$170,137 (2023 - \$192,661).
- (d) These payments are within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs and Housing.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

9. Accumulated municipal equity:

	2024	2023
Investment in tangible capital assets:		
Tangible capital assets	\$ 80,763,071	\$ 74,979,991
Long-term debt	(5,087,163)	(5,450,120)
	75,675,908	69,529,871
Unrestricted surplus:		
Invested inventory	79,147	44,714
Unfunded future employee benefits	(1,300,694)	(1,258,754)
Unfunded asset retirement obligations	(1,683,848)	(3,114,354)
Reserves (Schedule 1)	25,185,502	21,806,135
Accumulated municipal equity	\$ 97,956,015	\$ 87,007,612

10. Pension contributions:

The Town makes contributions to the Ontario Municipal Employees Retirement System ("OMERS"), which is a multi-employer plan, on behalf of all permanent members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Employers and employees contribute to the plan. Since any surpluses or deficits are a joint responsibility of all Ontario municipalities and their employees, the Town does not recognize any share of the OMERS pension surplus or deficit in these consolidated financial statements.

The last available report was at December 31, 2024 and at that time, the plan reported a \$2.9 billion actuarial deficit (2023 - \$4.2 billion actuarial deficit).

The amount contributed to OMERS was \$568,142 (2023 - \$561,300) for current services and is included as an expense on the Consolidated Statement of Operations and Accumulated Municipal Equity classified under the appropriate functional expenditure.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

11. Provincial Offences Administration (POA):

The United Counties of Leeds and Grenville has assumed the administration of the Provincial Offences office for all County of Leeds and Grenville resident municipalities. The transfer of administration from the Ministry of the Attorney General to the United Counties of Leeds and Grenville was a result of the Provincial Offences Act (POA) 1997, which provides the framework for the transfer of responsibility and administration of POA courts.

The POA is a procedural law for administering and prosecuting provincial offences, including those committed under the Highway Traffic Act, Compulsory Automobile Insurance Act, Trespass to Property Act, Liquor Licence Act, Municipal By-Laws and minor federal offences. The POA governs all aspects of legal process from serving notice to a defendant, to conducting trials, including sentencing and appeals.

The Town's share of net revenues arising from operation of the POA office have been included with these consolidated financial statements. The revenue of the court office consists of fines levied under Parts I and III (including delay penalties) for POA charges filed in court.

If fines are paid at other court offices, the receipt is recorded in the Integrated Courts Operation Network System ("ICON") operated by the Province of Ontario. Revenue is recognized when receipt of funds is recorded by the provincial ICON system regardless of the location where payment is made.

The Town shares net POA revenues based on weighted assessment, population, households and the number of tickets collected.

12. Contingent liabilities:

The nature of municipal activities is such that there may be litigation pending or in prospect at any time. With respect to claims as at December 31, 2024, management believes that the Town has valid defences and appropriate insurance coverages in place.

In the event any claims are successful, the amount of any potential liability is not determinable, therefore, no amount has been accrued in the consolidated financial statements.

13. Contaminated sites:

The Town has identified a potential liability for two contaminated sites. One site was previously used as a landfill and the other attached to an industrial property with environmental issues. The Town has completed environmental assessments on the industrial site. An estimate of the liability for the contaminated sites could not be reasonably estimated. Both sites are currently vacant. A liability for the contaminated sites will be recognized in the consolidated financial statements, if required, when a future use of the site is known.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

14. Commitments:

The Town has entered into a contractual obligation with Waste Collections of Canada for the collection and disposal of solid waste and recycled materials. Fees are based on tonnage and are adjusted for a fuel surcharge and annually for inflation. The contract expires December 2025 and provides an additional two year extension. Fees paid under the contract for 2024 were \$326,964 (2023 - \$299,914).

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CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

15. Tangible capital assets:

Cost	Balance at December 31, 2023	Asset retirement obligations	Transfers and additions	Disposals and adjustments	Balance at December 31, 2024
Land	\$ 5,351,631	\$ —	\$ —	\$ —	\$ 5,351,631
Land improvements	3,132,149	—	50,438	—	3,182,587
Buildings	15,036,751	22,593	242,832	—	15,302,176
Buildings - water treatment	9,050,693	—	80,674	—	9,131,367
Boat docks	8,678,869	—	15,393	—	8,694,262
Furniture and equipment	6,499,386	—	1,680,723	(59,171)	8,120,938
Vehicles	3,421,985	—	115,968	—	3,537,953
Linear:					
Roads	33,497,849	—	1,715,292	—	35,213,141
Bridges	4,897,735	—	—	—	4,897,735
Sidewalks	4,136,155	—	337,240	—	4,473,395
Traffic lights	771,337	—	—	—	771,337
Streetlights	1,528,809	—	240,390	—	1,769,199
Sanitary sewer	21,274,949	—	971,834	—	22,246,783
Storm sewer	4,702,396	—	649,279	—	5,351,675
Water	16,663,225	—	735,771	—	17,398,996
Construction in progress	2,992,929	—	2,305,154	—	5,298,083
Total	\$ 141,636,848	\$ 22,593	\$ 9,140,988	\$ (59,171)	\$150,741,258

Accumulated amortization	Balance at December 31, 2023	Amortization	Disposals and adjustments	Balance at December 31, 2024
Land	\$ —	\$ —	\$ —	\$ —
Land improvements	806,189	91,068	—	897,257
Buildings	5,733,224	409,789	—	6,143,013
Buildings - water treatment	5,987,690	265,776	—	6,253,466
Boat docks	4,779,994	187,865	—	4,967,859
Furniture and equipment	2,349,536	462,955	(59,171)	2,753,320
Vehicles	2,131,529	154,715	—	2,286,244
Linear:				
Roads	15,684,380	681,144	—	16,365,524
Bridges	1,668,190	89,448	—	1,757,638
Sidewalks	2,759,102	99,729	—	2,858,831
Traffic lights	721,842	7,877	—	729,719
Streetlights	1,183,266	52,016	—	1,235,282
Sanitary sewer	9,346,689	495,592	—	9,842,281
Storm sewer	3,174,675	63,992	—	3,238,667
Water	10,330,551	318,535	—	10,649,086
Construction in progress	—	—	—	—
Total	\$ 66,656,857	\$ 3,380,501	\$ (59,171)	\$ 69,978,187

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

15. Tangible capital assets (continued):

	2024	2023
	Net book value	Net book value
Land	\$ 5,351,631	\$ 5,351,631
Land improvements	2,285,330	2,325,960
Buildings	9,159,163	9,303,527
Buildings - water treatment	2,877,901	3,063,003
Boat docks	3,726,403	3,898,875
Furniture and equipment	5,367,618	4,149,850
Vehicles	1,251,709	1,290,456
Linear:		
Roads	18,847,617	17,813,469
Bridges	3,140,097	3,229,545
Sidewalks	1,614,564	1,377,053
Traffic lights	41,618	49,495
Streetlights	533,917	345,543
Sanitary sewer	12,404,502	11,928,260
Storm sewer	2,113,008	1,527,721
Water	6,749,910	6,332,674
Construction in progress	5,298,083	2,992,929
Total	\$ 80,763,071	\$ 74,979,991

16. Financial instruments and risk management:

(a) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Town is exposed to credit risk with respect to accounts receivables on the Consolidated Statement of Financial Position.

The Town assesses, on a continuous basis, amounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts. The maximum exposure to credit risk of the Town at December 31, 2024 is the carrying value of these assets. The carrying amount of amounts receivable is valued with consideration for an allowance for doubtful accounts. The amount of any related impairment loss is recognized in the Consolidated Statement of Operations and Accumulated Municipal Equity. Subsequent recoveries of impairment losses related to accounts receivable are credited to the Consolidated Statement of Operations and Accumulated Municipal Equity.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

16. Financial instruments and risk management (continued):

(a) Credit risk (continued):

	Current	Past due	Gross receivables	Allowances	Net receivables
Taxes receivable	\$ 556,662	\$ 492,929	\$ 1,049,591	\$ (216,800)	\$ 832,791
Accounts receivable	2,159,338	–	2,159,338	–	2,159,338
User charges receivable	1,681,048	–	1,681,048	–	1,681,048
Total	\$ 4,397,048	\$ 492,929	\$ 4,889,977	\$ (216,800)	\$ 4,673,177

(b) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates or interest rates, impact the Town's income or the value of its holdings of financial instruments. Market factors include three types of risk: currency risk, interest rate risk and equity risk.

The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing return on investment.

There have been no significant changes to the market risk exposure from 2023.

(i) Currency risk:

Currency risk arises from the Town's operations in different currencies and converting non-Canadian earnings at different points in time at different foreign currency levels when adverse changes in foreign currency rates occur. The Town does not have any material transactions or financial instruments denominated in foreign currencies.

(ii) Interest rate risk:

Interest rate risk is the potential for financial loss caused by fluctuations in fair value or future cash flows of financial instruments because of changes in market interest rates. Financial assets, GIC investments and financial liabilities with variable interest rates expose the Town to cash flow interest rate risk.

The Town's management monitors the interest rate fluctuations on a continuous basis and acts accordingly with regards to long-term debt as described in Note 8. Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to the long-term debt.

(iii) Equity risk:

Equity risk is the uncertainty associated with the valuation of assets arising from changes in equity markets. The Town is not exposed to this risk based on the current investment portfolio.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

16. Financial instruments and risk management (continued):

(c) Liquidity risk:

Liquidity risk is the risk that the Town will not be able to meet all of its cash outflow obligations as they come due. The Town mitigates this risk by monitoring cash activities and expected outflows through extensive budgeting and maintaining investments that may be converted to cash in the near-term if unexpected cash outflows arise. Accounts payable are all current and the terms of the long-term debt are disclosed in Note 8.

17. Segmented information:

The Town is a diversified municipal government that provides a wide range of services to its citizens. The services are provided by departments and their activities are reported in the Consolidated Statement of Operations and Accumulated Municipal Equity.

Departments have been separately disclosed in the segmented information, along with the service they provide, are set out in the schedule below.

For each reported segment, expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. Therefore, certain allocation methodologies are employed in the preparation of segmented financial information.

The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

17. Segmented information (continued):

	General Government	Protection Persons and Property	Transportation Services	Environmental Services	Water and Sewer Services	Health Services	Social and Family Services	Recreation and Cultural Services	Planning and Development	Asset Retirement Obligations	Post Retirement Benefits	2024 Total
2024												
Revenue:												
Taxation	\$ 10,878,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,878,069
User fees and service charges	57,509	1,094,683	147,254	301,385	5,976,504	9,633	-	1,405,737	117,639	-	-	9,110,344
Government transfers	1,177,500	2,257,579	2,113,973	-	396,466	-	17,729	80,709	43,232	-	-	6,087,188
Casino revenues	961,005	-	-	-	-	-	-	-	-	-	-	961,005
Investment income	651,777	-	68,576	-	568,665	-	-	12,212	-	-	-	1,301,230
Municipal Accommodation Tax	348,362	-	-	-	-	-	-	-	-	-	-	348,362
Other municipalities	-	-	-	-	-	-	-	158,500	13,144	-	-	171,644
Licenses and permits	17,383	217,294	-	-	-	-	-	-	15,887	-	-	250,564
Penalties and interest on taxes	128,541	-	-	-	-	-	-	-	-	-	-	128,541
Contribution from developers	-	-	462,440	-	-	-	-	-	-	-	-	462,440
Loss on writedown of tangible capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Other:												
Rental and other income	76,527	58,984	-	-	-	-	-	146,874	4,887	-	-	287,272
Donations	12,740	-	-	-	-	-	-	63,578	40,000	-	-	116,318
Sales	-	-	-	-	-	-	-	-	8,545	-	-	8,545
Fines	-	33,619	-	-	-	-	-	-	-	-	-	33,619
	14,309,413	3,662,159	2,792,243	301,385	6,941,635	9,633	17,729	1,867,610	243,334	-	-	30,145,141
Expenses:												
Salaries, wages and employee benefits	929,094	4,509,605	829,693	117,771	1,140,969	40,010	-	1,276,263	406,828	-	41,940	9,292,173
Amortization of tangible capital assets	126,541	249,255	1,106,065	-	1,254,699	-	14,206	629,735	-	-	-	3,380,501
Materials	432,502	963,163	537,126	39,605	668,986	490	-	892,050	355,500	-	-	3,889,422
Contracted services	290,775	259,144	574,979	406,336	258,814	57,533	-	320,258	214,270	(1,453,100)	-	929,009
External transfers	-	52,265	-	-	-	582,585	573,859	158,957	-	-	-	1,367,666
Rents and financial expenses	8,767	12,072	4,261	-	58,832	56,863	-	22,780	4,255	-	-	167,830
Interest on long-term liabilities	57,619	-	41,729	-	45,799	-	2,126	22,864	-	-	-	170,137
Internal transfers	-	40,070	-	-	(40,070)	-	-	-	-	-	-	-
	1,845,298	6,085,574	3,093,853	563,712	3,388,029	737,481	590,191	3,322,907	980,853	(1,453,100)	41,940	19,196,738
Annual surplus (deficit)	\$ 12,464,115	\$ (2,423,415)	\$ (301,610)	\$ (262,327)	\$ 3,553,606	\$ (727,848)	\$ (572,462)	\$ (1,455,297)	\$ (737,519)	\$ 1,453,100	\$ (41,940)	\$ 10,948,403

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

17. Segmented information (continued):

	General Government	Protection Persons and Property	Transportation Services	Environmental Services	Water and Sewer Services	Health Services	Social and Family Services	Recreation and Cultural Services	Planning and Development	Asset Retirement Obligations	Post Retirement Benefits	2023 Total
2023												
Revenue:												
Taxation	\$ 10,032,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,032,444
User fees and service charges	70,482	765,803	146,121	300,986	5,236,950	-	-	1,323,208	106,232	-	-	7,949,782
Government transfers	1,249,300	1,181,318	83,493	122,920	132,523	-	15,147	284,258	81,444	-	-	3,150,403
Casino revenues	1,083,586	-	-	-	-	-	-	-	-	-	-	1,083,586
Investment income	690,169	-	23,872	-	475,444	-	1,818	1,080	-	-	-	1,192,383
Municipal Accommodation Tax	-	-	-	-	-	-	-	-	433,712	-	-	433,712
Other municipalities	-	-	-	-	-	-	-	163,500	-	-	-	178,365
Licenses and permits	22,039	155,541	-	-	-	-	-	-	11,408	-	-	188,988
Penalties and interest on taxes	110,953	-	-	-	-	-	-	-	-	-	-	110,953
Contribution from developers	-	-	228,727	-	-	-	-	-	392,213	-	-	620,940
Loss on writedown of tangible capital assets	(86,942)	(34,985)	(176,274)	-	-	-	-	(58,921)	-	-	-	(357,122)
Other:												
Rental and other income	74,488	23,115	-	-	-	-	-	138,381	6,195	-	-	242,179
Donations	-	-	-	-	-	-	-	37,461	5,000	-	-	42,461
Sales	60,418	-	12,025	-	-	-	-	8,325	8,345	-	-	89,113
Fines	-	30,440	-	-	-	-	-	-	-	-	-	30,440
	13,306,937	2,121,232	317,964	423,906	5,844,917	-	16,965	1,897,292	1,059,414	-	-	24,988,627
Expenses:												
Salaries, wages and employee benefits	840,797	4,289,769	760,304	130,238	1,140,675	34,471	-	1,108,652	410,557	-	83,238	8,798,701
Amortization of tangible capital assets	124,732	217,360	1,117,561	-	1,260,477	-	14,206	549,087	-	-	-	3,283,423
Materials	416,943	709,764	559,141	39,226	717,435	8,327	-	732,969	343,422	-	-	3,527,227
Contracted services	271,709	258,586	440,533	401,514	156,997	-	-	284,672	211,010	2,250,000	-	4,275,021
External transfers	-	49,860	-	-	-	583,619	464,626	132,474	-	-	-	1,230,579
Rents and financial expenses	44,495	13,562	3,309	-	1,232	51,821	-	28,804	3,826	-	-	147,049
Interest on long-term liabilities	61,032	-	47,616	-	50,611	-	5,213	28,189	-	-	-	192,661
Internal transfers	(12,000)	37,450	-	-	(37,450)	-	-	-	12,000	-	-	-
	1,747,708	5,576,351	2,928,464	570,978	3,289,977	678,238	484,045	2,864,847	980,815	2,250,000	83,238	21,454,661
Annual surplus (deficit)	\$ 11,559,229	\$ (3,455,119)	\$ (2,610,500)	\$ (147,072)	\$ 2,554,940	\$ (678,238)	\$ (467,080)	\$ (967,555)	\$ 78,599	\$ (2,250,000)	\$ (83,238)	\$ 3,533,966

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

18. Budget figures:

The 2023 approved budget was prepared on a cash based approach with a reconciliation to a budget based on Public Sector Accounting Standards. The cash based approach includes capital expenses, repayment of long-term debt and transfers to and from reserves which are removed in the year end Consolidated Statement of Operations and Accumulated Municipal Equity. The revenues attributable to these items continue to be included in the Consolidated Statement of Operations and Accumulated Municipal Equity, resulting in a significant variance. The following analysis is provided to assist readers in their understanding of differences between the approved budget and the audited consolidated financial statements.

	2024 Budget	2024 Actual
Total revenues	\$ 26,372,321	\$ 30,145,141
Total expenses	20,130,723	19,196,738
Annual surplus	6,241,598	10,948,403
Amortization	3,380,501	3,380,501
Adjusted annual surplus	9,622,099	14,328,904
Capital expenses	(18,811,480)	(8,678,548)
Increase in tangible capital assets for asset retirement obligations	—	(22,593)
Contributed tangible capital assets	—	(462,440)
Acquisition of inventory	—	(34,433)
Unfunded employee future benefits	65,740	41,940
Unfunded asset retirement obligations	—	(1,430,506)
Principal repayments	(362,238)	(362,957)
Increase (decrease) in operating surplus	\$ (9,485,879)	\$ 3,379,367
Allocated as follows:		
Net transfers to (from) reserves	\$ (9,485,879)	\$ 3,379,367

CORPORATION OF THE TOWN OF GANANOQUE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2024

19. Change in accounting policy – adoption of new accounting standards:

The Town adopted the following standards concurrently beginning January 1, 2024 prospectively: PS 3160 *Public Private Partnerships*, PS 3400 *Revenue* and PSG-8 *Purchased Intangibles*.

PS 3400 *Revenue* establishes standards on how to account for and report on revenue, specifically differentiating between transactions that include performance obligations (i.e. the payor expects a good or service from the public sector entity), referred to as exchange transactions, and transactions that do not have performance obligations, referred to as non-exchange transactions.

For exchange transactions, revenue is recognized when a performance obligation is satisfied. For non-exchange transactions, revenue is recognized when there is authority to retain an inflow of economic resources and a past event that gave rise to an asset has occurred.

PSG-8 *Purchased Intangibles* provides guidance on the accounting and reporting for purchased intangible assets that are acquired through arm's length exchange transactions between knowledgeable, willing parties that are under no compulsion to act.

PS 3160 *Public Private Partnerships* (P3s) provides specific guidance on the accounting and reporting for P3s between public and private sector entities where the public sector entity procures infrastructure using a private sector partner.

There was no impact to the financial statements as a result of adopting the new accounting standards.

20. Subsequent event:

Subsequent to December 31, 2024, the Town assumed a debenture in the amount of \$1,300,000 to fund the replacement of the Marina Floating Docks and shoreline rehabilitation. The debenture carries a 10-year term at an interest rate of 3.81%, compounded quarterly. The first payment is due on January 1, 2026.

CORPORATION OF THE TOWN OF GANANOQUE

Schedule 1: Continuity of Reserves and Reserve Funds

Year ended December 31, 2024, with comparative information for 2023

	2024 Budget (note 18)	2024 Actual	2023 Actual
Net transfers from (to) other funds			
Transfers from operations	\$ 7,476,686	\$ 8,872,388	\$ 8,145,083
Transfers to capital acquisitions	(16,962,565)	(5,493,021)	(6,116,779)
Reserves and reserve fund balances, change in year	(9,485,879)	3,379,367	2,028,304
Reserves and reserve fund balances, beginning of year	21,806,135	21,806,135	19,777,831
Reserves and reserve fund balances, end of year	\$ 12,320,256	\$ 25,185,502	\$ 21,806,135

Composition of Reserves and Reserve Funds

	2024	2023
Reserves set aside for specific purposes by Council:		
Reserves set aside for specific purposes by Council		
Working capital	\$ 647,809	\$ 647,809
Contingencies	323,819	275,767
Elections	19,176	14,176
Economic development	258,662	293,495
Winter control	242,400	242,400
Business improvement area	28,928	23,812
Library	69,190	62,257
Other	1,474,297	914,638
	3,064,281	2,474,354
For capital purposes:		
Infrastructure	7,475,337	6,978,835
Recreation facilities	320,230	788,276
Waterworks and sewer	14,191,360	11,539,440
Parking	134,294	25,230
	22,121,221	19,331,781
Total reserves and reserve funds	\$ 25,185,502	\$ 21,806,135

Council Report – REC-2025-17

Date: October 21, 2025

☐ **IN CAMERA**

Subject: Lease Agreement – 400 Stone Street North – YMCA of Eastern Ontario

Author: Jeff Johnston, Manager of Parks & Recreation

☒ **OPEN SESSION**

RECOMMENDATION:

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-096, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN A LEASE AGREEMENT WITH THE YMCA OF EASTERN ONTARIO FOR A PORTION OF 400 STONE STREET NORTH FOR TWENTY (20) YEARS, AS PRESENTED IN COUNCIL REPORT REC-2025-17.

STRATEGIC PLAN COMMENTS:

Sector #8 – Governance and Administration – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

BACKGROUND:

On May 31, 2024, Council passed motion No. 24-066 regarding in-camera report CAO-2024-01 to proceed to work with the United Counties of Leeds and Grenville (UCLG) and the YMCA of Eastern Ontario on locating a child care centre at 400 Stone Street North and to fund the Landlords portion of the renovations from reserves.

Construction on the child care centre commenced on May 5, 2025 and concluded by Labour Day and opened on September 15, 2025 welcoming 39 children to the newly renovated space.

INFORMATION/DISCUSSION:

UCLG and the YMCA are making a long-term commitment for the betterment of the Town and surrounding areas by opening 39 child care spaces for Phase 1. Phase 2 is estimated to provide an additional 49 spaces which includes 10 infant care spaces for young families.

The Town, the United Counties, the Provincial and Federal Governments all contributed funding to this project. The Town will recoup their financial investment through the rental income received for the 20 year term.

All terms and conditions of the Lease Agreement with the YMCA of Eastern Ontario are in line with the Town's current standard lease agreements.

APPLICABLE POLICY/LEGISLATION:

None

FINANCIAL CONSIDERATIONS:

The agreed upon lease amounts are within market value of similar type and space of the building. Furthermore, once Phase 2 is completed the YMCA will be leasing the other half of the building (3,500 sq. ft.) at the same or similar rate. Thereby, providing full occupancy of 400 Stone Street for the first time since 2021 and the first-time generating market rate value since the Town took possession of the building in 2015.

Start Date	End Date	Rate Per Square Foot (PSF) plus HST	Rate per Month plus HST
September 1, 2025	August 31, 2026	\$16.00	\$4,666.67
September 1, 2026	August 31, 2028	\$18.00	\$5,250.00
September 1, 2028	August 31, 2030	\$20.00	\$5,833.33
September 1, 2030	August 31, 2035	\$22.00	\$6,416.67
September 1, 2035	August 31, 2040	\$24.00	\$7,000.00
September 1, 2040	August 31, 2045	\$25.00	\$7,291.67

All figures above do not include HST

CONSULTATIONS:

Melanie Kirkby, CAO

Rob Adams, Chief Executive Officer – YMCA of Eastern Ontario

ATTACHMENTS:

Attachment 1 – Draft By-law No. 2025-096 and Lease Agreement

APPROVAL	<div style="border-top: 1px solid black; margin-bottom: 10px;"> Jeff Johnston, Manager of Parks, Recreation & Facilities </div> <div style="border-top: 1px solid black; margin-bottom: 10px;"> Melanie Kirkby, CAO </div> <p>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p>
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THE CORPORATION OF THE TOWN OF GANANOQUE
BY-LAW NO. 2025-096

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH THE YMCA OF EASTERN ONTARIO FOR A PORTION OF 400 STONE STREET NORTH FOR TWENTY (20) YEARS, AS PRESENTED IN COUNCIL REPORT REC-2025-17.

WHEREAS by Section 5 of the *Municipal Act*, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS the *Municipal Act*, 2001, S.O. 2001, c. 25, provides that the powers of every Council are to be exercised by By-law;

AND WHEREAS the Council of the Town of Gananoque received Council Report REC-2025-17, and concurs with its recommendation to authorize the Mayor and Clerk to sign a Lease Agreement with the YMCA of Eastern Ontario for a portion of 4000 Stone Street North for twenty (20) years;

AND WHEREAS the Council of the Corporation of the Town of Gananoque deems it appropriate to pass such a By-law.

NOW THEREFORE be it resolved that the Council of the Corporation of the Town of Gananoque enacts as follows:

- 1. **AUTHORIZATION:**
 - 1.1. That the Mayor and Clerk are hereby authorized to sign a Lease Agreement with the YMCA of Eastern Ontario for a portion of 400 Stone Street North for twenty (20) years.
- 2. **SCHEDULE**
 - 2.1. Attached to and forming part of this By-law is the Agreement, marked as Schedule 'A'.
- 3. **EFFECTIVE DATE:**
 - 3.1. This By-law shall come into full force and effect on the date it is passed by Council.

Read a first, second and third time and finally passed this 21st day of October, 2025.

John S. Beddows, Mayor

Lynsey Zufelt, Deputy Clerk

(Seal)

**LEASE
(COMMERCIAL)**

Made this 16th day of September, 2025

BETWEEN

THE CORPORATION OF THE TOWN OF GANANOQUE
(the “**Landlord**”)

-and-

YMCA OF EASTERN ONTARIO
(the “**Tenant**”)

In consideration of the rents, covenants and obligations stipulated herein the Landlord and the Tenant have agreed to enter into a Lease of a portion of the premises known municipally as 400 Stone Street North, Gananoque, Ontario. The rental space is comprised of the building space identified in Schedule “C” as part “UNIT 2”, which the foregoing area to be hereafter called Unit 2.

Hereinafter referred to as the “Premises”.

1. GRANT OF LEASE

- (1) The Landlord leases the Premises to the Tenant:
 - (a) at the Rent set forth in Section 2;
 - (b) for the Term set forth in Section 3, and;
 - (c) subject to the conditions and in accordance with the covenants, obligations and agreements herein.
- (2) The Landlord covenants that it has the right to grant the leasehold interest in the Premises free from encumbrances except as disclosed on title.
- (3) The Tenant acknowledges and agrees that it is accepting the Premises in an “as is, where is” condition.

2. RENT

(1) The Tenant shall pay a rental fee according to the fee schedule as follows:

Start Date	End Date	Rate Per Square Foot (PSF)	Rate per Month
September 1, 2025	August 31, 2026	\$16.00	\$4,666.67
September 1, 2026	August 31, 2028	\$18.00	\$5,250.00
September 1, 2028	August 31, 2030	\$20.00	\$5,833.33
September 1, 2030	August 31, 2035	\$22.00	\$6,416.67
September 1, 2035	August 31, 2040	\$24.00	\$7,000.00
September 1, 2040	August 31, 2045	\$25.00	\$7,291.67

HST, at the rate legislated by the Provincial and Federal Governments, must be added to the amounts listed above

- (2) Monthly payments are due on the first (1st) day of each month, commencing September 1, 2025 and ending August 31, 2044.
- (3) The Tenant covenants to pay all other sums required by this Lease to be paid by it and agrees that all amounts payable by the Tenant to the Landlord or to any other party pursuant to the provisions of this Lease shall be deemed to be additional rent ("Additional Rent") whether or not specifically designated as such in this Lease.
- (4) The Landlord and the Tenant agree that it is their mutual intention that this Lease shall be a completely carefree net lease for the Landlord and that the Landlord shall not, during the term of this lease, be required to make any payments in respect of the Premises other than charges of a kind personal to the Landlord (such as income and estate taxes and mortgage payments):
- (a) And to the effect of the said intention of the parties the Tenant promises to pay the Landlord the following expenses related to the Premises as Additional Rent:
- (i) Utilities (including but not limited to: gas, electricity, water and sewer);
 - (ii) Services supplied to the Premises, provided this does not in any way oblige the Landlord to provide any services, unless otherwise agreed to in this Lease;
 - (iii) The Landlord shall be responsible for maintenance items as listed herein:
 - Grass mowing and landscaping
 - Snow removal
 - Pest and insect control
 - Health and Safety requirements such as fire panel and fire extinguishers; and
 - Machinery items such as HVAC, heating, hot water

- (iv) The Tenant is responsible for any leasehold improvements.
 - (b) And if any of the foregoing charges are invoiced directly to the Tenant, the Tenant shall pay same as and when they become due and produce proof of payment to the Landlord immediately if requested to do so, but the Tenant may contest or appeal any such charges at the Tenant's own expense.
 - (c) And the Tenant hereby agrees to Indemnify and protect the Landlord from any liability accruing to the Landlord in respect of the expenses payable by the Tenant provided herein; and
 - (d) If the Tenant fails to make any of the payments and charge to the Tenant as Additional Rent the amounts paid by the Landlord, and if such charges are not paid by the Tenant on demand, the Landlord shall be entitled to the same remedies and may take the same steps for recovery of the unpaid charges as in the event of Rent in arrears.
- (5) All payments to be made by the Tenant pursuant to this Lease shall be delivered to the Landlord at the Landlord's address for service set out in Section 17 or to such other place as the Landlord may from time to time direct in writing.
- (6) All Rent in arrears and all sums paid by the Landlord for expenses incurred which should have been paid by the Tenant shall bear interest from the date payment was due, or made, or expense incurred at a rate per annum equal to the prime commercial lending rate of the Landlord's bank plus two (2) percent, provided that notice of such amounts are given to the Tenant forthwith after the Landlord receives the respective invoice for said amount.
- (7) The Tenant acknowledges and agrees that:
- (a) The payments of Rent and Additional Rent provided in this Lease shall be made without any deductions for any reason whatsoever unless expressly allowed by the terms of this Lease or agreed to by the Landlord in writing; and
 - (b) No partial payment by the Tenant which is accepted by the Landlord shall be considered as other than a partial payment on account of Rent owing and shall not prejudice the Landlord's right to recover any Rent owing.

3. TERM AND POSSESSION

- (1) The Tenant shall have possession of the Premises for a period of twenty years (20) years, commencing on:

The 1st day of September, 2025 (the "Commencement Date"),

and ending on:

The 31st day of August, 2045 (collectively, the "Term").

- (2) The Term shall not be extended automatically and no month-to-month tenancy shall be created at the expiry of the Term without the written consent of the Landlord, which consent may be unreasonably withheld. Any extension of this Lease shall only be made on terms satisfactory to both parties.
- (3) Subject to the Landlord's rights under this Lease, and as long as the Lease is in good standing the Landlord covenants that the Tenant shall have quiet enjoyment of the Premises during the Term of this Lease without any interruption or disturbance from the Landlord or any other person or persons lawfully claiming through the Landlord.
- (4) Either party (Landlord or Tenant) shall each have the right to request the Lease be reviewed between both parties once every four (4) years to propose any edits/changes to be mutually agreed upon and amended by way of a Lease Amending Agreement.

4. OPTION TO RENEW

- (1) The Tenant shall have one option to renew for a maximum of ten (10) years on the same terms and conditions as contained herein save and except for the following:
 - a. The Rent for the renewal terms shall be determined between the parties based upon direction from Council.
 - b. The Tenant shall accept the Premises "as is, where is".

5. RIGHT TO TERMINATE

- (1) This Lease may be terminated at any time by the Tenant upon providing at least one hundred and eighty (180) days written notice to the Landlord. If the Tenant exercises this option, the Tenant shall be responsible for payment to the Landlord of rent for the full six (6) months of notice, with no additional penalties or rent for the remainder of the Term.
- (2) This Lease may be terminated at any time by the Landlord upon providing at least one hundred and eighty (180) days written notice to the Tenant.

6. ASSIGNMENT

- (1) The Tenant shall not Assign this Lease or Sublet the whole or License any

part of the Premises during the Term unless it first obtains the consent of the Landlord in writing, which consent shall not unreasonable be withheld, and the Tenant hereby waives its right to the benefit of any present or future Act of the Legislature of Ontario which would allow the Tenant to assign this Lease or sublet or license the Premises without the Landlord's consent.

- (2) The consent of the Landlord to any assignment or subletting shall not operate as a waiver of the necessity for consent to any subsequent assignment or subletting.
- (3) Any consent granted by the Landlord shall be conditional upon the assignee, sub lessee or occupant executing a written agreement directly with the Landlord agreeing to be bound by all the Terms and Conditions of this Lease as if the assignee, sub lease or occupant had originally executed this Lease as Tenant.
- (4) Any consent given by the Landlord to any assignment or other disposition of the Tenant's interest in this Lease or in the Premises shall not relieve the Tenant from its obligations under this Lease, including the obligation to pay Rent and Additional Rent as provided for herein.

7. USE AND EXCLUSIVITY

- (1) During the Term of this Lease the Premises shall not be used for any purpose other than a Daycare without the express consent of the Landlord given in writing.
- (2) The Tenant shall have exclusive use of the area identified in Schedule C.
- (3) The Tenant shall not do or permit to be done at the Premises anything which may:
 - (a) Constitute a nuisance;
 - (b) Cause damage to the Premises or the Building or the Grounds;
 - (c) Cause injury or annoyance to occupants of neighbouring premises;
 - (d) Make void or voidable any insurance or cause any increase in the premium payable by the Landlord of insurance upon the Premises; or
 - (e) Constitute a breach of any by-law, statute, order or regulation of any municipal, Provincial or other competent authority relating to the Premises.
- (4) The Tenant shall not erect any signs or advertising material or inscribe anything upon any part of the exterior of the Premises, or upon the exterior or interior surfaces of any exterior window or door to the Premises or upon the

exterior of any demising walls, except with the consent of the Landlord, acting reasonably, and with the consent of the appropriate municipal authorities when and where required.

- (5) The Tenant covenants and agrees that every effort will be made to conserve energy as it relates to hydro and water consumption, which the Landlord shall review on an ongoing basis.

8. REPAIR AND MAINTENANCE

- (1) The Tenant covenants that during the term of this Lease and any renewal thereof the Tenant shall keep in good condition the Premises including all alterations and additions made thereto, and shall, with or without notice, promptly make all needed repairs and all necessary replacements as would a prudent owner, but the Tenant shall not be liable to affect repairs attributable to reasonable wear and tear, or to damage caused by fire, lightning or storm.
- (2) The Tenant shall permit the Landlord or a person authorized by the Landlord to enter the Premises to examine the condition thereof and view the state of repair at reasonable times, upon providing forty-eight (48) hours advance notice to the Tenant:
 - (a) and if upon such examination repairs are found to be necessary, written notice of the repairs required shall be given to the Tenant by or on behalf of the Landlord and the Tenant shall make the necessary repairs within the time specified in the notice;
 - (b) and if the Tenant refuses or neglects to keep the Premises in good repair the Landlord may, but shall not be obliged to, make any necessary repairs, and shall be permitted to enter the Premises or cause its servants or agents to enter the Premises, for the purpose of effecting the repairs without being liable to the Tenant for any loss, damage or inconvenience to the Tenant in connection with the Landlord's entry and repairs, and if the Landlord makes repairs the Tenant shall pay the cost of them immediately as Rent.
- (3) Upon the expiry of the Term or other determination of this Lease the Tenant agrees to peaceably surrender the Premises, including any alterations or additions made thereto, to the Landlord in a state of good repair, reasonable wear and tear only excepted.
- (4) The Tenant shall immediately give written notice to the Landlord of any substantial damage that occurs to the Premises from any cause.
- (5) The Tenant shall be responsible for the replacement of any blown light bulb, including any fluorescent bulbs, halogen bulbs, etc. for any light fixture within its respective leased space.

(6) During the Term of this Lease:

- (a) The Landlord shall, with the exception of the obligations of the Tenant described herein, maintain the heating, ventilation, plumbing and air-conditioning equipment and systems serving the Premises so as to provide conditions of adequate comfort in the Premises except during the making of repairs, inspections, overhauling or replacement. If such equipment or systems are damaged or destroyed or require repair, overhauling or replacement, the Landlord shall carry out such work with all reasonable diligence and shall use its best efforts during such work to cause as little interference with the Premises and the business of the Tenant as possible. The Landlord will arrange the annual inspections, provided the advanced notice to the Tenant is provided.
- (b) The Landlord shall keep in good condition and shall repair, maintain and replace, if necessary, all external structural parts of the property, as would a reasonable and prudent owner having regard for the make, use and type of the property, but excluding any part thereof which comprise the whole or part of the Premises for which the Tenant is otherwise obligated to repair under the lease. The Landlord shall use its best efforts during such work to cause as little interference with the Premises and the business of the Tenant as possible.

9. ALTERATIONS AND ADDITIONS

- (1) If the Tenant during the Term of this Lease or any renewal of it, desires to make any alternations or additions to the Premises, including but not limited to: erecting partitions, attaching equipment, and installing necessary furnishings or additional equipment of the Tenant's business, the Tenant may do so at its own expense, at any time and from time to time, if the following conditions are met:
 - (a) Before undertaking any alteration or addition the Tenant shall submit to the Landlord a plan showing the proposed alternations or additions and items included in the plan which are regarded by the Tenant as "Trade Fixtures" shall be designated as such on the plan, and the Tenant shall not proceed to make any alteration or addition unless the Landlord has approved the plan, and the Landlord shall not unreasonably or arbitrarily withhold its approval;
 - (b) Any and all alterations or additions to the Premises made by the Tenant must comply with all applicable building code standards and by-laws of the municipality in which the Premises are located.
- (2) The Tenant shall be responsible for and pay the cost of any alterations,

additions, installations or improvements that any governing authority, municipal, provincial or otherwise, may require to be made in, on or to the Premises, with the exception of those alterations, additions, installations or improvements that relate to the structure of the Premises or the heating, ventilating, plumbing and air conditioning systems, which shall remain the responsibility of the Landlord.

- (3) All alterations and additions to the Premises made by or on behalf of the Tenant, other than the Tenant's Trade Fixtures, shall immediately become the property of the Landlord without compensation to the Tenant.
- (4) The Tenant agrees, at its own expense and by whatever means may be necessary, immediately to obtain the release or discharge of any encumbrance that may be registered against the Landlord's property in connection with any additions or alterations to the Premises made by the Tenant or in connection with any other activity of the Tenant.
- (5) If the Tenant has complied with its obligations according to the provisions of this Lease, the Tenant may remove its Trade Fixtures at the end of the Term or other termination of this Lease and the Tenant covenants that it will make good and repair or replace as necessary any damage caused to the Premises by the removal of the Tenant's Trade Fixtures.
- (6) Other than as provided in Section 9(5) above, the Tenant shall not, during the Term of this Lease or anytime thereafter remove from the Premises any Trade Fixtures or other goods and chattels of the Tenant except in the following circumstances:
 - (a) the removal is in the ordinary course of business;
 - (b) the Trade Fixture has become unnecessary for the Tenant's business or is being replaced by a new or similar Trade Fixture, or;
 - (c) the Landlord has consented in writing to the removal;

But in any case, the Tenant shall make good any damage caused to the Premises by the installation or removal of any Trade Fixtures, equipment, partitions, furnishings and any other objects whatsoever brought onto the Premises by the Tenant.

- (7) The Tenant shall, at its own expense, if requested by the Landlord, remove any or all additions or improvements made by the Tenant to the Premises during the Term, and shall repair all damage caused by the installation or the removal or both.
- (8) The Tenant shall not bring onto the Premises or any part of the Premises any machinery, equipment or any other things that might in the opinion of the Landlord, by reason of its weight, size or use, damage the Premises or

overload the floors of the Premises, and if the Premises are damaged or overloaded the Tenant shall restore the Premises immediately or pay to the Landlord the cost of restoring the Premises.

10. INSURANCE

- (1) The Landlord shall provide and maintain insurance on the Premises against loss, damage or destruction caused by fire and extended perils under a standard extended form of fire insurance policy in such amounts and on such terms and conditions as would be carried by a prudent owner of a similar building, having regard to the size, age and location of the Premises. The amount of insurance to be obtained shall be determined at the sole discretion of the Landlord. The Landlord may maintain such other insurance in respect of the Property, the Premises and the operation and management of the Property as the Landlord determines, acting reasonably. The Tenant shall not be an insured under the policies with respect to the Landlord's insurance, nor shall it be deemed to have any insurable interest in the property covered by such policies, or any other right or interest in such policies or their proceeds. Any such insurance and any payment of the proceeds thereof to the Landlord shall not relieve the Tenant of its obligations to continue to pay Rent during any period of rebuilding, replacement, repairing or restoration of the Premises, except as provided in Section 11.
- (2) If the occupancy of the Premises, the conduct of business in the Premises, or any acts or omissions of the Tenant in the Premises or any part thereof, causes or results in any increase in premiums for the insurance carried from time to time by the Landlord with respect to the Premises, Rent shall be increased so as to include any such increase in premiums after invoices for such additional premiums are rendered by the Landlord. In determining whether increased premiums are caused by or result from the use and occupancy of the Premises, a schedule issued by the organization computing the insurance rate on the Premises showing the various components of such rate shall be conclusive evidence of the several items and charges which make up such rate.
- (3) The Tenant shall, at its sole cost and expense, take out and maintain in full force and effect, at all times throughout the Term, the following insurance:
 - (a) "All Risks" insurance on property of every description and kind owned by the Tenant, or for which the Tenant is legally liable, or which is installed by or on behalf of the Tenant, within the Premises including, without limitation, stock- in-trade, furniture, equipment, partitions, Trade Fixtures and leasehold improvements, in an amount not less than the full replacement cost thereof from time to time;
 - (b) general liability and property damage insurance, including personal

liability, contractual liability, tenants' legal liability, non-owned automobile liability, and owners' and contractors' protective insurance coverage with respect to the Premises, which coverage shall include the business operations conducted by the Tenant and any other person on the Premises. Such policies shall be written on a comprehensive basis with coverage for any one occurrence or claim of not less than five million dollars (\$5,000,000) or such higher limits as the Landlord may reasonably require from time to time;

- (c) when applicable, broad form comprehensive boiler and machinery insurance on a blanket repair and replacement basis, with limits for each accident in an amount not less than the full replacement costs of the Property, with respect to all boilers and machinery owned or operated by the Tenant or by others (other than the Landlord) on behalf of the Tenant in the Premises or relating to or serving the Premises;
 - (d) business interruption and/or extra expense insurance in an amount sufficient to cover the Tenant's Rent for a period of not less than twelve (12) months; If applicable, standard owners' form automobile insurance providing third party liability insurance with Two Million Dollars (\$2,000,000) inclusive limits, and accident benefits insurance, covering all licensed vehicles owned, leased or operated by or on behalf of the Tenant;
 - (e) plate glass insurance with respect to all glass windows and glass doors in or on the Premises for the full replacement value thereof, and;
 - (f) such other forms of insurance as may be reasonably required by the Landlord and any mortgagee from time-to-time.
- (4) All such insurance shall be with insurers and shall be on such terms and conditions as the Landlord reasonably approves. The insurance described in Sections 10(3)(b) shall name as an additional insured the Landlord and anyone else with an interest in the Premises from time to time designated in writing by the Landlord. The Landlord agrees to make available such proceeds toward repair or replacement of the insured property if this Lease is not terminated pursuant to the terms of this Lease. All public liability insurance shall contain a provision for cross- liability or severability of interest as between the Landlord and the Tenant.
- (5) The Tenant acknowledges, agrees and covenants to indemnify and save harmless the Landlord from and against any and all losses or claims, actions, demands, liabilities, costs (including but not limited to legal costs incurred by the Landlord with respect to enforcing this provision and/or any other provision of this Lease), damages and/or expenses whatsoever that the Landlord may incur or suffer as a consequence of or in connection with the exercise of the Tenant's rights under this Lease, and/or arising out of or occasioned by the maintenance, use or occupancy of the Premises or the subletting or

assignment of same or any part thereof, whether in respect of loss of life, personal injury and/or damage to or loss of property. And the Tenant further covenants to indemnify the Landlord with respect to any encumbrance on or damage to the Premises occasioned by or arising from the act, default, or negligence of the Tenant, its officers, agents, servants, employees, contractors, customers, invitees or licensees and the Tenant agrees that the foregoing indemnity shall survive the termination of this Lease notwithstanding any provisions of this Lease to the contrary.

- (6) Prior to occupancy of the Premises by the Tenant, the Tenant shall provide the Landlord with proof satisfactory to the Landlord that the insurance set forth in this Section 10 is in place.

11. DAMAGE TO THE PREMISES

- (1) If the Premises or the Building are damaged or destroyed, in whole or in part, by fire or other peril, then the following provisions shall apply:
 - (a) if the damage or destruction renders the Premises unfit for occupancy or repair or rebuild within 120 clear days from the happening of such damage or destruction, then the Term hereby granted shall cease from the date the damage or destruction occurred, and the Tenant shall immediately surrender the remainder of the Term and give possession of the Premises to the Landlord, and the Rent from the time of the surrender shall abate;
 - (b) If the Premises are rendered wholly unfit for occupancy but can reasonably be repaired and rendered fit for occupancy within 120 days from the happening of the damage or destruction, then the Rent hereby reserved shall not accrue after the day that such damage occurred, or while the process of repair is going on, and the Landlord shall repair the Premises with all reasonable speed, and the Tenant's obligation to pay Rent shall resume immediately after the necessary repairs have been completed, and;
 - (c) if the Premises can be repaired within 120 days as aforesaid, but the damage is such that the Premises are capable of being partially used, then until such damage has been repaired, the Tenant shall continue in possession and the Rent shall abate proportionately.
- (2) Any question as to the degree of damage or destruction or the period of time required to repair or rebuild shall be determined by an architect retained by the Landlord.
- (3) Apart from the provisions of Section 11(1) there shall be no abatement from or reduction of the Rent payable by the Tenant, nor shall the Tenant be entitled to claim against the Landlord for any damages, general or special, caused by fire, water, sprinkler systems, partial or temporary failure or stoppage of

services or utilities, from any cause whatsoever.

12. ACTS OF DEFAULT AND LANDLORD'S REMEDIES

- (1) An “**Act of Default**” has occurred when:
- (a) the Tenant has failed to pay Rent when due and such failure to pay continues for a period of Five (5) days, regardless of whether demand for payment has been made or not;
 - (b) the Tenant has breached any of its obligations in this Lease and, if such breach is capable of being remedied and is not otherwise listed in this Section 12(1), after notice in writing from the Landlord to the Tenant:
 - (i) the Tenant fails to remedy such breach within ten (10) days (or such shorter period as may be provided in this Lease), or;
 - (ii) if such breach cannot reasonably be remedied within ten (10) days (or such shorter period), the Tenant fails to commence to remedy such breach within ten (10) days of such breach, or thereafter fails to proceed diligently to remedy such breach;
 - (c) the Tenant has:
 - (i) become bankrupt or insolvent or made an assignment for the benefit of creditors;
 - (ii) had its property seized or attached in satisfaction of a judgment;
 - (iii) had a receiver appointed;
 - (iv) committed any act or neglected to do anything with the result that a construction lien or other encumbrance is registered against the Landlord's property;
 - (v) without the consent of the Landlord, made or entered into an agreement to make a bulk sale of its assets;
 - (vi) taken action with a view to winding up, dissolution or liquidation;
 - (d) any insurance policy is cancelled or not renewed by reason of the use occupation of the Premises, or by reason of non-payment of premiums, or;

- (e) the Premises;
 - (i) become vacant or remain unoccupied for a period of thirty (30) consecutive days; or
 - (ii) are not open for business on more than one hundred (100) business days in any twelve (12) month period; or;
 - (iii) are used by any other person or persons, or for any other purpose than as provided for in this Lease without the written consent of the Landlord.
- (2) When an Act of Default on the part of the Tenant has occurred, the Landlord shall have the right to terminate this Lease and to re-enter the Premises and deal with them as it may choose.
- (3) The Tenant covenants that notwithstanding any present or future Act of the Legislature of the Province of Ontario, the personal property of the Tenant during the term of this Lease shall not be exempt from levy by distress for Rent in arrears, and the Tenant acknowledges that it is upon the express understanding that there should be no such exemption that this Lease is entered into, and by executing this Lease:
 - (i) the Tenant waives the benefit of any such legislative provisions which might otherwise be available to the Tenant in the absence of this agreement, and;
 - (ii) the Tenant agrees that the Landlord may plead this covenant as an estoppel against the Tenant if an action is brought to test the Landlord's right to levy distress against the Tenant's property.
- (4) If, when an Act of Default has occurred, the Landlord chooses not to terminate the Lease and re-enter the Premises, the Landlord shall have the right to take any and all necessary steps to rectify any or all Acts of Default of the Tenant and to charge the costs of such rectification to the Tenant and to recover the costs as Rent.
- (5) If, when an Act of Default has occurred, the Landlord chooses to waive its right to exercise the remedies available to it under this Lease or at law the waiver shall not constitute condonation of the Act of Default, nor shall the waiver be pleaded as an estoppel against the Landlord to prevent the Landlord from exercising its remedies with respect to a subsequent Act of Default. No covenant, term, or condition of this Lease shall be deemed to have been waived by the Landlord unless the waiver is in writing and signed by the Landlord.

13. TERMINATION UPON NOTICE AND AT END OF TERM

- (1) If the Landlord desires at any time to remodel or demolish the Premises or any part thereof to an extent that renders continued possession by the Tenant impracticable, the Tenant shall upon receiving one hundred and eighty (180) clear days' written notice from the Landlord:
 - (a) Surrender this Lease, including any expired reminder of the Term, and;
 - (b) Vacate the Premises and give the Landlord possession.
- (2) If the Premises are expropriated or condemned by a competent authority; the Landlord shall have the right to terminate this Lease by giving ninety (90) clear days' notice in writing to the Tenant; or the Landlord may require the Tenant to vacate the Premises within thirty (30) days from payment by the Landlord to the Tenant of a bonus equal to three (3) months' rent.
- (3) The Tenant agrees to permit the Landlord during the Term of the Lease to display "For Rent" or "For Sale" signs or both at the Premises and to show the Premises to prospective new tenants or purchasers and to permit anyone having written authority of the Landlord to view the Premises at reasonable hours.
- (4) If the Premises are subject to an Agreement of Purchase and Sale or if the Premises are expropriated or condemned by any competent authority:
 - (a) The Landlord or Tenant shall have the right to terminate this Lease by giving thirty (30) clear days' notice in writing to the other party.
- (5) If the Tenant remains in possession of the Premises after termination of this Lease as aforesaid and if the Landlord then accepts rent for the Premises from the Tenant, it is agreed that such over-holding by the Tenant and acceptance of Rent by the Landlord shall create a monthly tenancy only but the tenancy shall remain subject to all the terms and conditions of this Lease except those regarding the Term.

14. ACKNOWLEDGMENT BY TENANT

- (1) The Tenant agrees that it will at any time or times during the Term, upon being given at least forty-eight (48) hours prior written notice, execute and deliver to the Landlord a statement in writing certifying:
 - (a) That this Lease is unmodified and is in full force and effect (or if modified stating the modifications and confirming that the Lease is in full force and effect as modified);
 - (b) The amount of Rent being paid;

- (c) The dates to which Rent has been paid;
 - (d) Other charges payable under this Lease which have been paid;
 - (e) Particulars of any prepayment of Rent or security deposits; and
 - (f) Particulars of any sub-tenancies.
- (2) The Tenant covenants and agrees that it has no interest in the building or lands located at 400 Stone Street North other than as expressly set out in this Lease agreement, all other rights, whether arising at law or in equity, are hereby released and abandoned upon execution of this Lease Agreement.

15. SUBORDINATION AND POSTPONEMENT

- (1) This Lease and all the rights of the Tenant under this Lease are subject and subordinate to any and all charges against the land, or the building or improvements therein, whether the charge is in the nature of a mortgage, trust deed, lien or any other form of charge arising from the financing or re-financing, including extensions or renewals, of the Landlord's interest in the property.
- (2) Upon the request of the Landlord the Tenant will execute any form required to subordinate this Lease and the Tenant's rights to any such charge, and will, if required, attorn to the holder of the charge.
- (3) No subordination by the Tenant shall have the effect of permitting the holder of any charge to disturb the occupation and possession of the Premises by the Tenant as long as the Tenant performs its obligations under this Lease.

16. RULES AND REGULATIONS

- (1) The Tenant agrees on behalf of itself and all persons entering the Premises with the Tenant's authority or permission to abide by the rules and regulations set out at Schedule "A" attached hereto and forming part of the agreement; and as the Landlord may make from time-to-time.

17. NOTICE

- (1) Any notice required or permitted to be given by one party to the other pursuant to the terms of this Lease may be given

To the Landlord at:

The Corporation of the Town of Gananoque
30 King Street East
Gananoque ON, K7G 1E9

ATTN: Clerk

Telephone: 613-382-2149 Ext. 1120
Email: clerk@gananoque.ca

To the Tenant at:
YMCA of Eastern Ontario
345 Park Street
Brockville ON, K6V 7A9

ATTN: Rob Adams, CEO
Telephone: 613-342-7961
Email: rob.adams@eo.ymca.ca

- (2) The above addresses may be changed at any time by giving ten (10) days written notice.
- (3) Any notice given by one party to the other in accordance with the provisions of this Lease shall be deemed conclusively to have been received on the date delivered if the notice is served personally or seventy-two (72) hours after mailing if the notice is mailed.

18. INTERPREATION

- (1) The words importing the singular number shall include the plural, and vice versa, and words importing the masculine gender include the feminine gender, and words importing persons shall include firms and corporations and vice versa.
- (2) Unless the context otherwise requires, the word "Landlord" and the word "Tenant" wherever used herein shall be construed to include the executors, administrators, successors and assigns thereof or by the Landlord and Tenant, respectively.
- (3) Where there are two or more Tenants bound by the same covenants herein contained, their obligations shall be joint and several.

19. CHATTELS

- (1) Schedule B contains a list of all chattels owned by the Tenant which do not form part of the Premises.

20. GENERAL AND MISCELLANEOUS

(1) Registration

The Tenant shall not at any time register notice of or a copy of this Lease to the property of which the premises form part without consent of the Landlord.

In this Lease:

- (a) the words importing the singular number only shall include the plural, and vice versa, and words importing the masculine gender shall include the feminine gender, and words importing persons shall include firms and corporations and vice versa;
- (b) unless the context otherwise requires, the word "Landlord" and the word "Tenant" wherever used herein shall be construed to include the executors, administrators, successors and assigns of the Landlord and Tenant, respectively, and;
- (c) if at any time there are two or more Tenants bound by the same covenants herein contained, their obligations shall be joint and several.

(2) **Counterparts**

This Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Lease.

(3) **Force Majeure**

Notwithstanding any other provision contained herein, in the event that either the Landlord or the Tenant should be delayed, hindered or prevented from the performance of any act required hereunder by reason of any unavoidable delay, including strikes, lockouts, unavailability of materials, inclement weather, acts of God or any other cause beyond its reasonable care and control, but not including insolvency or lack of funds, then performance of such act shall be postponed for a period of time equivalent to the time lost by reason of such delay. The provisions of this Section 20(3) shall not under any circumstances operate to excuse the Tenant from prompt payment of Rent and/or any other charges payable under this Lease and Entire Agreement

There are no covenants, representations, warranties, agreements or other conditions expressed or implied, collateral or otherwise, forming part of or in any way affecting or relating to this Lease, save as expressly set out or incorporated by reference herein, and this Lease constitutes the entire agreement duly executed by the parties, and no amendment, variation or change to this Lease shall be binding unless the same shall be in writing and signed by the parties.

(4) **Severability**

If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or

circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

(5) **Time of the Essence**

Time shall be of the essence in all respects.

(6) **Health and Safety Compliance**

The Tenant shall at all times maintain compliance with all municipal, provincial and federal health and safety laws, rules and regulations. Without limiting the generality of the foregoing, the Tenant shall maintain at all times throughout the Term and any extension or renewal thereof an up-to-date, successful health inspection report from Leeds, Grenville and Lanark District Health Unit and shall, upon request of the Landlord, provide proof of same.

(7) **Exclusive Agreement**

This Lease supersedes and replaces any other or previous agreement, whether verbal or in writing, between the parties with respect to the subject matter of this Lease.

In Witness of the foregoing covenants the Landlord and the Tenant have executed this Lease.

THE CORPORATION OF THE TOWN OF GANANOQUE

John Beddows, Mayor


Penny Kelly, Clerk

We have the authority to bind the Corporation

YMCA OF EASTERN ONTARIO



Rob Adams, Chief Executive Officer



_ Kristin Smith, Board Chair

We have the authority to bind the Corporation

SCHEDULE "A"

RULES AND REGULATIONS

The Tenant shall observe the following Rules and Regulations (as amended, modified or supplemented from time to time by the Landlord as provided in this Lease):

1. The sidewalks, entrances, elevators, stairways and corridors of the Building shall not be obstructed or used by the Tenant, its agents, servants, contractors, invitees or employees for any purpose other than access to and from the Premises.
2. The floors, sky-lights and windows that reflect or admit light into passageways or into any place in the Building shall not be covered or obstructed by the Tenant, and no awnings shall be put over any window.
3. The toilets, sinks, drains, washrooms and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish, rags, ashes or other substances, such as chemicals, solvents, noxious liquids or pollutants shall be thrown therein, and any damage resulting to them from misuse shall be borne by the Tenant by whom or by whose employees, agents, servants, contractors or invitees the damage was caused.
4. The Tenant shall not perform any acts or carry on any activity which may damage the Premises or the common areas of the Building or be a nuisance to any other tenant.
5. No animals or birds shall be brought into the Building or kept on the Premises except as required to accommodate the accessibility of individuals.
6. The Tenant shall not mark, drill into, bore or cut or in any way damage or deface the walls, ceilings or floors of the Premises unless any such changes to the walls, ceilings and/or floors is being done to the Premises to supplement its permitted use pursuant to section 7(1), and the Tenant undertakes to restore and repair any such changes made to the Premises at Tenant's sole cost and expense and to the same condition as existed at the Commencement Date. Any failure to restore and repair the walls, ceiling and/or floors of the Premises shall be deemed a breach of the Lease. No wires, pipes or conduits shall be installed in the Premises without prior written approval of the Landlord. No broadloom or carpeting shall be affixed to the Premises by means of a non-soluble adhesive or similar products.
7. No one shall use the Premises for sleeping apartments or residential purposes, for the storage of personal effects or articles other than those required for business use and purpose identified in Section 7(1), or for any illegal purpose.
8. The Tenant shall not use or permit the use of any objectionable advertising medium such as, without limitation, loudspeakers, public address systems, sound amplifiers, radio, broadcast or television apparatus within the Building which is in any manner audible or visible outside of the Premises.
9. The Tenant must observe strict care not to allow windows to remain open so as to admit rain or snow, or so as to interfere with the heating of the Building. The Tenant neglecting this rule will be responsible for any damage caused to the property of other tenants, or to the property of the Landlord, by such carelessness. The Tenant, when closing the Premises, shall close all windows and lock all doors.

10. The Tenant shall not without the express written consent of the Landlord, place any additional locks upon any doors of the Premises and shall not permit any duplicate keys to be made therefor; but shall use only additional keys obtained from the Landlord, at the expense of the Tenant, and shall surrender to the Landlord on the termination of the Lease all keys of the Premises.
11. No inflammable oils or other inflammable, toxic, dangerous or explosive materials shall be kept or permitted to be kept in or on the Premises.
12. No bicycles or other vehicles shall be brought within the Premises, unless otherwise agreed to in writing.
13. Nothing shall be placed on the outside of windows or projections of the Premises. No air conditioning equipment shall be placed at the windows of the Premises without the consent in writing of the Landlord.
14. Canvassing, soliciting and peddling in the Building is prohibited.
15. The Tenant shall first obtain in writing the consent of the Landlord to any alteration or modification to the electrical system in the Premises and all such alterations and modifications shall be completed at the Tenant's expense by an electrical contractor acceptable to the Landlord.
16. The Tenant shall first obtain in writing the consent of the Landlord to the placement by the Tenant of any garbage containers or receptacles outside the Premises or Building.
17. The Tenant shall not install or erect on or about the Premises television antennae, communications towers, satellite dishes or other such apparatus.
18. The Landlord shall have the right to make such other and further reasonable rules and regulations and to alter, amend or cancel all rules and regulations as in its judgement may from time to time be needed for the safety, care and cleanliness of the Building and for the preservation of good order therein and the same shall be kept and observed by the Tenant, its employees, agents, servants, contractors or invitees. The Landlord may from time to time waive any of such rules and regulations as applied to particular tenants and is not liable to the Tenant for breaches thereof by other tenants.

SCHEDULE "B"
LIST OF CHATTELS

The YMCA of Eastern Ontario daycare chattels are comprised of:

- Dishwasher
- Playground equipment
- Counter-top appliances
- Related equipment for the purpose of operating a daycare

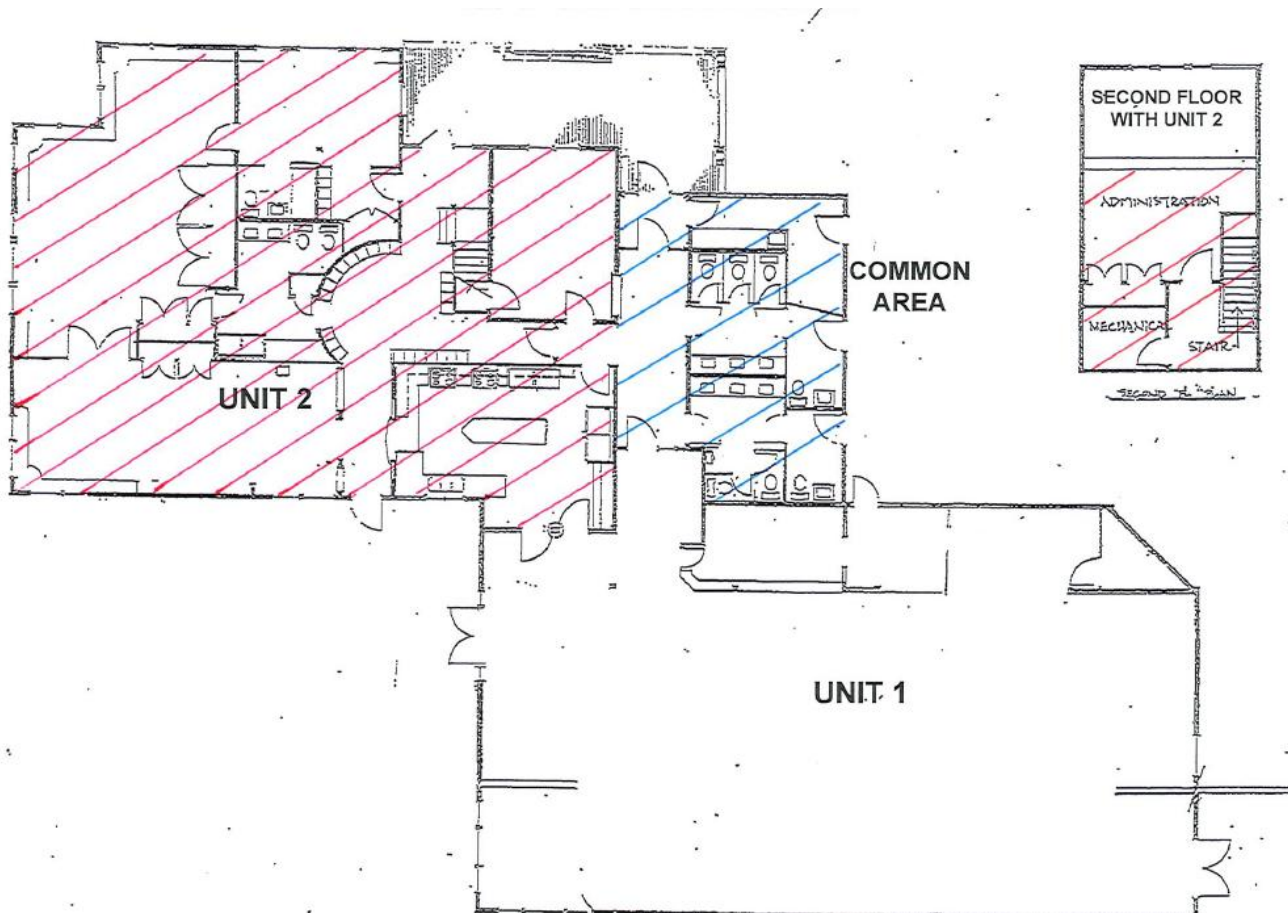
SCHEDULE "C"

The YMCA of Eastern Ontario daycare is composed of:

- a) Kitchen
- b) Separated rooms for child-care
- c) Designated washrooms
- d) Designated entrance
- e) Office space on second level
- f) Fenced in playground
- g) Appliances i.e. Stove(s), rangehood, fridge/freezer, washer and dryer

Building "Common Area" composed of:

- a) Main Entrance
- b) Main Hallway
- c) Washrooms
- d) Mechanical Room



Oct. 14, 2025

Mayor and Council

From the Gananoque Police Service website:

“The Gananoque Police Services Board (PSB) is the civilian body governing the Gananoque Police Service. The Board is responsible for the provision of adequate and effective police services in the municipality. The Board will generally determine, after consultation with the Chief of Police, objectives and priorities for the Police Service. The Board is responsible for the police budget, oversees the actions of the Chief of Police and is the employer for the Police Service.

All municipal police services have a Police Services Board. The Gananoque Police Services Board is composed of five members: two Council Appointees, two Provincial Appointees and one Municipal Appointee.”

The Council appointees are the Mayor and 1 Councillor (Matt Harper). The Municipal Appointee is currently not filled.

Dec 5 2024, The Deputy Inspector General directed Mayor Beddows step down from his position on PSB pending the investigation of a complaint filed against him in Oct. 2024. When Council became aware of this in March 2025, they appointed Councillor Osmond to fill that vacancy.

In Oct. it was discovered that the only way 2 councillors can sit on the board is if the Mayor steps aside vs being suspended. Oct. 7, Council asked the Mayor to temporarily resign so that Council could be represented by 2 council members. He refused to do so.

I do not want to assign motive to this decision but it does beg the question WHY?

It would seem that having 2 dedicated members of Council representing the voice of the public on this very important Board would be a good thing. Why would the Mayor refuse to let this happen?

Lynda Garrah



The Lanark, Leeds and Grenville HART Hub locations confirmed and set to open this winter

October 8, 2025 - Lanark Leeds and Grenville Addictions and Mental Health (LLGAMH)—the operator of the new Lanark, Leeds and Grenville HART Hub initiative—is pleased to announce it has received funding approval from the Ontario government to open the HART Hub this winter at its two confirmed locations: 280 King St E, Brockville and 9 Armstrong Drive, Smiths Falls.

A provincial initiative, the HART Hubs are referral-based healthcare facilities that provide an entire continuum of care under one roof, encompassing addiction treatment, mental health care, primary health care, supportive housing, vocational training, and social services to help individuals achieve long-term recovery and stability. The HART Hubs do not provide supervised consumption services, safer drug supplies, or needle exchange services.

“With today’s announcement, we’re taking real action to address homelessness, addictions, and mental health challenges in our community. This facility will offer treatment and wrap-around supports that will be life-changing and in many cases, life-saving, for our most vulnerable citizens,” said Steve Clark, MPP for Leeds-Grenville-Thousand Islands and Rideau Lakes. “Thank you to Lanark, Leeds and Grenville Addictions and Mental Health for their support and leadership, as well as all the partners who worked with me, MPP Jordan, and our government to make today possible. I have every confidence in the exceptional team at LLGAMH to operate this facility professionally and responsibly, as they have for years at multiple locations throughout our community.”

“Homeless and Addiction Recovery Treatment Hubs are a welcome addition to Ontario’s healthcare system,” said John Jordan, MPP for Lanark—Frontenac—Kingston. “Like hospitals, primary care organizations, schools and recreation facilities, they provide a needed service. Hubs support community safety, while giving people a path to recovery. I thank the Mayors and Councils of Smiths Falls and Brockville for their advocacy and MPP Clark for working with me to help secure this service.”

The locations were selected based on the following criteria:

1. Proper zoning
2. Appropriate facility space and layout
3. Close to the priority populations who will access services

“Hope has arrived in our community. The establishment of a HART Hub in Smiths Falls is an incredibly positive development, not just for the people struggling with substance use and addiction, but also for their families and the entire Lanark and Leeds Grenville community,” said Mayor Shawn Pankow, Town of Smiths Falls. “The value of having treatment and ongoing support close to home cannot be understated, and we are extremely grateful to Lanark Leeds and Grenville Addictions and Mental Health and MPPs Jordan and Clark for doing everything needed to bring this lifeline to our community. “

“The need for more resources to support those facing homelessness, addiction, and mental health challenges in our community has never been greater. We are pleased the Province has recognized this urgency and is committing significant investment in Brockville through the establishment of a HART Hub site,” said Mayor Matt Wren, City of Brockville.

“The new HART Hub will offer essential services in a secure, clinical setting—resources that have not been available until now. I encourage the entire community to get behind this initiative. Lasting change requires more than short-term solutions—it takes sustained commitment to help people regain stability and live with dignity.”

Led by LLGAMH in partnership with more than 50 community organizations, municipalities and counties, the HART Hub will operate in two locations – one in the United Counties of Leeds and Grenville and one in Lanark County – and will be staffed 24/7 by highly skilled addictions and mental health professionals.

“The HART Hub offers our communities a transformative, full continuum of mental health and addictions care, providing individuals with a real opportunity for lasting recovery, and in some cases a pathway out of homelessness,” said Kim Gifford, CEO, LLGAMH. “As with our other 11 residential treatment properties, our HART Hub locations will be considerate neighbours, responsive to feedback and committed to a high standard of safety and property maintenance.”

The HART Hub is for any individual who can benefit from a seamless, multi-phase approach to addictions recovery. Clients may move through the full continuum of care to support every stage of the healing journey or access only one or a few of the services (e.g. withdrawal management and addiction treatment only). The program is designed using the following four-part continuum of care:

- 1. Withdrawal Management (3 to 14 days)**

Clients begin their recovery with medically supported withdrawal in a safe and caring environment.

- 2. Intensive Residential Treatment (3 months)**

Clients participate in 5 to 6 hours of daily programming, combining group sessions (e.g., Coping with Trauma) and individual therapy, and they begin receiving vocational supports to prepare for after treatment.

3. Supportive Treatment (3 months)

Clients focus on reintegration and skill-building through continued substance use programming and a greater emphasis on employment readiness, school credit upgrading, job skills training and volunteer placements.

4. Supportive Housing

The final stage of care provides clients with stable housing in a substance-free environment while they fully reintegrate into the community.

The process for HART Hub referrals and self-referrals will launch this fall.

The Leeds and Grenville site will have the capacity to potentially support local shelter beds that would be funded by the United Counties of Leeds and Grenville (not part of the HART Hub model). If this goes forward, the beds would be an entry point for clients to move into the HART Hub program for addictions care.

“The HART Hub is a healthcare centre where clients are referred to receive evidence-based care and progress along their healing journey, similar to a hospital,” explained Chris Curry, Program Director, Planning and Implementation. “By design, the HART Hub will not be a gathering place in our community, but a place for treatment, recovery, and skill-building so that clients can begin to rebuild their lives.”

LLGAMH will continue to operate the successful Drop-In Centre at 25 Front Ave. that offers clients programming and support to address their basic needs, help with navigating resources, and a place to build community. The Drop-In will continue welcoming clients seven days a week (including holidays).

Minor leasehold improvements are required at both locations. The Lanark location is expected to open by the end of 2025, and the Leeds Grenville location is scheduled to open by early 2026.

LLGAMH invites community members to the Drop-In Information Sessions for an opportunity to learn more about the new HART Hub:

Tuesday, October 14, 5 to 7 pm, Drop-In Centre, 25 Front Ave W, Brockville

Wednesday, October 15, 5 to 7 pm, Smiths Falls Memorial Community Centre, 71 Cornelia St. W, Smiths Falls

Learn more about the Lanark, Leeds and Grenville HART Hub [here](#).

Melissa McDermott
mcdermottm@llgamh.ca

Project No. 25-2030A

October 6, 2025

The Corporation of the Town of Gananoque
30 King Street East
Gananoque, Ontario K7G 1E9

Attn David Armstrong, CRS-I, Manager of Public Works
PWManager@gananoque.ca

Re Response to Resident Correspondence Regarding Species at Risk and the Train (Pedestrian) Bridge Demolition – Gananoque River

Purpose

This memorandum provides a response to correspondence received from resident Ms. Ruth Strunz regarding the protection of Species at Risk (SAR), specifically turtles inhabiting the Gananoque River, in connection with the demolition of the Train (Pedestrian) Bridge.

Background

Ms. Strunz expressed concern that the ongoing bridge demolition project poses a threat to local turtle species, including Snapping, Midland Painted, Northern Map, and Blanding's turtles, all of which have various designations under the Ontario Species at Risk Act. The correspondence questions whether appropriate environmental permits, assessments, and mitigation measures have been completed and implemented to safeguard the existing turtle population.

Environmental Compliance and Permitting

The demolition project has been structured and contracted in full compliance with applicable federal and provincial environmental legislation, including but not limited to:

- Ontario Environmental Protection Act
- Fisheries Act (Canada)
- Ontario Water Resources Act
- Endangered Species Act (Ontario)
- Town of Gananoque municipal by-laws and permitting requirements
- Ontario Provincial Standard Specifications (OPSS), including:
 - OPSS 805 – Temporary Protection Systems
 - OPSS 182 – Environmental Protection for Construction in and Around Water
 - All other relevant environmental protection standards applicable to demolition work.



The contract documents clearly stipulate that the Contractor is responsible for adhering to all environmental protection requirements and for obtaining and maintaining any necessary permits and approvals for work execution.

Work Limits and Habitat Protection

It is important to note that the demolition work is being conducted entirely outside of the watercourse limits. No in-water works are planned or permitted as part of the scope. The bridge substructure (piers, abutments, and foundations) will remain in place following the superstructure removal. This approach ensures that the existing aquatic habitat and turtle nesting areas are not disturbed.

In accordance with OPSS and environmental best practices, the Contractor is required to implement a debris containment system during all demolition and remediation activities. This system is designed to prevent any debris, sediment, or material from entering the Gananoque River, thereby protecting aquatic life and maintaining water quality throughout the project duration.

Also appended to this report is a response from Greer Galloway's biologist regarding the environmental desktop review for this project and considerations for the specific year.

Additional Mitigation Measures

To ensure safeguarding of wildlife and reinforce due diligence on all projects that Greer Galloway completes contract administration and inspection on, we complete the following:

- Daily site sweeps prior to and during demolition activities to identify and relocate (if necessary) any turtles or other wildlife within the immediate work area. If relocation is necessary this work will be completed by a certified biologist.
- Environmental inspection logs are maintained by the Contract Administrator.

These measures will ensure continuous environmental stewardship and compliance throughout the demolition process.

Contractual and Financial Considerations

At this stage in the project, termination or suspension of the contract would carry significant financial implications.

The estimated costs associated with cancelling the project, including power line relocation and reinstatement, contractor demobilization, and re-tendering efforts—are anticipated to be in the range of approximately \$250,000.

Such an interruption would also result in schedule delays and potential exposure to claims under the current construction contract.

Conclusion

The Town and its contractor remain committed to upholding all environmental obligations and protecting local wildlife, including Species at Risk, throughout the duration of the bridge demolition project. The demolition will proceed within approved limits, outside of the watercourse, and with robust containment and monitoring measures in place to ensure environmental protection.



The council is encouraged to acknowledge receipt of the residents' concerns and reaffirm that the Town continues to meet all statutory and environmental requirements in accordance with provincial and federal legislation.

Yours truly,

Greer Galloway, a division of Jp2g Consultants Inc.

Kevin Hawley, P.Eng.
Project Manager

October 6th, 2025

**Re: King Street Pedestrian Bridge Removal
Response to Neighbour Letter**

In response to Ms. Ruth M Strunz email to the Town of Gananoque dated September 30th, 2025, I am providing the following information.

As described in the Screening Species at Risk Report prepared by Greer Galloway and dated September 18, 2024, information on the preferred habitat for turtle species is not present in the project area which includes the bridge and area to be affected by the removal of the bridge. During the review of information, the gravel area adjacent to the parking lot was not considered to provide suitable habitat for turtle nesting as the area is part of the parking lot with cars using it and compacting the substrate. No other area around the bridge was identified to provide turtle nesting or overwintering habitat.

It is known that turtles travel during the active season (April to October) to nesting grounds and overwintering habitats. Evidence has been presented about the presence of turtles in and adjacent to the project area. In my professional opinion, the presence of turtles is result of turtles traveling to the mentioned sites with no nesting ground present in the project area. I acknowledge that low precipitation during the summer months results in low water levels in the river and the river substrate being exposed which provide basking habitat. Presence of turtles in the project area was considered low as the dam, strong current (riffles) and drastic changes in the riverbed topography are factors that were considered to affect the presence of turtles around the project area.

I agree that turtles need to be protected as well as the basking areas in and around the bridge. Based on the information available and a site visit performed on October 5th, 2025, it is determined that the south side of the bridge does not provide basking habitat as both sides of the bridge are covered with vegetation, and the bridges (pedestrian and King Street), vegetation in the riverbank and the building are obstacles that block the sunlight. The northwest side of the bridge is partially exposed to the sunlight as the King Street Bridge, pedestrian bridge, and the vegetation blocked the sunlight. Also, the riverbed under the bridge has a significant drop, assuming the turtles avoid this area. The northeast side of the bridge is the area where turtles can be found basking during the summer when the substrate is exposed. This area needs to be inspected prior to initiate construction activities to ensure turtles are not using it.

The project involves the removal of the bridge. It is understood that the bridge abutments will remain which will result in low impacts to the riverbed substrate/turtles basking sites.

The report referred to wildlife which applies to any animal that could be present in the project area and potentially to be harmed by the proposed work. The contractors know that in any construction area, there is the risk of finding wildlife including species at risk and as a result they are obligated by applicable legislation to provide notification to the Town/project biologist of the presence of wildlife (species at risk) and apply measures to ensure wildlife is not harmed. In the case of presence of species at risk, notification must be provided to the Ministry of the Environment Conservation and Parks.

As in any construction project, erosion and sediment control measures are applied to delineate the working areas and to avoid unnecessary harm to animals and plants; overall, to the natural heritage features.

The potential impacts to turtles caused by the proposed project are considered minimal and temporal. As indicated above, it is planned to remove the bridge and leave the abutments, resulting in minimal impact to the current morphology of the riverbed.

I hope this letter is sufficient and provides the information necessary to the satisfaction of the neighbour.

Yours very truly,

GREER GALLOWAY, a division of Jp2g Consultants Inc.



Yazmin Ramirez Avila, M.Sc.
Biologist

South East Health Unit

Media Release

For immediate release
Kingston/Sept. 24, 2025

The South East Health Unit (SEHU) Board of Health met today in Kingston for their regular monthly meeting. The [agenda package](#) is available online.

Statement on National Day for Truth and Reconciliation

Board Chair Jan O'Neill recognized the importance of National Day for Truth and Reconciliation with the following statement:

I want to take this opportunity to acknowledge National Day for Truth and Reconciliation, which is on September 30. As we honour the survivors of residential schools, their families, and communities, we acknowledge that public health has a vital role to play in addressing the lasting legacies of colonialism. South East Public Health is committed to reconciliation with Indigenous Peoples in what we now call Canada. National Day for Truth and Reconciliation is an opportunity to learn and acknowledge the history of residential schools, intergenerational trauma, and anti-Indigenous racism in the health-care system and beyond. It is also an opportunity to reflect on the work ahead of us as we make a commitment to integrating health equity efforts into our daily work. We recognize that this critical work requires meaningful action, reflection, and dialogue that is not limited to a single day but sustained throughout the year.

Municipal levies

The Board approved a motion to harmonize municipal levies across the SEHU region, using a phased approach over the next five years to achieve a targeted funding ratio of 67.5 per cent provincial and 32.5 percent municipal funding. To offset the impact of the levy harmonization to municipalities in Leeds, Lanark & Grenville, Hastings and Prince Edward Counties, the provincial government has committed to providing approximately \$4.3 million in merger funding over three years. The levy harmonization will allow all legacy agencies to sustain programs and services.

For a detailed analysis, please refer to the Board package.

Merger updates

A progress update on merger activities was provided to the Board. The activities underway include, but are not limited to:

- Work to launch the new Southeast Public Health (SEPH) brand, in phases, with priority materials unveiled on Sept. 29.

- Work to launch of SEPH's minimally viable website on Sept. 29, which will provide the public with a branded landing page, including content that represents the new organization. The website will showcase the new brand identity, while redirecting the public to the legacy websites for region-specific content. Over the next few months, the website project team will be developing the full site with an aim to officially launch in March 2026.
- Work to select a single Electronic Medical Record (EMR) solution for SEHU.
- Drafting a harmonized policy and approach to client service standards.
- Developing harmonized medical directives.
- Harmonizing compensation (wages, benefits, and other terms and conditions of employment) for unionized employees following the Public Sector Labour Relations Transition Act. The next steps are written submissions and a consultation between all parties and the Ontario Labour Relations Board arbitrator in mid-October.

Governance Committee update

The Board passed a motion to hold all meetings at the Kingston office on Portsmouth Avenue going forward. The meetings will have an option for in-person or virtual attendance.

Meetings

The next meeting of the Board is Oct. 22, 2025 in Kingston.

-30-

Media contact:

Maureen Hyland, Communications Specialist

hyland.maureen@hpeph.ca



On behalf of Ontario's 2700 sheep farmers, I am reaching out to bring the growing issue of livestock predation in your region to your attention.

The financial cost of predation not only affects farmers, in terms of preventative measures, such as fencing and Livestock Guardian Dogs (LGD); it also costs Ontario taxpayers, with the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) paying farmers over \$1.5 million in the 2024 FY for losses of livestock caused by wildlife. This cost does not include the cost borne by municipalities and OMAFRA in sending investigators out to farms and administering the program. Nor does this cover the costs of veterinarians to help animals maimed by predators to recover, the production losses of animals who are stressed from predation and the mental health toll predation takes on the farmer.

As you can see by the chart below, your county is in the top 10 for sheep losses to predation. Also, in the chart below, we have shared the economic contribution of sheep farming in your region to impart the importance of finding solutions to the problem of predation that will benefit everyone.

County	Number of Sheep Kills in 2024	Owner Compensation	Economic Contribution to the Municipal Economy in 2024
Grey	133	\$39,366.20	\$31.03 million
Prince Edward	119	\$27,164.38	\$9.5 million
Leeds & Grenville	55	\$16,011.34	\$8.1 million
Kawartha Lakes	53	\$16,588.87	\$12.7 million
Peterborough	42	\$13,497.58	\$11.7 million
Lanark	38	\$11,053.14	\$3.8 million
Northumberland	33	\$8,797.34	\$5.3 million
Durham Region	31	\$9,852.30	\$12.9 million
Huron	27	\$10,242.06	\$30.7 million
Bruce	25	\$8,339.46	\$25.7 million

Producers are compensated for livestock losses from predation through the Ontario Wildlife Damage Compensation Program (OWDCP), which is a valuable resource to livestock producers in Ontario and appreciated by our farmer members.

We encourage your municipality to continue providing inspections and compensation to farmers through this vital program in a timely manner.

There is another way your municipality can support your sheep farmers, and that is through your municipal dog control bylaws. Livestock Guardian Dogs (LGD) are the most common form of predation prevention control used by Ontario sheep producers. However, there are instances when municipal by-laws hinder the efficient use of LGDs on farming operations as the by-laws are intended primarily for dogs kept



[OntarioSheep.org](https://ontariosheep.org)

130 Malcolm Road, Guelph, Ontario N1K 1B1 T 519.836.0043 E admin@ontariosheep.org

for companionship, breeding, or non-working purposes. We have reviewed work done by several Ontario municipalities where LGDs have been specifically addressed when creating or revising existing by-laws.

OSF wishes to work cooperatively with you to ensure that municipal bylaws take into consideration the use of LGD when developing their bylaws. We would be pleased to communicate with the appropriate municipal officials to review with you Ontario sheep producers' needs and concerns in this area.

Below are some of the primary areas of concern and suggested options for consideration by your municipality.

Add Definition of Livestock Guardian Dogs (LGDs) and Herding Dogs to By-laws

We propose that: "Livestock Guardian Dog" (LGD) be defined as a dog that works and/or lives with domestic farm animals (e.g. cattle, sheep, poultry) to protect them while repelling predators and is used exclusively for that purpose.

"Herding Dog" means a dog that has been trained and is actively being used in a bona fide farming operation for the purposes of controlling livestock on the farm.

There are different breeds of LGDs of which the most popular breeds in Ontario include Great Pyrenees, Akbash, Kuvasz, Maremma and Anatolian Shepherd and crosses between these breeds. Although not an exhaustive list, dogs generally used for herding include Border Collies, Australian Shepherds, Blue & Red Heelers and Huntaways.

Dog Registration/Licensing Requirements

Paying annual dog registration/license fees for numerous working farm dogs can become a significant cost for sheep producers. We urge municipalities to exempt LGDs and herding dogs from annual license fees as is done in many jurisdictions for assistance/service dogs and working police dogs. Reducing the annual cost of keeping LGDs, will increase the number of LGDs on farms, and likely reduce predation losses and the number of OWDCP compensation claims.

Requirement for Dogs to Wear a Collar and Tag

LGDs' instincts are to guard and follow the flock, sleeping and working outdoors in all kinds of weather. Collars can become snagged on branches or fences and become a skin irritant in hot or wet weather. We suggest that municipal by-laws allow owners to remove the collar and license tag (if applicable) from a guardian or herding dog while the dog is being actively used in farming practices provided that the owner uses an alternative means of identification linking the animal to the name and address of the owner, e.g. tattoo or microchip containing the required information.

Requirements for Kennel Licensing and/or Limitation on Number of Dogs Kept

In some areas bylaw requires a person with more than three dogs at the same premises to secure a kennel license. Coyotes are very smart and will lure the dogs away while the remaining coyotes kill the sheep or lambs from behind or will attack the dogs directly. It is not uncommon for farmers to have more than two LGDs, especially when they are training younger dogs. This is especially true in areas where there is heavy



predation. As well, larger sheep flocks in Ontario (several over 1500 animals), require numerous dogs to provide adequate protection especially where higher numbers of predators are present.

We would propose for your consideration that a person may keep more than three dogs at a premise without obtaining a kennel license provided:

- the person is keeping sheep (or other livestock) upon the same premises.
- the premises is on land that is zoned rural and agricultural.
- the person provides proof of producer registration issued in the name recorded by the Ontario Sheep Farmers, Beef Farmers of Ontario, or Ontario Goat.
- the dogs are registered/licensed annually in accordance with relevant municipal by-laws (if required) and that the dogs are LGDs and or herding dogs.

Running At Large

A dog shall not be running at large if it is an LGD and is on its owner's leased or owned property.

Barking Restrictions

LGD are exempt from barking restrictions if actively engaged in guarding livestock against predators. Under the Farming and Food Production Protection Act farmers are protected from nuisance complaints made by neighbours provided they are following normal farming practices. The use of LGD on sheep farms is a widely used practice in Ontario and other sheep producing jurisdictions.

Aggressive/ Dangerous Dog designation

LGD act aggressively and show aggression towards things they view as a threat to the livestock they are protecting. As such, an exemption, like that for police dogs should be considered.





NOTICE OF PUBLIC MEETING

Proposed Official Plan Amendment and Class III Development Permit

TAKE NOTICE THAT the Town is in receipt of a complete application for a proposed Official Plan Amendment, pursuant to Section 21 and a Development Permit pursuant to Section 70.2 of the Planning Act, R.S.O. 1990.

Planning Advisory Committee for the Town of Gananoque will hold a Meeting on **TUESDAY, OCTOBER 28, 2025 at 6:00 P.M.** in the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 King Street East, Gananoque** to provide recommendations to Council on the concurrent applications below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, NOVEMBER 4, 2025 at 5:00 P.M.** at the **TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 King Street East, Gananoque** to consider the following applications:

*The **TOLL-FREE PHONE NUMBER** and **ACCESS CODE** will be found on the meeting agenda, posted to the Town website at <https://www.gananoque.ca/town-hall/meetings> prior to the meeting.

File No. **OPA8-25/DP2025-13**

OWNER: **AGNES & HARRIE TIEKEN**
APPLICANT: **BETHANIE MATTHEWS**

The property municipally and legally described as

145 RIVER STREET

PLAN 86 PT LOT 476 PT LOT 477 PT LOT 478 PT LOT 479 RP;28R8089 PART 1
TOWN OF GANANOQUE

has applied to the Town of Gananoque for an Official Plan Amendment (File No. OPA8-25) from
**RESIDENTIAL TO A SITE SPECIFIC GENERAL COMMERCIAL DESIGNATION
TO PERMIT A COMMERCIAL SPORTS AND RECREATION FACILITY**

AND

has applied to the Town of Gananoque for a Development Permit (File No. DP2025-13) to
**REDESIGNATE THE PROPERTY FROM THE RESIDENTIAL TO SITE SPECIFIC PROGRESSIVE
COMMERCIAL USE (PC-XX) TO PERMIT A COMMERCIAL SPORTS AND RECREATION FACILITY**

Note: Applications OPA8-25 and DP2025-13 are concurrent. DP2025-13 will be a condition for final approval of Official Plan Amendment application OPA8-25

Additional information in relation to the proposed **Official Plan Amendment** and **Development Permit** is available in-person for inspection between 8:30am - 4:30pm at the Town of Gananoque, 30 King Street East, Gananoque Ontario or on the Town website at <https://www.gananoque.ca/town-hall/meetings>, or by emailing assistantplanner@gananoque.ca or by calling Trudy Gravel 613-382-2149 ext. 1129.

Official Plan

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan is adopted, the person or public body is not entitled to appeal the decision of the Town to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party. If you wish to be notified of the decision of the Corporation of the Town of Gananoque in respect to this proposed **Official Plan Amendment** and related amendments, you must make a written request to the Clerk for the Town of Gananoque, 30 King Street East, Gananoque, Ontario K7G 1E9, or by email to clerk@gananoque.ca.

Development Permit By-law

If you wish to provide comment or input in respect of the proposed **Development Permit** you may do so at the public meeting or in writing prior to the meeting. **Note:** Only the applicant of a **Development Permit** has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.

DATED this 1st day of OCTOBER 2025

Brenda Guy
Manager of Planning and Development
bguy@gananoque.ca
613-382-2149 Ext.1126

MINIMUM LOT FRONTAGE	15 m
MINIMUM LOT AREA	464 m ²
MINIMUM FRONT YARD SETBACK	6.00 m
MINIMUM EXTERIOR SIDE YARD	4.50 m
MINIMUM INTERIOR SIDE YARD	1.20 m
MINIMUM REAR YARD	7.50 m
MAXIMUM BUILDING HEIGHT	11.0 m
PARKING	

BUILDING AREA	632.82	m ²
LOT AREA	2639.73	m ²
GRAVEL AREA	1838.62	m ²
LANDSCAPED AREA	168.29	m ²

1. ALL EXISTING PLANT OR UNDERGROUND INFRASTRUCTURE SHALL BE PROTECTED.
2. THE LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE WITHIN THE SITE IS UNKNOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND INFRASTRUCTURE WITHIN THE LIMITS OF THIS CONTRACT.
4. WHEN UNDERGROUND INFRASTRUCTURE IS ENCOUNTERED THAT

IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR
GEOTECHNICAL CATCHES SHALL BE INSTALLED UNDER THE UDS
OF ALL EXISTING AND PROPOSED SITE STRUCTURES AND
EQUALLY SPACED STRUTS SHALL BE USED TO BRACE OR
EQUAL.

ALL SEDIMENT AND EROSION CONTROL MEASURE SHALL BE
INSTALLED AT LOCATIONS AS SHOWN ON THE DRAWINGS.
CONTRACTOR, ALL SEDIMENT AND EROSION MEASURES SHALL BE
MAINTAINED, REPAIRED OR REPLACED AS REQUIRED UNTIL STABILIZED.
THE CONTRACTOR SHALL IMMEDIATELY CONTAIN AND REMOVE ANY
CONSTRUCTION TRUCKS SHALL NOT BE CLEANED OR WASHED
OFF ON THIS SITE EXCEPT AT AN APPROVED WASH OFF STATION.
IMMEDIATELY, THE MINISTRY OF THE ENVIRONMENT MUST BE
NOTIFIED IN THE EVENT THAT THE EROSION AND SEDIMENT CONTROL
("ESC") MEASURE INDICATED ON THIS PLAN ARE NOT SUFFICIENT
TO PREVENT OR MINIMIZE THE RELEASE OF SOILS AND SEDIMENTS INTO BODIES OF
WATER AND SEWERAGE.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXCESSIVE
CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION AND
RE-CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF COLLECTED
SEDIMENT.

THIS DOCUMENT IS TO BE CONSIDERED A LIVING DOCUMENT
AND MAY BE AMENDED IF WARRANTED BY CONDITIONS.

EXISTING TOPO GRADE
 PROPOSED GRADE
 EXISTING GRADE
 STORM SEWER
 SANITARY SEWER
 WATERMAN
 GAS UNDERGROUND
 CABLE UNDERGROUND
 ELECTRICAL UNDERGROUND
 OVERHEAD UTILITIES
 UTILITY POLE
 UTILITY ANCHOR
 UTILITY PEDSTAL
 PROPERTY BAR FOUND
 ROAD SIGN
 TREE
 TRIFL

N49 15 50 E

TO BE REMOVED

1000

			TOWN COMMENTS
			TOWN COMMENTS
			SITE PLAN
No.	By	Date	Revisions
0	BC	2025-01-29	
1	C/J	2025-04-22	
2	BAC	2025-07-04	

All drawings, specifications and related documents are the copyright property of the Engineer and must be returned upon request. Reproduction of drawings, specifications, and related documents in part or whole is forbidden without the Engineer's written permission. The contractor must check and verify all dimensions on the job prior to start of construction.

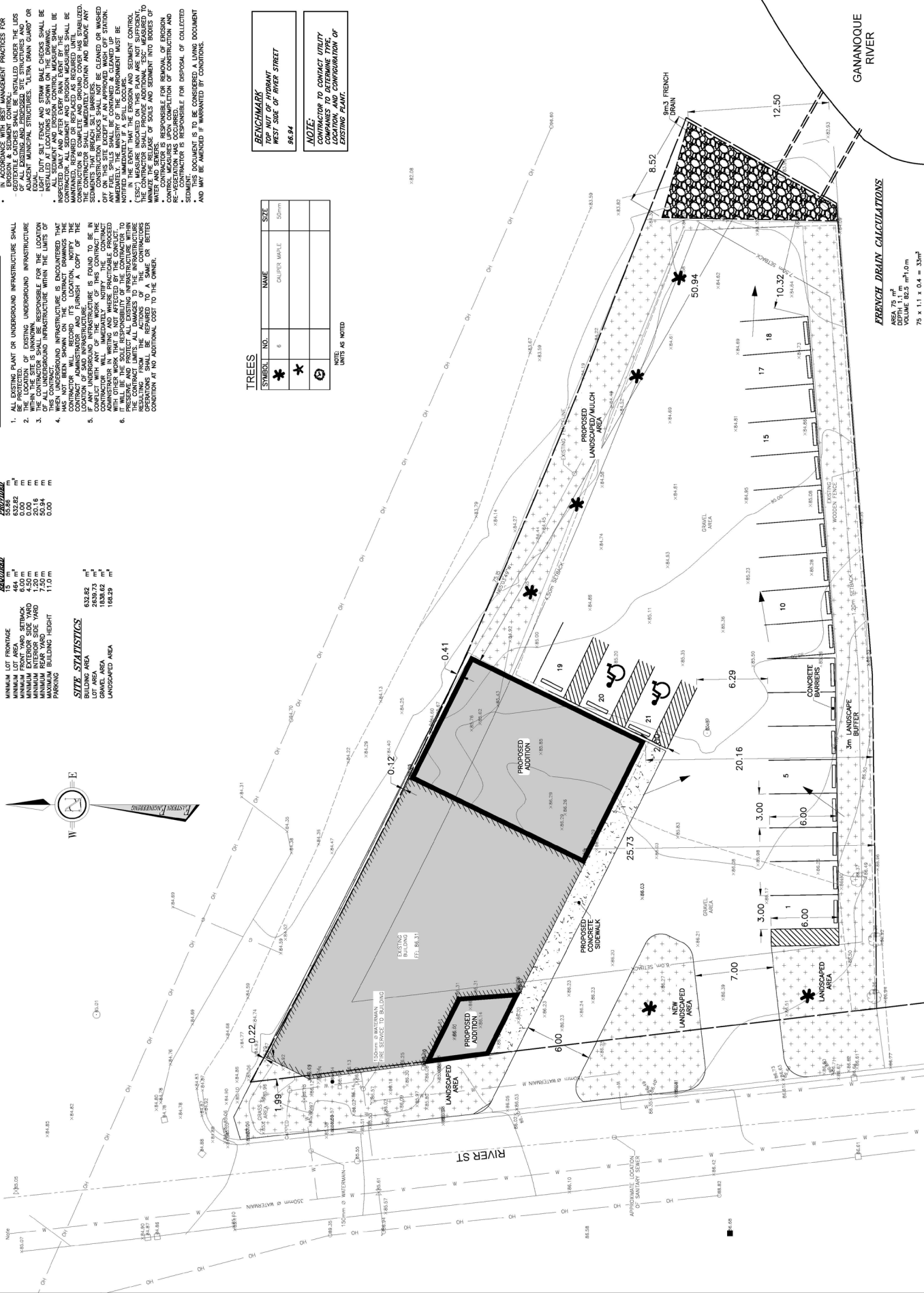


Apex Building
207 - 100 Stronger Blvd.
Telephone: (613) 345-0400
Facsimile: (613) 345-0008

SITE PLAN

Design:	BC	Checked:	AP	Approved:	CAJ	Project No.:	9027
Drawn:	BC	Checked:	AP	Date:	2025-1-7	Contract No.:	

100



MOTION / RESOLUTION OF COUNCIL

Date: October 21, 2025	
Subject: Confirming By-law – October 21, 2025	
Moved By:	
Seconded By:	
<p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-095, BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS REGULAR MEETING HELD ON TUESDAY, OCTOBER 21ST, 2025, BE READ THREE TIMES AND FINALLY PASSED THIS 21ST DAY OF OCTOBER 2025.</p>	

Ayes _____ **Nays** _____

Carried: _____

Defeated: _____

Tabled/Postponed: _____

John S. Beddows, Mayor

MA s. 246 - When a recorded vote is requested, the Clerk will call for each Councillors vote (Aye or Nay), mark the recorded vote as indicated by the member, and announce whether the motion is carried or defeated. The Mayor will then sign the motion.

RECORDED VOTE:	Aye	Nay
Brown, Colin		
Harper, Matt		
Kirkby, Patrick		
Koiner, Anne-Marie		
Leakey, Vicki		
Osmond, David		
Beddows, John		
TOTALS		