



The Corporation of the
City of North Bay

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September 3, 2025

Cassellholme-East Nipissing Board of Management
400 Olive Street
North Bay, ON P1B 6J4
Attn: Angie Punnett

Dear Ms Punnett:

This is Resolution No. 2025-296(a)&(b) which was passed by Council at its Regular Meeting held Tuesday, September 2, 2025.

Resolution No. 2025-296(a)&(b):

"Whereas on March 7, 1986, the Board of Management for Cassellholme – East Nipissing Home for the Aged (Cassellholme), a District Home, gave direction to create a separate legal entity in the form of a new public non-profit housing corporation. This new entity (Castle Arms) would be operated and governed by the same appointees as Cassellholme Board.

Whereas the assets of Castle Arms have been built through contributions from taxpayers at the federal, provincial, and municipal levels.

Whereas at a Castle Arms meeting held on October 28, 2021, the Chief Executive Officer advised the Castle Arms Board that, due to upcoming changes to the Ontario Not-for-Profit Corporations Act (ONCA), the Cassellholme and Castle Arms Boards could no longer have identical membership.

Whereas although the Castle Arms Board was advised that it had until October 2024 to implement the upcoming changes to the ONCA, at the subsequent meeting on November 25, 2021 - when 8 of the 9 municipalities had no representation due to a wave of resignations and a lack of public consultation - the Castle Arms Board directed the CEO to alter the composition of the Castle Arms Board.

Whereas in January 2025, Cassellholme obtained a solicitor-client privileged legal opinion stating in part that "neither ONCA nor the Fixing Long-Term Care Act contain any provisions that would require Boards of Management to have a different composition than Boards of Non-Profit Housing Corporations."

Whereas the November 25, 2021 change to the composition of the Castle Arms Board was made in reliance on advice regarding the requirements of the ONCA;

Whereas the advice the former Castle Arms Board received appears to have been incorrect.

Whereas no changes to the former composition of the Castle Arms Board would have been made if not for the Boards's reliance on the incorrect advice;

Whereas the current Castle Arms Board has an obligation to the taxpayers of the nine (9) member Municipalities to restore governance of the Castle Arms Board to representatives from its member Municipalities.

Therefore Be It Resolved that the first option is to use a third-party mediator at the cost of the Municipalities to work in the best interest of the tenants of Castle Arms and that the results be shared at a public meeting.

Further Be It Resolved that failure to find a resolution that the Council of the City of North Bay calls upon the other member Municipalities to join in pursuing all available legal and administrative remedies to restore democratic and public oversight of the Castle Arms Non-Profit Housing Corporation. This includes returning Castle Arms governance to its member Municipalities.

Further Be It Resolved that a committee, composed of the Mayors of the member Municipalities or their designates, along with Cassellholme Board representatives, be established to pursue these options.

And Further Be It Resolved that a copy of this motion be shared with the eight (8) other member Municipalities, the Cassellholme Board of Directors and Nipissing MPP Vic Fedeli."

Yours truly,



Karen McIsaac
City Clerk

KM/ck

cc: Nipissing MPP, Victor Fedeli
Town of Mattawa
Municipality of Calvin
Municipality of East Ferris
Municipality of Mattawan
Township of Bonfield
Township of Chisholm
Township of Papineau Cameron
Township of South Algonquin