



## **Attachment 3**

INVESTMENT PLAN FOR

# **The Township of Georgian Bay**

DATE: November 25, 2025



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## DEFINITIONS

Definitions applicable to this Investment Plan can be found on the ONE Investment webpage under Education & Training / Glossary.

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## PURPOSE

As required under the prudent investor regime authorized by the Municipal Act, 2001 (Act), and Ontario Regulation 438/97 (Regulation), this Investment Plan (Plan) establishes how ONE JIB will invest the Township of Georgian Bay's Money Not Required Immediately (MNRI) as defined in section 2.1 of Georgian Bay's Investment Policy Statement (IPS).

This Plan applies to all investments controlled and managed by ONE JIB on behalf of the Township of Georgian Bay.

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## RESPONSIBILITY FOR PLAN

This Plan is the responsibility of ONE JIB, which has authorized its agent, ONE Investment, to exercise its administrative investment functions in accordance with the Regulation. ONE JIB oversees ONE Investment staff using procedures, reports, and regular reviews to monitor compliance with the Act, the Regulation and the Township of Georgian Bay's IPS.

ONE Investment has engaged PH&N Institutional to provide OCIO services. PH&N Institutional is the business division of RBC Global Asset Management responsible for managing assets for Canadian institutional clients. PH&N Institutional will be involved in implementing the Investment Plan, monitoring and reporting investments, and providing ancillary services to support the OCIO Offering.

RBC GAM's investment professionals are committed to providing each client with investment solutions that are appropriately tailored to address the client's investment situation. This means understanding macroeconomic trends and strategies and the diverse and evolving investment needs of clients.

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## INVESTMENT GOALS AND OBJECTIVES

The Township of Georgian Bay's investment needs, as described in its IPS, provide Council's guidance to ONE JIB in determining investment allocations. Further guidance from the MCQ and dialogue with the Treasurer inform ONE JIB about Georgian Bay's current goals, objectives, circumstances, and risk tolerance, and help determine investment allocations. The allocation of Georgian Bay's MNRI in this Plan is consistent with the details as disclosed in Georgian Bay's IPS and MCQ. Section 4.5 of Georgian Bay's IPS provides specific information that characterizes the objectives for MNRI, as detailed in Table 1 below:

Table 1: The investment objectives for MNRI.

Category	Objective & Risk Tolerance
Objectives for overall MNRI	<ul style="list-style-type: none"> <li>• Preservation of capital</li> <li>• Provide adequate liquidity that takes into account the needs of financial obligations and reasonably anticipated budgetary requirements</li> <li>• Diversification by asset class, market sector, issuer, credit quality, and term to maturity</li> <li>• Achieve capital appreciation and income while managing risk to an appropriate level.</li> </ul>

The MNRI invested with ONE JIB will be broadly diversified across asset classes, market, sector, issuer, credit quality, and term to maturity to help reduce the volatility of investment returns. Returns impact revenues and have a longer-term impact on future years' budgets and should, at a minimum, keep pace with inflation. The MNRI shall be invested to obtain a progressively higher rate of return for longer-term investment horizons, commensurate with stated risk tolerances.

The MNRI balances will be invested primarily to achieve capital growth over time. Achieving returns above inflation is a key investment objective. Although the need for some near-term liquidity from investments has been identified, it is not certain that these liquidity needs will materialize. Investment allocations will be able to address these liquidity needs as needed.

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## INVESTMENT PORTFOLIO

Asset allocations are typically expected to be relatively stable until the next annual review. Any contributions or withdrawals of MNRI must be communicated to ONE JIB formally as outlined in the ONE JIB Withdrawals of Money Not Required Immediately (MNRI) Policy

### 5.1 Account Structure

MNRI Investment Horizon	Risk Tolerance / Model Assigned	Allocation
Consolidated MNRI Holdings	Model D (40% Equity) assigned.	\$6,700,000

#### Other considerations:

- Georgian Bay will be contributing \$6.7 million of MNRI, which will be managed by ONE JIB.
- Georgian Bay does not expect to be making contributions to MNRI in future years and expects about \$2 million in drawdowns within the next 5 years.
- Georgian Bay's IPS permitted the use of long-term alternative investments. Models with alternative investments have been approved only when equity allocations exceed 40%. As a result, the assigned allocation will not include exposure to alternative investments.
- Georgian Bay's MNRI contribution will be funded by liquidating legal list investments held with ONE Investment.
- The implementation of the investment allocations is expected to occur in January 2026 and will involve a cash contribution from the Town.
- Seasonal residents represent 70% of the population and are well represented in council decision-making.
  - This has an impact on the type of capital investments required.
- Georgian Bay does not receive DC revenues.
- The Township has two fire stations that require capital spending and the MCQ identifies \$4.2 million each for this purpose.
  - The MNRI to fund the work on these fire stations will be required after year 3 and is expected spending will be staggered over time.

## 5.2 Allocations

40% EQUITY MODEL (D)			
Asset Classes	Minimum (%)	Target Weight	Maximum (%)
Cash & Equivalent	0	0%	10
Canadian Fixed Income	35	45%	55
Global Fixed Income and Credit	5	15%	25
Canadian Equities	10	20%	30
Global Equities	10	20%	30
Alternatives	0	0%	0
Total		100%	

\* Further details on holdings and benchmarks for this model are detailed in a ONE JIB report approved on September 4, 2025. ([Model Portfolio Review 2025](#)).

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## APPLICABLE ONE JIB POLICIES

The Plan adheres to the following ONE JIB Policies subject to periodic review and updating and are posted to the ONE Investment website.

- ONE Anti-Money Laundering Policy
- ONE JIB Fund Deviation Policy
- ONE JIB Principles of Good Benchmarks Policy
- ONE JIB Withdrawals of MNRI Policy
- ONE JIB In-Kind Securities Policy
- ONE JIB Responsible Investment Policy
- ONE JIB Policy for Reviewing the External Sub-Investment Manager
- ONE JIB OCIO Compliance Monitoring Policy

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## ELIGIBLE FUNDS

The eligible funds are listed under Schedule “A” of the Investment Management Agreement between RBC Global Asset Management Inc. and ONE Investment, which may be reviewed and updated periodically.

In asset classes where more than one fund is eligible for investment, the OCIO will be responsible for determining which fund(s) to include in the client portfolio after due consideration for (1) the individual characteristics of the fund, (2) prevailing market conditions impacting the fund’s liquidity and capacity, and (3) its alignment with the municipality’s investment objectives and philosophy.

The Manager shall manage the RBC GAM Fund(s) according to the pooled fund investment mandate including the investment guidelines contained therein developed by the Manager in respect of each RBC GAM Fund (each, an “Investment Mandate”).

Asset Classes	Sub-Asset Classes	Eligible Fund Names (Schedule “A” of IMA)
	<b>Fixed Income</b>	
Cash & Equivalent	Money Market	PH&N Canadian Money Market Fund
Canadian Fixed Income	Short-Term Bonds	PH&N Short Term Bond & Mortgage Fund RBC Vision Fossil Fuel Free Short Term Bond Fund
	Universe Bonds	PH&N Bond Fund PH&N Enhanced Total Return Bond Fund RBC Vision Bond Fund RBC Vision Fossil Fuel Free Bond Fund
	Corporate Bonds	PH&N Corporate Bond Trust*
	Private Placement Corporate Debt	PH&N Private Placement Corporate Debt Fund*
	Commercial Mortgages	PH&N Mortgage Pension Trust* RBC Commercial Mortgage Fund*
Global Fixed Income and Credit	High-Yield Bonds	RBC High Yield Bond Fund PH&N High Yield Bond Fund
	Global Multi-Asset Credit	BlueBay Total Return Credit Fund
	Global Bonds	RBC Global Bond Fund

	Emerging Markets Bonds	RBC Emerging Markets Bond Fund
	<b>Equities</b>	
Canadian Equities	Canadian Equities	PH&N Canadian Equity Value Fund PH&N Canadian Equity Fund RBC Vision Canadian Equity Fund RBC QUBE Canadian Equity Fund
	Canadian Low Volatility Equities	RBC Vision QUBE Fossil Fuel Free Low Volatility Canadian Equity Fund RBC QUBE Low Volatility Canadian Equity Fund
Global Equities	U.S. Equities	PH&N US Equity Fund RBC QUBE US Equity Fund
	U.S. Low Volatility Equities	RBC QUBE Low Volatility U.S. Equity Fund
	International Equities	RBC International Equity Fund RBC International Equity Index Fund
	Global Equities	RBC Global Equity Focus Fund RBC Global Equity Leaders Fund RBC Vision Global Equity Fund RBC Vision Fossil Fuel Free Global Equity Fund RBC QUBE Global Equity Fund
	Global Low Volatility Equities	RBC QUBE Low Volatility Global Equity Fund
	Emerging Markets Equities	RBC Emerging Markets Equity Fund RBC Emerging Markets Dividend Fund
Alternatives	Real Estate	RBC Canadian Core Real Estate Fund
	Infrastructure	RBC Global Infrastructure Fund

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## REBALANCING

The OCIO is authorized to execute trades, as appropriate, to maintain compliance with the Investment Plan.

Rebalancing shall occur in accordance with the Participating Municipality's Investment Policy Statement and Investment Plan.

Rebalancing plans and exact timing should account for upcoming material changes that may impact the Investment Plans, such as updates to the Investment Policy Statement or the Municipal Client Questionnaire.

As appropriate, the size and frequency of trading activities shall be minimized to help reduce the administration and costs of trading.

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## IMPLEMENTATION

### *9.1 Custodian*

All marketable investments under the control and management of ONE JIB, shall be held for safekeeping by ONE Investment's Custodian.

### *9.2 Implementation Plan*

Timeline	Expected Transfer to JIB/ONE
December 2025 or early January 2026	<ul style="list-style-type: none"> <li>- Redemption of ONE Equity Portfolio holdings will be initiated to fund the contribution of MNRI.</li> <li>- HISA balances with ONE investment may also be used to fund MNRI contribution.</li> </ul>
January 2026	<ul style="list-style-type: none"> <li>- MNRI will be remitted to ONE JIB and invested in Model D.</li> <li>- effective date yet to be determined but expect MNRI to be invested by the second week of January.</li> </ul>

### *9.3 Accommodating Cashflow needs*

Income from investments will be automatically reinvested as per the ONE Distribution Policy PI and cashflow needs of Georgian Bay are expected to be financed with the sale of units of the pooled funds. Payment of OCIO Fees and Governance fees will also be financed with the sale of investment pool units.