

# Environmental Task Force Agenda

9:00 a.m. - Tuesday, June 24, 2025

Council Chambers

[Zoom Meeting Registration](#)

## 1. Call to Order

## 2. Traditional Land Acknowledgement

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for Mother Earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the Township of North Frontenac is committed to working with Indigenous Peoples and all residents to pursue a united path of reconciliation.

## 3. Disclosure of Pecuniary Interest and General Nature Thereof

## 4. Environmental Task Force Notes

- a) Notes of the Environmental Task Force Meeting dated May 27, 2025 as approved via email and received for information at the June 12, 2025 Regular Meeting of Council. 3 - 6

[Environmental Task Force - 27 May 2025 - Minutes - Pdf](#)

## 5. Business Arising

- a) Work Plan Update 7 - 15

- 1. Battery Storage Opportunities - John Inglis, Paul Asselin and Marlene Spruyt

- Council Resolution #175-25 - Develop Information Potential BESS System for Website and Social Media

- 2. Net Metering - John Inglis, Paul Asselin and Marlene Spruyt  
Council Resolution #190-25

- 3. Invasive Species - Roy Huetl, Fred Fowler and Mike Ward

- 4. Septic Inspection Programs - Bruce Moore, Kate Surra, Roy Huetl and Fred Fowler

- 5. Short-term Rentals - Bruce Moore, Kate Surra, Ange Defosse and John Inglis

- Council Resolution #191-25 - Continue to Investigate the Regulation of Short-term Rentals

[Resolution #175-25](#)

[A Net Metering Proposal for the Township Office - Pdf](#)

[Resolution #190-25](#)

[Sub-Committee for Short Term Accommodations: A Case of Action - North Frontenac Short Term Rental By-law - Pdf](#)

[Resolution #191-25](#)

- b) Quarterly Newsletter - Summer Edition

16

[Resolution #97-25](#)

**6. New Business**

- a) 2025 Voluntary Septic Inspection Program 17  
[Agreement with the MVCA for the 2025 Voluntary Septic Inspection Season](#)

**7. Adjournment**

- a) Meeting adjourned at \_\_\_\_\_ a.m. until July 29, 2025 at 9:00 a.m.



# Environmental Task Force Minutes

9:00 AM - Tuesday, May 27, 2025  
Council Chambers

---

**Present:** Councillor Roy Huetl (Chair); Deputy Mayor John Inglis; Councillor Fred Fowler; Paul Asselin; Ange Defosse; Bruce Moore; Marlene Spruyt; and Mike Ward.

**Absent with Regret:** Katie Surra.

**Also Present:** Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M., and Darwyn Sproule, Public Works Manager, P. Eng.

## 1. Call to Order

The Chair called the meeting to order at 9:03 a.m.

## 2. Traditional Land Acknowledgement

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for Mother Earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the Township of North Frontenac is committed to working with Indigenous Peoples and all residents to pursue a united path of reconciliation.

## 3. Disclosure of Pecuniary Interest and General Nature Thereof

None declared.

## 4. Presentation

### a) *Meghan Ward, PhD Candidate - Invasive Species*

The Task Force received the presentation from Meghan Ward regarding invasive species and thanked her for the very informative presentation. The Task Force invited Ms. Ward to attend Summerfest on July 19, 2025 to raise awareness and provide education on invasive species.

## 5. Environmental Task Force Notes

### a) *Notes of the Environmental Task Force Meeting dated April 29, 2025, as approved via email and received for information at the May 15, 2025 Regular Meeting of Council.*

## 6. Business Arising

- a) **Council Resolution #168-25 - Battery Storage Project**  
**Moved By Roy Huetl Secoded By Vernon Hermer**  
**Be It Resolved That Council receives for information the Minutes of a Meeting of the Environmental Task Force dated April 29, 2025;**  
**And That Council requests the Task Force wait until after the next Council meeting before providing information to the public on battery storage projects.**  
**Carried**

Deputy Mayor Inglis advised he attended a site visit with some other Council Members and Township staff at the 506 Waste Site property to look at a proposal from Alectra. Alectra will be attending the June 12, 2025 Council Meeting to discuss the proposal of a potential lease for a battery storage facility.

The Task Force Sub-committee has created an information sheet with general information to be added to the Township's website. This information is general and would apply to any battery storage facility. The Task Force noted the public will be concerned about fire risks. Additional information can be added to the FAQ sheets. Asselin asked the Task Force to let him know what needed to be added. The Sub-committee will wait to provide information to the public as requested by Council.

Deputy Mayor Inglis and Councillor Huetl encouraged everyone to attend the June 12, 2025 Council Meeting to hear the presentation from Alectra.

- b) **Council Resolution #145-25 - Mandatory Septic Inspection - Solicitor Advice**  
**Moved by Councillor Regent Secoded by Councillor Good**  
**Be It Resolved That Council receives for information Councillor Huetl's Administrative Report entitled "Environmental Task Force - Mandatory Septic Inspection Proposal " on behalf of the Environmental Task Force;**  
**And That Council instructs the Clerk/Planning Manager and Public Works Manager to complete research on a potential mandatory septic inspection program on properties at the time of sale and report back to Council for future consideration;**  
**And That the costs for Solicitor's advice is to be taken from the Operating Contingency Reserve.**  
**Carried**

The Sub-committee agreed to provide information to the Public Works Manager and Clerk/Planning Manager to include in the Administrative Report being provided to Council on the proposed Mandatory Septic Inspection By-law.

- c) **Work Plan Update**

**1. Battery Storage Opportunities - John Inglis, Paul Asselin and Marlene Spruyt**  
See 6a) above.

## **2. Net Metering - John Inglis, Paul Asselin and Marlene Spruyt**

The Task Force reviewed the report provided to the Task Force on two proposals for the Municipal Office Complex. The Task Force discussed the environmental and cost benefits of the project and determined it was worth proceeding with a recommendation to Council to consider the proposal. It was noted the cost/benefit projections are not accurate. Asselin will update the model to be more precise and the data included in the report to Council. Deputy Mayor Inglis will complete an Administrative Report to Council outlining the proposal and recommending the Public Works Manager proceed with issuing a Request for Proposal (RFP). If approved by Council, and the RFP is issued, the Public Works Manager, Treasurer and Deputy Mayor Inglis will review the RFP.

## **3. Invasive Species - Roy Huetl, Fred Fowler and Mike Ward**

Councillor Huetl advised it has been difficult coordinating the meeting with the Mazinaw Property Owners Association, local MPs and MPPs and Addington Highlands Township.

## **4. Septic Inspection Programs - Bruce Moore, Kate Surra, Roy Huetl and Fred Fowler**

See section 6b) above.

## **5. Carrying Capacity of Lakes - Bruce Moore, Kate Surra, Ange Defosse and Mike Ward**

Moore advised this is a complex matter and suggested this be set aside for now. The Task Force agreed to put this item in the parking lot, for future discussions.

## **6. Short-term Rentals - Bruce Moore, Kate Surra, Ange Defosse and John Inglis**

The Task Force discussed the report provided in the Agenda package. It was noted, corporations are purchasing properties within municipalities that do not regulate short-term rentals. The Task Force was advised North Frontenac has a larger percentage of short-term rentals in relation to other properties than most other rural municipalities. Some of the disadvantages of short-term rentals include increased burden on roads, over-use of septic systems, noise and are in competition with resorts which are regulated. It was noted 59 rural municipalities are regulating short-term rentals.

Moore advised he would like to provide a report to Council to proceed with drafting a By-law. There were concerns that more information was required to be provided to Council before they could make a decision. Including the financial implications, staff impacts, enforcement, etc.

Moore noted the Sub-committee would like a commitment from Council before completing more work at the Sub-committee level. The Task Force agreed to provide Council with information to determine if they are interested in regulating short-term rentals before more work is completed by the Sub-Committee. The Secretary will put the report provided by the Sub-committee into the Township format and provide the report to Council. The recommendation will be for Council to endorse the need for a Short-term Rental By-law and the Task Force continuing with investigating the details for regulating

short-term rentals..

## 7. New Business

- a) ***Councillor Huetl - Buckshot Lake Association re: Promotion of Catch and Release Fishing***

Councillor Huetl advised he added this to the Agenda as a matter of interest. It appears there is a decline in the walleye population in Buckshot Lake. They are suggesting implementing a volunteer catch and release program with prizes being given for the largest walleye that is caught and released.

## 8. Adjournment

- a) ***Meeting adjourned at 11:32 a.m. until June 24, 2025 at 9:00 a.m.***

---

Councillor Roy Huetl, Chair,  
Environmental Task Force

**175-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Fred Fowler**

**Be It Resolved That** Council receives for information the presentation from Kevin Whyte, Government Relations and Development with Alectra Solutions; and thanks him for his time spent today;

**And That** Council directs the Clerk's Department to work with Alectra Energy Solutions to conduct Public Consultations regarding the proposed Battery Energy Storage System in North Frontenac Township;

**And That** the Environmental Task Force is directed to work with Alectra Energy Solutions to develop information regarding a potential Battery Energy Storage System in North Frontenac for the Township's Website and Social Media;

**And That** the Public Works Manager is directed to work with Alectra Energy Solutions to negotiate potential use of municipal land for Council's consideration at an upcoming meeting.

**Carried**

**To:** Mayor and Members of Council  
**From:** Environmental Task Force,  
John Inglis, Deputy Mayor  
**Approved by:** Corey Klatt, Chief Administrative Officer  
**Date of Meeting:** 12 Jun 2025  
**Re:** A Net Metering Proposal for the Township Office

### Recommendation:

**Be it Resolved That** Council receives for information an Administrative Report entitled "A Net Metering Proposal for the Township Office" from Deputy Mayor Inglis on behalf of the Environmental Task Force;

**And That** Council directs the Public Works Manager to issue a request for proposals (RFP) for the supply and installation of a net metering system at the Township Office complex (office building and firehall);

**And That** if Consultant Services are required to prepare the RFP, Council approve a sole source assignment not to exceed \$10,000.;

**And That** details of the RFP will be reviewed with the Environmental Task Force prior to being advertised;

**And That** the estimated cost of the project is \$210,000., including permits and consulting services , with the funds for the project to be taken from Infrastructure Sustainability Reserve Fund.

### Background:

This report has been prepared by Deputy Mayor Inglis and submitted on behalf of the Environmental Task Force for Council's consideration.

The Township currently uses about \$22,000 worth of electricity in a year at the office location, not including the two new 100 kilowatt EV chargers. The Township pays roughly 24 cents per kilowatt-hour and uses just over 96,000 kilowatt-hours. By comparison, a normal residence might use one-fifth of that amount.

Hydro One offers a Program called "net metering" which allows an electricity user to install solar panels and to feed electricity back into the grid through a special meter. The energy fed to the grid is measured, and deducted from the energy used by the facility. The facility is then billed only for the net amount of energy used. Hydro One does not pay for excess energy over the amount used, that is fed to the grid. Thus it is possible to install solar panels where the output closely matches the amount of energy used by the facility, in this case 96,500 kilowatt-hours per year. The net energy calculation is done over a running 12 month period, and if correctly designed, the facility would pay zero in ongoing Hydro costs.

Financially, the objective of this project is to invest in equipment which will last 25 years or more, and to realize effectively zero ongoing electricity costs which will offset the original investment in 10 years or less. The capital cost is expected to be in the range of \$200,000.

## Researched By:

Environmental Task Force and Deputy Mayor Inglis

## Comments:

The Environmental Task Force (ETF) is looking at ways to mitigate climate change by reducing greenhouse gas emissions, among its work plan items. A net metering installation at the Township Office complex is a step in that process because it offsets electrical energy that would have to be generated in some cases by gas turbines, at locations remote from its use.

This report proposes that Council agrees to a capital expenditure which will pay for itself in 10 years or less and will provide a significant financial benefit to the Township over time.

From an environmental standpoint, the investment in solar panels introduces a new, clean electrical energy supply to the grid, energy that would otherwise be generated by gas turbines or hydroelectric turbines or by nuclear plants. It also generates the power at point of use, reducing the need for more transmission lines. Such a new supply of electricity, though small, happens at a time when the utility is expecting a need to double the electrical supply in the coming years.

If approved, it is anticipated the work could be completed in 2025.

The ETF further proposes that Council consider net metering systems at other township-owned facilities such as Community Centres and Public Works Garages.

## Financial Impact:

The estimated capital cost includes \$20,000 for permits and a capacity study on the local grid system.

Additional consultant services estimated at \$10,000., may be required given the technical nature of the request for proposals and to supplement staff time.

The resulting cost of \$210,000 would be taken from the Infrastructure Sustainability Reserve Fund with an estimated year end balance of \$2,053,658 per the 2025 approved Budget. As this project is not included in our 10-year plan, it is recommended that any savings realized - up to the amount withdrawn from the Reserve Fund - be transferred back into the Reserve Fund until the full amount used for the project has been replenished.

## Strategic Implications:

Environmental Stewardship - Development of Policies and Programs to protect the environment.

**190-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Fred Fowler**

**Be it Resolved That** Council receives for information an Administrative Report entitled "A Net Metering Proposal for the Township Office" from Deputy Mayor Inglis on behalf of the Environmental Task Force;

**And That** Council refers this matter back to the Task Force for review.

**Carried**

**To:** Mayor and Members of Council  
**From:** Environmental Task Force,  
**Approved by:**  
**Date of Meeting:** 12 Jun 2025  
**Re:** Sub-Committee for Short Term Accommodations: A Case of Action -  
North Frontenac Short Term Rental By-law

### Recommendation:

**Be It Resolved That** Council receives for information the Administrative Report prepared by the Environmental Task Force Sub-committee for Short Term Accommodations regarding a potential Short Term Rental By-law;  
**And That** Council requests the Task Force continue investigating the details for regulating short-term rentals, and provide an updated report to Council for further discussion.

### Background:

At the meeting on November 24, 2024, Council passed the following Resolution:

#### **Resolution #396-24**

**Moved by Councillor Stephanie Regent, Seconded by Councillor Wayne Good**

**Be It Resolved That** Council receives for information the Notes of the Environmental Task Force dated October 29, 2024;

**And That** Council approves the Environmental Task Force's [2025 Work Plan](#).

**Carried**

### Researched By:

Environmental Task Force Sub-Committee for Short Term Accommodations

### Comments:

#### 1.0 Introduction

This Administrative Report outlines the Case for Action for the Township of North Frontenac (NF) to provide clear policy and oversight of Short-Term Rentals (STR).

The North Frontenac Lake Association Alliance (NFLAA), in reflecting the overwhelming view of its member associations, remains very concerned with the risks posed by unregulated STR properties. The Land of Lakes has a sensitive ecosystem that requires careful stewardship.

The Sub-Committee recommends that a responsible STR By-law be developed that balances protection of the environment and the need to address broader STR community concerns with providing STR operators that are effectively commercial operations with a known regulatory framework within which to operate.

#### 2.0 Growth of The Issue

According to a McGill University study, STRs in rural areas are growing twice as fast as in large cities. The Federation of Ontario Cottage Owners (FOCA) recognizes the rapid growth of concern about STRs. The Ontario Cottage Rental Managers Association now lists 59 municipalities in Ontario that have implemented STR By-laws. Additional jurisdictions are currently developing policy to address this issue.

A detailed survey of STRs by the NFLAA in NF indicates a continuing increase in the number properties being converted to STRs or are being built new specifically for the purpose of operating as a business on properties zoned Waterfront Residential. A review of online ads for STRs in NF also shows evidence of a substantial increase in the number of STRs over the past several years.

### **3.0 Base Case – Cost Neutral for North Frontenac**

The Sub-Committee recognizes the concern of additional costs of STR regulation. The target would be to develop cost neutral STR regulation in which costs would be borne by those that profit from STR revenue.

## **4.0 STRs - Environmental Impacts and Commercial Considerations**

### **4.1 Overuse of Septic Systems**

A significant risk posed by unregulated growth in STRs is the heightened risk of the overuse and misuse of septic systems that were permitted based on residential (non-commercial use) and installed before current regulations were in place (and have never been re-inspected). When septic systems are neglected, or overused, even on a seasonal basis, serious conditions can occur:

- Inadequate time for solids to settle limiting bacterial activity; solids clogging the drainage field, saturation of soils around the drainage field limiting absorption;
- Risk of contamination of adjacent wells with septic effluent with associated health risks;
- Potential migration of contaminated water into nearby waterways and ground water;
- Renters may ignore or be ignorant of proper septic system use and large groups using STRs can result in significant septic overuse;
- Issues caused by one renter do not show up immediately thus being cumulative and STR renters may not report issues fearing financial penalty; and
- STR owners reluctant to limit #s of people using the STR motivated by short term profit.

### **4.2 Environmental Impact of Overcrowding on Our Lakes**

STR renters are coming to the lake *to be on the lake*. Increasing and inappropriate boating traffic can lead to boat-wake-related shoreline erosion, impact wildlife nesting habitats, and be a source of contamination for invasive species. Many waterfront cottages in NF were built prior to current minimum setbacks (30 meter) on lots less than 200' (i.e. the lake density baseline is greater than what we now know is environmentally responsible). Added density through the proliferation of unregulated STRs is expected to have broad long term negative impacts on our lake environments. This is why so many other jurisdictions have acted.

### **4.3 Inequitable Economic Contributions & Taxation – Commercial Establishment vs STRs**

STR operators have an unfair advantage over local commercial tourism and lodging operations who must bear the costs of higher operating standards and pay higher taxes. The benefits of the STR business are incurring to the owner and operators like Airbnb/VRBO therefore bypassing the local community.

### **4.4 Public Safety**

Proper By-laws help ensure rental properties meet safety requirements including fire bans and safety standards, maximum occupancy limits, parking regulations, and noise control measures protecting both visitors and neighboring properties.

#### **4.5 North Frontenac a Target Region with No Restrictions on STR Growth**

There is now a marked trend toward STR properties being owned and managed by companies rather than by individual property owners. This is a province-wide development that NF is not immune to. There is currently a loophole in the NF Municipality's By-laws that allows commercially oriented entities to operate under the guise of STRs to operate on lake shore properties on land zoned residential. Often this misuse can occur amid small cottage communities. Other municipalities have identified this trend and are restricting its harmful occurrence through STR Bylaws. With these tighter restrictions, elsewhere, we have seen Airbnb target regions with no/limited restrictions and encourage such operators to seek those municipalities where restrictions don't exist – like NF.

#### **5.0 Complaints Are Not a Proxy for Issues/Impact Identification**

There is a misconception that complaints to the NF "Report an Issue" process is a good proxy to assess the issues and impacts associated with STRs. The issues identified in this Report do not typically drive individual complaints which go well beyond noise/nuisance issues. Issues with using the complaint process include:

- The complaints process is unknown to many seasonal cottagers;
- Cottagers are often not comfortable making formal complaints on a neighbor;
- Concern with potential retribution;
- Complaints may not necessarily be anonymous;
- The complaints system is cumbersome and is taken out of limited recreational time;
- The time lag between reporting the incident and investigation makes follow-up irrelevant;
- Police will not respond unless there is danger to public safety;
- Limited consequences are taken even if transgressions are found to be valid; and
- Almost impossible to prove a case after the fact.

#### **6.0 Conclusion**

STRs fundamentally alter the character of our cottage communities. While traditional short term family rentals often involve the same families returning year after year, high turnover STRs that are effectively commercial operations disrupt community cohesion. A constant flux of temporary visitors to unregulated STRs can have a fundamentally negative effect on our environment, lakes and cottage community character.

With waterfront properties, any harmful social and environmental effects have negative consequences for all stakeholders who share the lake and broader watershed not just the immediate neighbors.

In the absence of regulation, it is difficult for NF to prevent harmful environmental impacts.

As stated previously, over 59 municipalities in the province have taken action to regulate STRs. We can now leverage the knowledge gained by others to implement an approach tailored to our situation. With the growth trend of STRs it is critical to act now to protect the natural environment and ensure proper land use planning. Such regulation also provides a clear and consistent bylaw framework for current and new entrants into the STR market so they can adjust accordingly.

The NFLAA has surveyed all member cottage associations and can attest to the fact that this issue continues to be a top concern of your constituents. We have already done considerable work in the review of the experience of other municipalities and are ready to be of assistance. No amount of work on our part, however, can be productive unless there is political will to pursue this matter.

#### **Financial Impact:**

None.

#### **Strategic Implications:**

Environmental Stewardship - Development of Policies and Programs to Protect the Environment.



**191-25 Moved by Councillor Fred Fowler, Seconded by Councillor Vernon Hermer**

**Be It Resolved That** Council receives for information the Administrative Report prepared by the Environmental Task Force Sub-committee for Short Term Accommodations regarding a potential Short Term Rental By-law;

**And That** Council requests the Task Force continue investigating the details for regulating short-term rentals, and provide an updated report to Council for further discussion.

**Carried**



**Resolution of the Regular Council  
of the Corporation of the Township of North Frontenac**

**Date:** March 14, 2025

**Resolution # 97-25**

**Moved By:**  
Councillor Fred Fowler

**Seconded By:**  
Councillor Vernon Hermer

**Be It Resolved That** Council receives for information the Minutes of a Meeting of the Environmental Task Force held February 25, 2025;  
**And That** Council approves the Task Force creating and distributing a quarterly newsletter focusing on environmental issues based on the season.

**Carried**

Mayor

From: Darwyn Sproule  
Sent: June 13, 2025 12:46 PM  
To: Tara Mieske  
Cc: Roy Huetl; Corey Klatt  
Subject: 2025 Voluntary Septic Inspection Program

Tara – for the Environmental Task Force, we have completed the agreement with the MVCA for the 2025 Voluntary Septic Inspection season. The following lakes have been included plus perhaps a couple of inspections on Gull Lake in response to the owner's requests:

Buckshot Lake – 110 properties  
Grindstone Lake – 51 properties  
Marble Lake – 77 properties  
Shawenegog Lake – 64 properties  
Shabomeka Lake – 101 properties  
Little Mississagagon - 13 properties  
Norcan Lake – 37 properties  
Mississippi Rv & Georgia Lake – 95 properties  
Total 548 properties

Darwyn Sproule  
Public Works Manager  
Township of North Frontenac