

Regular Council Agenda - AMENDED

(As of October 30, 2025)

9:00 AM - Friday, October 31, 2025

Council Chambers

[Zoom Meeting Registration](#)

1. Call to Order

- a) Public Notice regarding Recording of Meetings 8
[Recorded Meetings - Notice to Public](#)

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. Approval of Agenda

- a) October 31, 2025

Be It Resolved That Council approves the Agenda dated October 31, 2025, as circulated.

4. Disclosure of Pecuniary Interest and General Nature Thereof

5. Business Profile

- a) Harlowe Green 9

Be It Resolved That Council receives for information the Business Profile of Harlowe Green provided by the Economic Development Task Force (EDTF).

[Business Profile - Harlowe Green](#)

6. Presentations

None.

7. Delegations

None.

8. Adoption of Minutes

- a) Minutes of the Meeting(s) to be adopted by Council 10 - 20

Be It Resolved That Council adopts the Minutes as circulated, a Regular Meeting of Council held October 10, 2025; and a Special

Meeting of Council held October 24, 2025.

[Regular Council - 10 Oct 2025 - Minutes - Pdf](#)

[Special Council - 24 Oct 2025 - Minutes - Pdf](#)

9. Business Arising Out of Minutes

Battery Energy Storage System (BESS) Proposal

- a) Resolution #344-25: Municipal Support Resolution and Lease Option Agreement 21 - 22

Whereas at the meeting on October 24, 2025, Council passed Resolution #344-25 receiving for information an Administrative Report regarding the proposed Battery Energy Storage System Project Update; and Council advised they would consider the Municipal Support Resolution and Lease Option Agreement at the October 31, 2025 Regular Meeting;

Now Therefore Be It Resolved That Council receives for information an email dated October 29, 2025 from Kevin Whyte, Government Relations and Development, Alectra, advising that the Alectra Team appreciated the interest and dialogue developed with the local community; and that Alectra will require more time to work through the feedback received;

And That Alectra is requesting consideration of the Option to Lease Agreement and Municipal Support Resolution be placed on hold;

And That Council agrees to defer any consideration of this project.

[Resolution #344-25](#)

[Email from Alectra](#)

- Public Comments Received after October 24, 2025 Council Meeting 23 - 53

[Public Comments](#)

[Attachment #1- Russell](#)

[Attachment #2 - Hallman](#)

[Attachment #3 - Alectra Response](#)

[Attachment #4 - Trenwith](#)

[Attachment #5 - Grindrod](#)

[Attachment #6 - Sorrels](#)

[Attachment #7 - Lancaster](#)

[Attachment #8 - Higgins](#)

[Attachment #9 - Petition in Opposition](#)

10. Communications

- a) Clerk's Administrative Report - Communications 'A' Section 54

Be It Resolved That Council receives for information Section 'A' Items of the Clerk's Administrative Report entitled "Communications of Interest."

[Communications of Interest - Pdf](#)

- b) Communications 'B' Section - Action Items

Be It Resolved That Council receives for information a letter dated October 20, 2025, from Pat Lamanna on behalf of residents on Thacker Lane, advising the property owners on Thacker Lane currently use East Bay Lane for access;

And That the Township's Level of Service Policy By-law #89-13 (as amended) sets out the length of maintenance on East Bay Road to 1.38 kilometers;

And That Thacker Lane turns left off East Bay Road approximately 0.9 kilometres beyond the point where the Township ends its maintenance of East Bay Road; and property owners must contribute to the maintenance costs of both East Bay Road and Thacker Lane;

And That the residents request the Township assume maintenance of the 0.9 kilometres of East Bay Road which leads to Thacker Lane, with the property owners continuing to maintain Thacker Lane;

And That Council instructs the Public Works Manager to provide a recommendation regarding this request at an upcoming meeting.

[Letter from Thacker Lane Residents Oct. 20, 2025](#)

Be It Resolved That Council receives for information a letter dated October 27, 2025 from Lions Club of Land O'Lakes advising the Annual Northbrook Santa Claus Parade will take place on Saturday, November 22 at 3:30 p.m. and inviting the Township of North Frontenac to have a float in the parade;

And That the Lions Club thanks Council for their continued support and generous donation to the parade;

And That as the Kaladar/Barrie Fire Department has participated in past parades and it is jointly operated by the Township of North Frontenac and the Township of Addington Highlands they may wish to participate in the parade at the discretion of the Fire Chief;

And That Council approves providing Public Works trucks and/or equipment subject to availability of staff and provided there isn't inclement weather;

And That Council does not wish to participate in the Santa Claus Parade by adding a float, at this time.

[Santa Claus Parade Letter to Township of North Frontenac 2025 - ACC](#)

11. Council, CAO, and Managers' Administrative Reports

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Appointment of Deputy Mayor";

And That Council receives for information the presentation(s) from:

And That Council appoints _____ as the Deputy Mayor for a one year term;

And That Council will consider an Appointing By-law later in the Meeting.

[Appointment of Deputy Mayor - Pdf](#)

- b) Clerk/Planning Manager: Shore Road Allowance Closure and By-law - Joly/Michelizza 64 - 67

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Shore Road Allowance Closure and Sale By-law –Joly/Michelizza";

And That, as required by By-law #2025-04, the following be declared as surplus and sold to the adjoining owner:

All That Part of the Shore Road Allowance adjoining Coxvale (Pine) Lake lying in front of Lot 1, Registered Plan 1144, geographic Township of Clarendon, being Part 1 on Registered Plan 13R-6196

And That an appraisal of the property is not necessary as this is a Shore Road Allowance;

And That Council will consider a By-law later in the meeting to Stop-up, Close and Sell this portion of the Shore Road Allowance.

[Shore Road Allowance Closure and By-law - Joly/Michelizza - Pdf](#)

- b) Director of Emergency Services/Fire Chief: Request for Early Delivery of New Pumper-Tanker 68 - 69

Be It Resolved That Council receives for information the Director of Emergency Services/Fire Chief's (DESFC) Administrative Report entitled "Request for Early Delivery of New Pumper-Tanker";

And that Council approves early delivery of the new pumper-tanker;

And that Council authorizes the Treasurer to transfer the required funds from the Fire Sustainability TCA Reserve Fund.

And that Council will reconsider the immediate surplus sale of the 2011 Ford F550 mini pumper;

And that Council instructs the DESFC to review the apparatus in the current fleet and provide recommendations for Council's consideration at a future meeting.

[Request for Early Delivery of New Pumper-Tanker - Pdf](#)

- c) Manager of Community Development: Proposed Agreement with Hydro One for Temporary Use of Plevna Helipad and Area 70 - 81

Be It Resolved That Council receives for information the Manager of Community Development's Administrative Report entitled "Proposed Agreement with Hydro One for Temporary Use of Plevna Helipad and Area";

And That Council authorizes the Manager of Community Development, in consultation with the CAO, to execute a Lease Agreement with Hydro

One on behalf of the Township; with the Agreement to include the Township's Insurance Provider's requirements and all other Township standard requirements.

[Proposed Agreement with Hydro One for Use of Plevna Helipad and Area - Pdf](#)

- d) Manager of Community Development: Local Government Week - Activities Follow-Up 82 - 83

Be It Resolved That Council receives for information the Manager of Community Development's (MCD) Administrative Report entitled "Local Government Week - Activities Follow-Up".

[Local Government Week - Activities Follow-Up - Pdf](#)

- e) Manager of Community Development: Electric Vehicle (EV) Charging Stations - Update 84 - 88

Be It Resolved That Council receives for information the Manager of Community Development's Administrative Report entitled "Electric Vehicle (EV) Charging Stations - Update";

And That Council directs staff to continue to advocate for further discounts/solutions for EV Billing;

And That the \$28,000 previously approved to be taken from the Infrastructure Sustainability Fund for the installation of the Chargers be used to cover the monthly deficits the chargers are carrying due to high delivery charges, as the funds were not used for installation of the Chargers;

And That the Manager of Community Development will report back at a future Council Meeting once further information from ChargeON has been received.

[Electric Vehicle \(EV\) Charging Stations - Update - Pdf](#)

- f) Public Works Manager: Request to Extend the Winter Maintenance Limits - Ragged Chutes Road 89 - 90

Be It Resolved That Council receives for information the Public Works Manager's Administrative Report entitled "Request to Extend the Winter Maintenance Limits - Ragged Chutes";

And That Council denies the request to extend winter maintenance operations on an additional 800m section of Ragged Chutes Road, to coincide with the current summer maintenance limits.

[Request to Extend the Winter Maintenance Limits - Ragged Chutes Road - Pdf](#)

12. External Committees/Local Boards/Task Force Notes and Reports

- a) Housing Advisory Task Force 91 - 93

Be It Resolved That Council receives for information the Minutes of a Meeting of the Housing Advisory Task Force held October 8, 2025.

[HATF Minutes - October 8, 2025](#)

Be It Resolved That Council receives for information the Minutes of a Meeting of the Environmental Task Force held September 30, 2025.

[Environmental Task Force - 30 Sept 2025 - Minutes - Pdf](#)

13. Giving Notice of Motion (By a Member of Council to the Clerk for Council's consideration for inclusion on the next Meeting Agenda)

14. Motions, Written Notice of which has been Given (By a Member of Council and approved by Council at a prior Meeting)

None.

15. Council Portfolio Verbal Reports

- a) Each Council member has a portfolio for which they are responsible. 97 - 98
The Councillor may provide a verbal report for information purposes.

[Council Portfolios 2022-2026](#)

16. Introduction and Reading of By-laws

- a) By-law(s) to be Considered: 99 - 101

Be It Resolved That leave be given the Mover to introduce the following By-laws that have been circulated to all members of Council:

- #2025-48 To Appoint a Deputy Mayor
- #2025-49 To Stop up, Close and Sell a Shore Road Allowance

And That these By-laws be read a first, second and third time and finally passed.

[#2025-48 To Appoint a Deputy Mayor](#)

[#2025-49 To Stop up, Close and Sell Shore Road Allowance](#)

17. Public Forum

18. Closed Session

None.

19. Rise and Report (Overview of the Closed Session by the Presiding Officer)

20. Confirmatory By-law

- a) Confirming By-law #2025-50 102

Be It Resolved That By-law #2025-50 being a By-law to confirm all actions and proceedings of Council for its Regular Meeting held October 31, 2025, be read a first, second, and third time and finally passed.

[2025-50 Confirming By-law - October 31, 2025](#)

21. Adjournment

- a) Motion to Adjourn

Be It Resolved That Council adjourns the Meeting at _____ a.m. until November 21, 2025, or at the call of the Chair.



Please be advised North Frontenac Council Meetings are recorded. By attending a public meeting of Council, you are consenting to your image, voice and comments being recorded.

The Chair and/or the Clerk have the discretion and authority at any time to direct the termination or interruption of the recording. Such direction will only be given in exceptional circumstances where deemed relevant. Circumstances may include instances where the content of debate is considered misleading, defamatory or potentially inappropriate to be published.

The Township shall not be responsible should technical difficulties prevent the recording of any meeting, or a portion thereof. Technical issues may include but are not limited to the availability of the internet connection, device failure or malfunction, unavailability of social media platforms or power outages. It should be noted that no protection is afforded to Council Members, Employees or the public for comments made during Meetings which are subsequently challenged in a court of law and/or determined to be defamatory.

Notice is hereby provided that under the authority of the Municipal Act, 2001 and in accordance with the Municipal Freedom of Information and Privacy Act (MFIPPA), that all information provided for at a public meeting or other public process are considered a public record.

Members of Council, Staff, Delegates and attendees should be mindful of using names of individuals or entities when discussing matters in public. Attendees are advised that they may be subject to legal action if their actions result in inappropriate and/or unacceptable behaviour or comments.

Harlowe Green is a female, locally owned independent business located at 4285 Henderson Road, Arden; 90 Brock Street, Kingston; and at harlowegreen.com. It is a refillery of home and personal care goods that lacks any single use plastic packaging. Customers can order their goods in deposit mason jars (can return the jar and get their money back), a 'forever' dispenser or refill. Refills save money on the packages price of the product you'd find online or in the shop (usually between 10% and 35%), which makes choosing better, a little more affordable. Harlowe Green is a Living Wage Certified Employer and everything in the refillery is all made in Canada, as local as possible, with the ingredients being vetted by the Environmental Working Group for personal and environmental health.

Harlow Green

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Regular Council Minutes

9:00 AM - Friday, October 10, 2025
Council Chambers

- Present:** Mayor Gerry Lichty; Deputy Mayor John Inglis; Councillor Roy Huetl; Councillor Wayne Good; Councillor Vernon Hermer; and Councillor Fred Fowler
- Absent with Regret:** Councillor Stephanie Regent
- Also Present:** Corey Klatt, Chief Administrative Officer, Dipl. M.A.; Tara Mieske, Dipl. M.A., M.M. Clerk/Planning Manager; Darwyn Sproule, P. Eng., Public Works Manager, Adam Robinson, Director of Emergency Services/Fire Chief; Brooke Ross, Dipl. M.A., Manager of Community Development; Kelly Watkins, Dipl. M.A., M.M., Treasurer; and McKenzie Millar, Technical Services Officer

1. Call to Order

The Mayor called the meeting to order at 9:00 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. Approval of Agenda

a) *October 10, 2025*

323-25 Moved by Councillor Roy Huetl, Seconded by Councillor Vernon Hermer

Be It Resolved That Council approves the Agenda dated October 10, 2025, as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

None declared.

5. Business Profile

a) *Homes and Cottages Unlimited Realty Inc.*

324-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Roy Huetl

Be It Resolved That Council receives for information the Business Profile of Homes and Cottages Unlimited Realty Inc. provided by the Economic Development Task Force (EDTF).

Carried

6. Presentations

None.

7. Delegations

None.

8. Adoption of Minutes

a) *Minutes of the Meeting(s) to be adopted by Council*

325-25 Moved by Councillor Roy Huetl, Seconded by Councillor Vernon Hermer

Be It Resolved That Council adopts the Minutes of the following meetings as circulated:

1. A Regular Council meeting held September 18, 2025;
2. A Meeting of the Personnel and Audit Committee held September 23, 2025

Carried

9. Business Arising Out of Minutes

None.

10. Communications

a) *Clerk's Administrative Report - Communications 'A' Section*

326-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Roy Huetl

Be It Resolved That Council receives for information Section 'A' Items of the Clerk's Administrative Report entitled "Communications of Interest."

Carried

b) *Communications 'B' Section*

None.

11. Council, CAO, and Managers' Administrative Reports

a) *Clerk/Planning Manager: Proposed 2026 Meeting Dates*

327-25 Moved by Councillor Roy Huetl, Seconded by Councillor Vernon Hermer

Be It Resolved That Council receives for information the Clerk/Planning Manager's

Administrative Report entitled “Proposed 2026 Council Meeting Dates”;

And That Council sets the 2026 Council Meeting Schedule as follows:

January 16, 2026 at 9:00 am
February 6, 2026 at 9:00 am
February 27, 2026 at 9:00 am
March 20, 2026 at 9:00 am
April 10, 2026 at 9:00 am
May 1, 2026 at 9:00 am
May 21, 2026 at 5:00 pm
June 11, 2026 at 5:00 pm
July 9, 2026 at 5:00 pm
August 13, 2026 at 5:00 pm
September 11, 2026 at 9:00 am
October 2, 2026 at 9:00 am
October 23, 2026 at 9:00 am
November 16, 2026 at 1:00 pm (Inaugural Meeting of Council)

Carried

- b) ***Clerk/Planning Manager: Shore Road Allowance Closure Approval in Principle - Roberts, Strong, Smith and Paddock***

328-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Roy Huetl

Be It Resolved That Council receives for information the Clerk/Planning Manager’s Administrative Report entitled “Shore Road Allowance Application for Approval in Principle – Roberts, Strong Smith and Paddock”;

And That Council approves in principle the Application to close, stop up and sell part of the Shore Road Allowance(s) described below:

- Part of the Shore Road Allowance lying in front of Lot 1, Registered Plan 1465, geographic Township of Clarendon (Big Gull Lake)
- Part of the Shore Road Allowance lying in front of Lot 286, Plan 1044, geographic Township of Barrie (Kashwakamak Lake).
- Part of the Shore Road Allowance adjacent to Lot 15, Concession 8, geographic Township of Barrie (Mississagagon Lake).
- Part of the Shore Road Allowance lying in front of Pt Lot 17 and 18, Concession 7, geographic Township of Barrie (Mississagagon Lake).

Carried

- c) ***Director of Emergency Services/Fire Chief: Essential Services Fair 2025***

329-25 Moved by Councillor Roy Huetl, Seconded by Councillor Vernon Hermer

Be It Resolved That Council receives for information the Director of Emergency Services, Fire Chief (DESFC)'s Administrative Report entitled “Essential Services Fair -

August 23, 2025”;

And That the Township of North Frontenac and Addington Highlands provided a Services Fair to promote and showcase the services available to the residents of the two Townships.

And That Council instructs the Director of Emergency Services/Fire Chief to review the information from the 2025 Essential Services Fair and to provide recommendations at a future Regular Council Meeting regarding future Essential Services Fairs.

And That Council requests the Mayor to sign Thank You letters to all Agencies that participated at the Essential Services Fair in 2025.

Carried

d) ***Manager of Community Development: Attendance at the 2025 Ontario East Municipal Conference (OEMC)***

330-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Roy Huetl

Be it Resolved That Council receives for information the Manager of Community Development's Administrative Report entitled "MCD Attendance at the 2025 Ontario East Municipal Conference (OEMC)".

Carried

e) ***Public Works Manager: Community Emergency Preparedness Grant (CEPG) Round 3 2025-2026***

331-25 Moved by Councillor Roy Huetl, Seconded by Councillor Vernon Hermer

Be It Resolved That Council receives for information the Public Works Manager's Administrative Report entitled "Community Emergency Preparedness Grant (CEPG) Round 3 2025-2026";

And That Council directs the Public Works Manager to proceed with the Application for the Community Emergency Preparedness Grant for two (2) Mobile Communication Towers (Portable Changeable Message Signs);

And That Council directs the Chief Administrative Officer (CAO) to sign the Application and enter into an Agreement upon the Township's successful Application for Funding.

Carried

f) ***Public Works Manager: Memorandum of Understanding - Ontario Federation of Snowmobile Clubs - District 2 - Mazinaw Power Line Snowmobile Club***

332-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Fred Fowler

Be it Resolved That Council receives for information the Public Works Manager and Clerk/Planning Manager's Administrative Report entitled "Memorandum of Understanding - Ontario Federation of Snowmobile Clubs - District 2 - Mazinaw Power Line Snowmobile Club";

And That Council will consider a By-law later in the meeting to sign the Memorandum of Understanding.

Carried

12. External Committees/Local Boards/Task Force Notes and Reports

a) *Committee of Adjustment/Planning Advisory Committee*

333-25 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 Committee of Adjustment/Planning Advisory Committee held August 25, 2025.

Carried

b) *Housing Advisory Task Force*

334-25 Moved by Councillor Fred Fowler, Seconded by Councillor Vernon Hermer

Be It Resolved That Council receives for information the September 10, 2025 Notes of the Housing Advisory Task Force (HATF);

And That Council approves the 2025-2026 HATF Terms of Reference.

Carried

c) *Economic Development Task Force*

335-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Fred Fowler

Be It Resolved That Council receives for information the September 15, 2025 Notes of the Economic Development Task Force (EDTF);

And That Council supports joint Task Force Meetings with Central Frontenac to determine potential opportunities to partner on initiatives and events.

Carried

d) *Joint Health and Safety Committee*

336-25 Moved by Councillor Fred Fowler, Seconded by Councillor Vernon Hermer

Be It Resolved That Council receives for information the August 22, 2025 Notes of the Joint Health and Safety Committee (JHSC).

Carried

13. Giving Notice of Motion (By a Member of Council to the Clerk for Council's consideration for inclusion on the next Meeting Agenda)

None.

14. Motions, Written Notice of which has been Given (By a Member of Council and approved by Council at a prior Meeting)

None.

15. Council Portfolio Verbal Reports

a) *Each Council member has a portfolio for which they are responsible and provided a verbal report for information purposes.*

16. Introduction and Reading of By-laws

a) *By-law(s) to be Considered:*

337-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Fred Fowler

Be It Resolved That leave be given the Mover to introduce the following By-law that has been circulated to all members of Council:

- #2025-46 To Sign Memorandum of Understanding with Ontario Federation of Snowmobile Clubs

And That this By-law be read a first, second and third time and finally passed.

Carried

17. Public Forum

The Mayor invited questions and comments from the public attending the meeting in person and virtually. These Public Comments will not form part of the Council Minutes.

Note: The DESFC, MCD, PWM and Treasurer left the meeting at this time.

18. Closed Session

a) *Closed Meeting of Council*

338-25 Moved by Councillor Fred Fowler, Seconded by Councillor Vernon Hermer

Be It Resolved That Council retires to Closed Session at 9:43 a.m. to:

- a. Adopt minutes of Closed Meeting of Council held September 18, 2025; and
- b. Adopt minutes of a Closed Meeting of the Personnel and Audit Committee held on September 23, 2025.

Carried

19. Rise and Report (Overview of the Closed Session by the Presiding Officer)

The Mayor advised that during the Closed Session, Council adopted minutes of a Closed Meeting of Council held September 18, 2025; and minutes of a Closed Meeting of the Personnel and Audit Committee held September 23, 2025.

20. Confirmatory By-law

a) *Confirming By-law #2025-47*

339-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Roy Huetl

Be It Resolved That By-law #2025-47 being a By-law to confirm all actions and proceedings of Council for its Regular Meeting held October 10, 2025 be read a first,

second, and third time and finally passed.

Carried

21. Adjournment

a) *Adjournment of Meeting*

340-25 Moved by Councillor Roy Huetl, Seconded by Councillor Vernon Hermer

Be It Resolved That Council adjourns the Meeting at 9:54 a.m. until October 24, 2025 or at the call of the Chair.

Carried

Mayor

Clerk



Special Council Minutes

9:00 AM - Friday, October 24, 2025
Council Chambers

Present: Mayor Gerry Lichty; Deputy Mayor John Inglis; Councillor Roy Huetl; Councillor Wayne Good; Councillor Regent (Electronic Participation); Councillor Vernon Hermer; and Councillor Fred Fowler

Also Present: Corey Klatt, Chief Administrative Officer, Dipl. M.A.; Tara Mieske, Dipl. M.A., M.M. Clerk/Planning Manager; Darwyn Sproule, P. Eng., Public Works Manager; Kelly Watkins, Dipl. M.A., M.M., Treasurer; Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager; Fire Chief Casey Cuddy, Kaladar Barrie Fire Department; James McCarthy, Solicitor with Cunningham Swan; Lisa Asbreuk, Solicitor with Cunningham Swan; Sonya Bolton, Manager of Community Development, County of Frontenac; and Dmitry Kurylovich, Project Manager/Senior Planner, County of Frontenac

1. Call to Order and Opening Remarks

The Mayor called the meeting to order at 9:01 a.m. and read the opening remarks.

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. Approval of Agenda

a) *October 24, 2025*

341-25 Moved by Councillor Vernon Hermer, Seconded by Councillor Fred Fowler

Be It Resolved That Council approves the Agenda for the Special Meeting dated October 24, 2025, as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

None declared.

5. Closed Session

a) *Closed Meeting of Council*

342-25 Moved by Councillor Fred Fowler, Seconded by Councillor Vernon Hermer

Be It Resolved That Council moves into Closed Session at 9:03 a.m. pursuant to the following subsections of the Municipal Act Section 239(2):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(k) 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.

More specifically, to discuss a potential Battery Energy Storage System Project, including a potential option agreement

Carried

Note: Councillor Good arrived at the Closed Session at 9:34 a.m.

6. Rise and Report (Overview of the Closed Session by the Chair)

The Mayor advised that, during the Closed Session, Council received a presentation from Lisa Asbreuk, Solicitor with Cunningham Swan, regarding a potential option agreement for the Battery Energy Storage System.

7. Presentation

a) *Lisa Asbreuk, Cunningham Swan*

343-25 Moved by Deputy Mayor John Inglis, Seconded by Councillor Roy Huetl

Be It Resolved That Council receives for information the presentation from Lisa Asbreuk, Partner with Cunningham Swan, entitled "Legal Review of Alectra Proposed Battery Energy Storage System (BESS) project; and thanks her for her time spent today.

Carried

b)

Note: The CPM left the meeting at this time.

8. Council, CAO, and Managers' Administrative Reports

- a) **Public Comments**
 - 1. **Public Comments provided by email**
 - 2. **BESS Opposition Petition**

b) **Battery Energy Storage System (BESS) Project Update**

344-25 Moved by Deputy Mayor John Inglis, Seconded by Councillor Roy Huetl

Be It Resolved That Council receives for information the Clerk Planning Manager's (CPM) and Public Works Manager's (PWM) Administrative Report entitled "Battery Energy Storage System (BESS) Project Update";

And That Council will consider the Municipal Support Resolution (MSR) and Lease Option Agreement (LOA) at the next regular meeting of Council on October 31, 2025.

Carried

9. Public Forum

a) **Comments during Public Forum**

345-25 Moved by Deputy Mayor John Inglis, Seconded by Councillor Roy Huetl

Be It Resolved That Council provides that during the Public Forum comments will be limited to two (2) minutes with no compound or follow up questions to ensure all public have an opportunity to be heard;

And That Council includes these provisions as the Procedural Policy provides for Public Forum but does not set out any time provisions.

Carried

The Mayor invited questions and comments from the public attending the meeting in person and virtually.

Note: Councillor Good and Councillor Regent left the meeting at approximately 2:30 p.m.

10. Confirmatory By-law

a) **Confirming By-law #2025-45**

346-25 Moved by Deputy Mayor John Inglis, Seconded by Councillor Roy Huetl

Be It Resolved That By-law #2025-45, being a By-law to confirm all actions and proceedings of Council for its Special Meeting held October 24, 2025 be read a first, second, and third time and finally passed.

Carried

11. Adjournment

a) **Motion to Adjourn**

347-25 Moved by Councillor Roy Huetl, Seconded by Deputy Mayor John Inglis

Be It Resolved That Council adjourns the Meeting at 2:48 p.m. until October 31, 2025 or at the call of the Chair.

Carried

Mayor

Clerk



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

Date: October 24, 2025

Resolution # 344-25

Moved By:
Deputy Mayor John Inglis

Seconded By:
Councillor Roy Huetl

Be It Resolved That Council receives for information the Clerk Planning Manager's (CPM) and Public Works Manager's (PWM) Administrative Report entitled "Battery Energy Storage System (BESS) Project Update";

And That Council will consider the Municipal Support Resolution (MSR) and Lease Option Agreement (LOA) at the next regular meeting of Council on October 31, 2025.

Carried

Mayor

From: Kevin Whyte
Sent: October 29, 2025 5:21 PM
Subject: Request to put option to lease and MRS on hold

Good Afternoon Corey,

Our team appreciates the interest and dialogue developed with the local community regarding the proposed BESS project; feedback that we value and listen to. As we continue to review feedback, we do require additional time to work through it. Consequently, I am writing to request that the consideration of the option to lease agreement and municipal support resolution regarding the proposed BESS project be put on hold. We will assess future opportunities in subsequent submission windows for this project, as appropriate. We sincerely thank the community, staff, and council for their on-going engagement throughout this process.

Best Regards,

Kevin Whyte, MBA, M.Litt
Government Relations and Development

Date	Name	Comment
2025-10-20	Deborah and Andrew Webb Stephanie and Carlos Lopez	<p>We are writing to you with serious concern regarding the BESS project proposed by Alectra Energy and strongly urge you to vote NO at the October 24th meeting. We own property on Lake Kashwakamak and have been residents for a number of generations. The reasons we choose to live in North Frontenac mainly centre around 'environment' - natural splendor, forests, wildlife, clean air and clean water in hundreds of lakes. This environment is our townships greatest attraction and its largest economic asset. It is why we choose to live here, pay our taxes and support our local community. It is also why thousands of tourists come every year to spend their vacation dollars. This project appears to have little economic benefit to the township but includes the potential of risks that could place all of this in jeopardy.</p> <p>The Kashwakamak Lake Association has submitted a letter detailing, at length, the potential damage that could ensue to the township and its environment and we fully support its position. It is, of course, very important that we consider all opportunities to generate and distribute energy efficiently and cleanly. And, in the right location, BESS might be viable. This proposed location in North Frontenac is not the right location and within 1500 feet of a major watershed lake is absurd.</p> <p>If South Frontenac, Rideau Lakes and Prince Edward County have already rejected this project it is difficult to understand how North Frontenac could consider it.</p> <p>Again we ask you, for the current and future good of North Frontenac, to please reject this proposal.</p>
2025-10-22	Jack Russell	See Attachment #1
2025-10-22	Doug Hallman	See Attachment #2
2025-10-23	Alectra (Response to Doug Hallman)	See Attachment #3
2025-10-23	Larry Trenwith	See Attachment #4
2025-10-24	Mike Hage	<p>Dear Mayor Lichty & councillors, please find below my questions:</p> <ol style="list-style-type: none"> 1. Kindly clarify and provide justification to the choice of location for the BESS project? 2. Is it true that this is phase 1 with others to follow? 3. Is the financial benefit to the Township enough to justify and mitigate the risk to the surrounding lakes, residents, businesses and ecosystem? What
2025-10-24	Tory Grindrod	See Attachment #5
2025-10-24	Carol Sorrels	See Attachment #6
2025-10-24	Derrick Lancaster	See Attachment #7
2025-10-27	Ron Higgins	See Attachment #8
2025-10-27	David Arama	<p>Hundreds of North Frontenac township residents and business owners attended the "BESS Information Meeting" scheduled for 10:30am at the township council chambers. It was an overflowing crowd made up of 100% opposing this project. For 2 hours, we heard from the township lawyer and mayor promoting the project, and giving a sales pitch. It was apparent that they had already made up their minds, and just wanted to make it appear that they were listening to the taxpayers and residents. There is massive opposition to constructing a lithium battery industrial facility right next door to wilderness resorts, cottages, and sensitive wetlands ecosystems.</p> <p>I would like to see a referendum for this project, since 90%+ are opposing this greed-infested project, and this corrupt bloated township. Also, a referendum on Amalgamating North Frontenac with Central and South Frontenac, to reduce the disgraceful spending, bloated staff salaries, and infrastructure at Plevna.</p>
2025-10-27	Petition in Opposition of BESS	See Attachment #9 - 510 signatures (For a copy of the signature page, please contact the Clerk's Department)

From: Jack Russell
Sent: Wednesday, October 22, 2025 7:00:48 AM
Subject: battery energy storage system

Good day

I am writing this letter to all members of council for North Frontenac in conditional support of continuing to pursue the application for a storage facility in the municipality.

First, I would like to tell you all that I am a retired Civil Engineer and I owned / operated three small to medium sized manufacturing businesses in Cobourg and area over the last 20 years of my working career. Subsequent to that I have been involved in developing an industrial subdivision in Cobourg to provide much needed industrial building lots in this part of Ontario. I also own and operate two "FIT" solar power generating projects in Northumberland County.

In addition to the above, my wife and I have been cottage owners on Browns Bay Road since 1990, so we obviously have an interest in any development of this sort.

I believe that the experience I have gained throughout my career has enabled me the opportunity to assess many different project initiatives and I would like to weigh in on the project that you and council have initiated regarding battery storage.

Let me begin by saying that Battery Storage facilities are no doubt the way of the future, not just in Ontario, but all over the world. New power generating stations are extremely expensive to build and can take more than 20 years for planning, approval and construction phases. The current plan to kick start Wesleyville Generating Station west of Port Hope is a case in point.

Battery storage facilities allow the province to effectively expand generating capacity by storing power in non peak hours and using it in peak usage periods. Location of these systems is obviously most cost effective when they are adjacent to the electrical grid transmission lines.

There is a fair bit of resistance on social media to the project in question, some of which is based on valid concerns and much of which appears based on hearsay and incident reports from early generation project designs which are now outdated.

The question at hand right now is a simple one. Does this storage facility location make sense to the IESO? In other words, is it situated on the power grid in a location that would make it a cost effective addition to the grid. The answer to that question can only be answered by IESO and for them to review and respond to that question requires Council support in principle at this time.

IF it is determined that North Frontenac would be a good location, then the real work begins on designing the system in such a way that it does not create risks that cannot

be mitigated. By the time this system gets to the design stage, there will be multiple installations in operation in Ontario which will provide much needed design consideration data to ensure the new facility can be operated safely and without undue risks to the environment.

I would like to suggest that a citizens advisory committee be formed to provide much needed design input to both council and Alectra, if and when this project passes the IESO hurdle. I would be happy to volunteer for such a committee and assist in the development of its objectives.

I will close by commending Council for looking “outside the box” in regard to this project. Not only can it provide a useful new revenue stream to the local municipality, but it can also assist the province to assure a more stable and cost effective power grid to support all citizens and businesses in the years ahead. Please listen closely to the current opposition groups and then ask yourselves, “How can we make sure this project is built with safety and environmental stewardship at the forefront of the design”? I believe that the technology has evolved in the past 10 years where this can be accomplished. Having said that, if the Citizens Advisory Committee and council find that the hazards cannot be successfully mitigated, then the project would not go forward.

Best regards

Jack Russell
Cobourg and Browns Bay Road, North Frontenac.

Lake Kashwakamak, Mississagagon and Marble Lake Resort Owners,

Thank you all for supporting the opposition to the 506 BESS project. In case you didn't see an email from the township yesterday I've attached the agenda for your convenience. The meeting is on Friday 10/24 and it starts at 9:00am. The Council moves into close session shortly after and then will open to the public at 10:30. If you need a zoom link it can be found

here: https://us02web.zoom.us/webinar/register/WN_OBWTuArPTzOLrmL4onntvw#/registration

I have read though all 103 pages of the document and would advise you to do the same, but here are the key things from the Township that caught my attention:

- The only people that have come out to support this project is the Law Firm that the Township has hired to review the proposal and the Township itself. The other 33 responses from residents, mostly from our lakes, have all said Vote NO to this proposal. They cite pollution/contamination, zoning regulations, wetlands, location, decommissioning/potential cleanup costs and noise as main reasons to Vote No.
- According to the township lawyers: "Alectra cannot compel this project at this location, but when developers know or believe transmission capacity is available on a Hydro One transmission line, expect that multiple developers may pursue a project on that line in the vicinity."
- There are bi-law changes that are going to be instituted on Friday October 24th which state that "The Corporation of the Township of North Frontenac has the capacity, rights, powers and privileges of a natural person". It also gives them other rights, from which I can tell, are to enable them to sign the needed paperwork and to grant the project the permission to move forward. Why exactly we want our township to be the same as a person in the eyes of the law I couldn't tell you.
- There will be a vote to give Alectra a Lease Option Agreement (LOA) and a Municipal Support Resolution (MSR) on Friday October 31st which is required for them to move forward with this bid.
- The township had been working on this project long before the project was proposed at the June 15th meeting though the Environmental Task Force.
- The township expects payments from the project to make up 3-5% of the annual budget which is between \$224,069.13 and \$373,448.55 a year. Numbers are derived from the 2025 Tax Rates document on the county website which lists the full amount to be raised for the Municipal Taxes. This does not include potential taxes for education and county taxes which I have not seen discussed anywhere.
- This project is formally known as "North Frontenac Energy Storage 1". This designation as Energy Storage 1 is extremely worrying as it implies that this may only be part of the overall project that they want to eventually have located here. While I have not tracked down just how many of the large battery storage sites

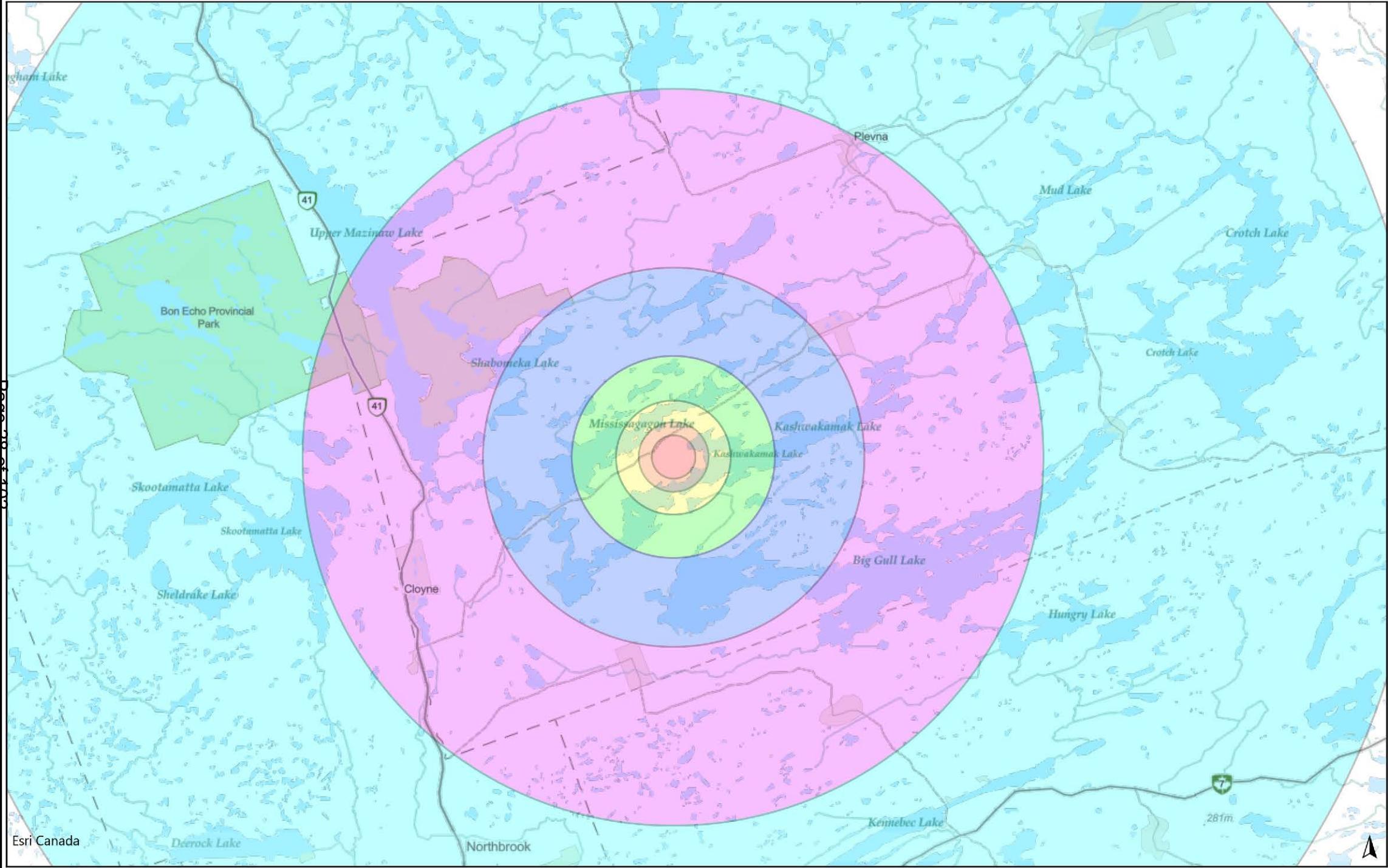
have had multiple phases, all of the top sites in the US do. I would note that there are 4 high tension lines that go through this area, all with capacity. I have asked Alectra they plan to tap into all 4 or only 1 of these lines which would be normal. I have also asked if there are plans for additional sites, of which I am still awaiting a response. It is likely that even if this project is built, this will not be the last of the large scale BESS projects in the surrounding site.

As a side note from Frontenac Shores we have continued to do research and reach out to the Alectra. Though their responses we have learned some things and had additional questions of which we are waiting to hear back from them. I've updated our presentation and have reattached it here. Key take aways is as followed:

- The proposed BESS is 140MW and 1120MWh of battery storage. If built today this would be the largest battery storage project, in the way of power stored, in Canada, and would be in the top eight by my count in North America. This isn't a small project.
- I pushed hard and am still pushing hard on the Fire issue and Alectra stated "In short, no additional equipment or training is required" and that it would just burn itself out. This issue is top of mind after the last 4 terrorizing days of forest fires in our township. A fire at the BESS wouldn't just be a fire there but could easily spread to the forest/wetlands surrounding the site directly impacting our homes and resorts.
- Alectra said that they would follow the 40db noise limit set by the Province. I've requested clarity as that is not actually what the rule says. It says 45dBA during the day 40dBA overnight and doesn't limit outside noise at all at night as long as inside noise is under 40dBA. I have also asked for exact locations of the BESS and the property lines they would be using to determine the sound coming from the site. No response yet, but you can use the attached maps as a good guide. Basically every part of all three of our lakes may have 24/7/365 noise assuming they are only able to meet that level and it is quite outside.

Thanks and hope to see you all at the meeting on Friday,

Doug Hallman
Board Member
Frontenac Shores

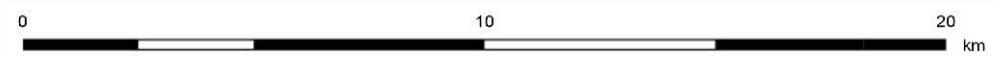


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BESS Sound Pollution

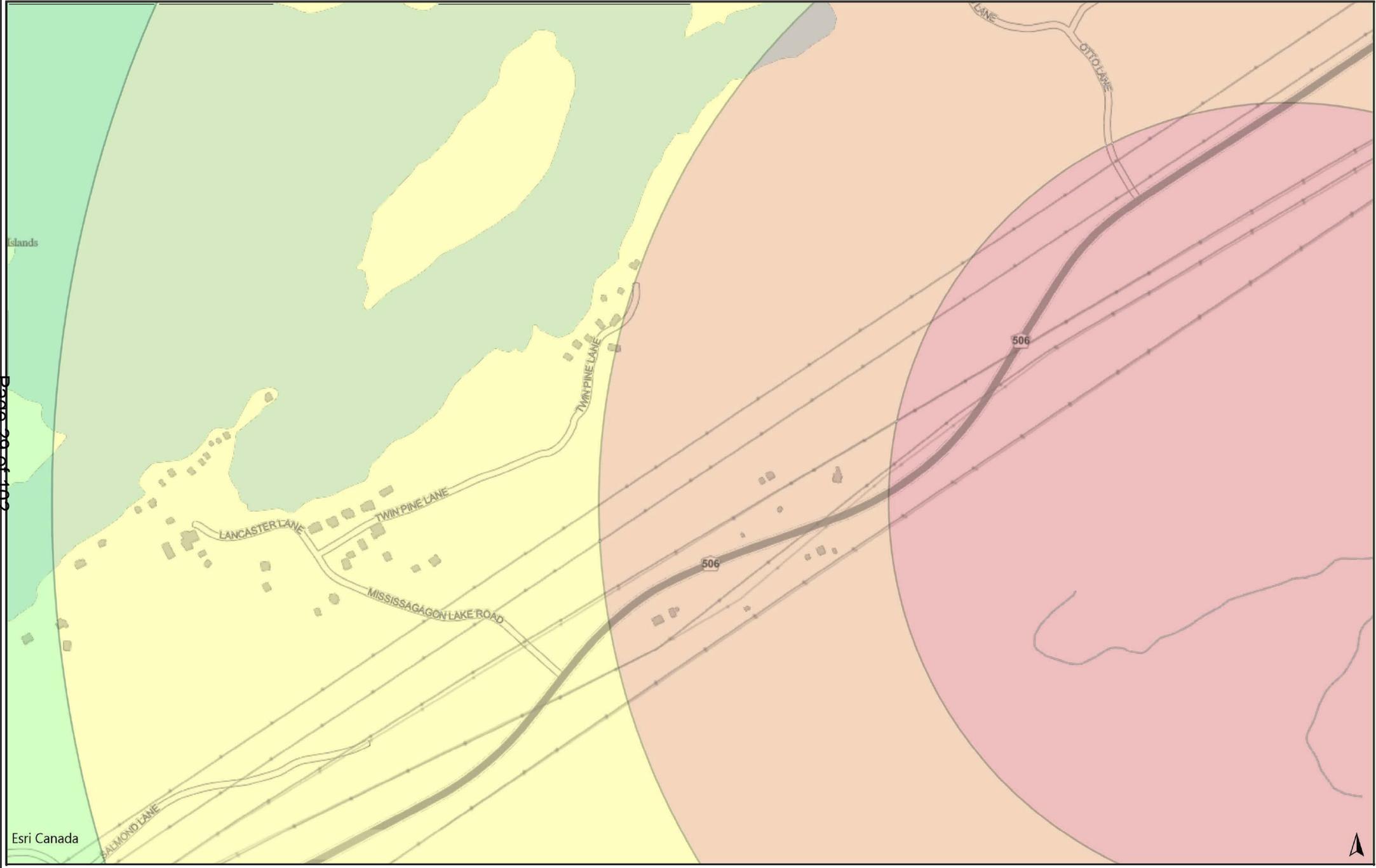
Over 45 dBA daytime	Over 40 dBA nighttime
39-45 dBA daytime	34-40 dBA nighttime
33-39 dBA daytime	28-34 dBA nighttime
27-33 dBA daytime	22-28 dBA nighttime
21-27 dBA daytime	16-22 dBA nighttime
15-21 dBA daytime	10-16 dBA nighttime
9-15 dBA daytime	4-10 dBA nighttime

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes
 Due to the tonality of the 120HZ transformer, that specific sound would be able to be heard 10DBa below ambient sound, compared to GDBa below for other sounds produced by the BESS



Legend

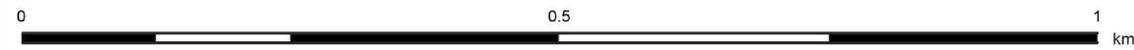
BESS Sound Pollution

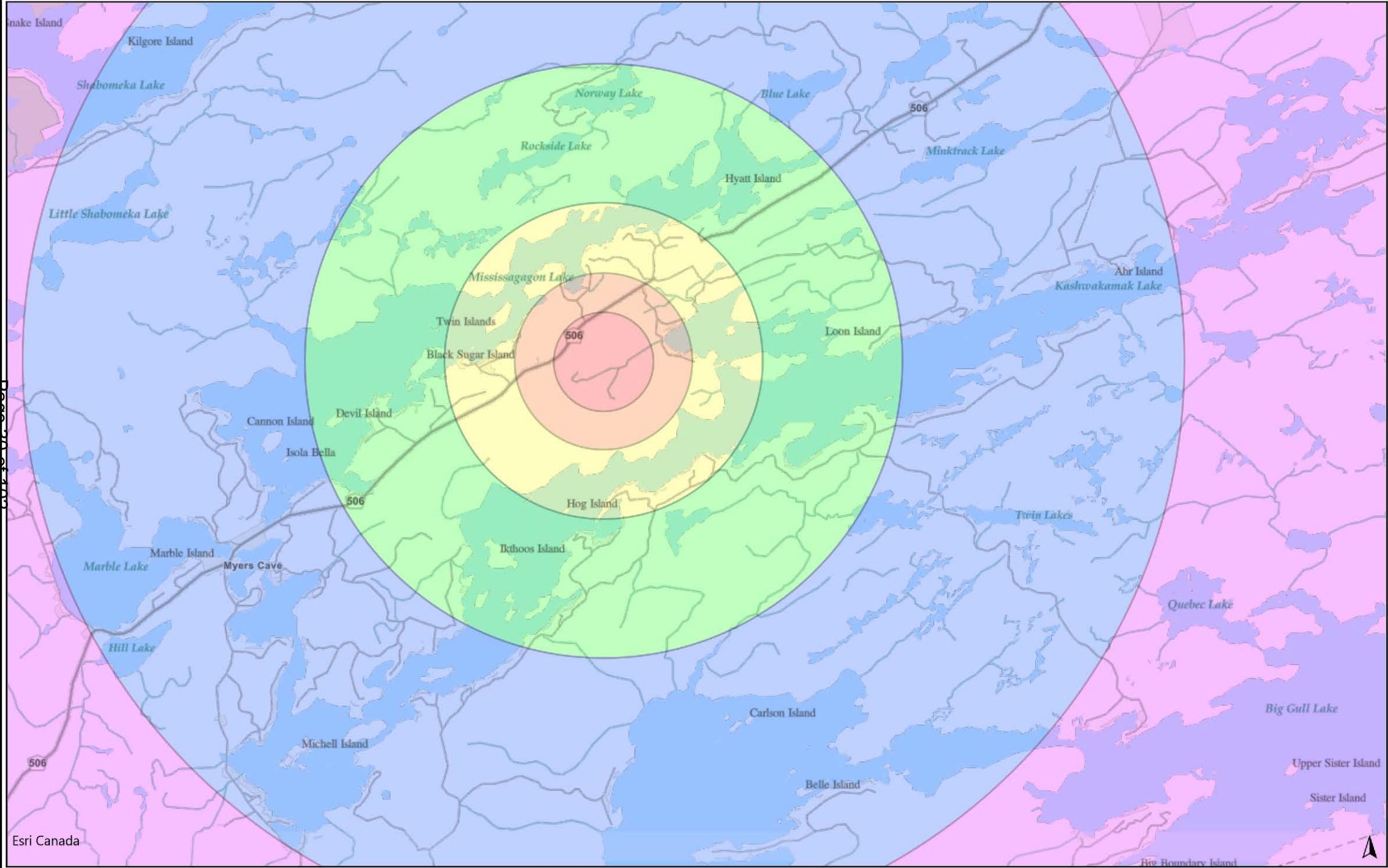
- Over 45 dBA daytime
Over 40 dBA nighttime
- 39-45 dBA daytime
34-40 dBA nighttime
- 33-39 dBA daytime
28-34 dBA nighttime
- 27-33 dBA daytime
22-28 dBA nighttime
- 21-27 dBA daytime
16-22 dBA nighttime
- 15-21 dBA daytime
10-16 dBA nighttime
- 9-15 dBA daytime
4-10 dBA nighttime

Notes

Due to the tonality of the 120HZ transformer, that specific sound would be able to be heard 10DBa below ambient sound, compared to 6DBa below for other sounds produced by the BESS

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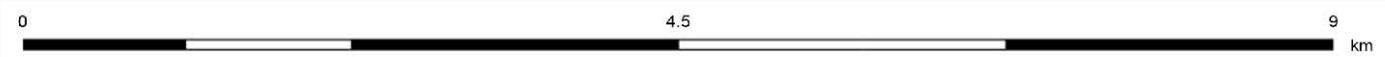


Legend

BESS Sound Pollution

- Over 45 dBA daytime
Over 40 dBA nighttime
- 39-45 dBA daytime
34-40 dBA nighttime
- 33-39 dBA daytime
28-34 dBA nighttime
- 27-33 dBA daytime
22-28 dBA nighttime
- 21-27 dBA daytime
16-22 dBA nighttime
- 15-21 dBA daytime
10-16 dBA nighttime
- 9-15 dBA daytime
4-10 dBA nighttime

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes
Due to the tonality of the 120HZ transformer, that specific sound would be able to be heard 10DBa below ambient sound, compared to GDBa below for other sounds produced by the BESS

From: Kevin Whyte
Sent: October 23, 2025 1:43 PM
To: Douglas Hallman
Subject: RE: North Frontenac BESS - Questions from Frontenac Shores

Good Afternoon Doug,

Thank you for your questions.

Please see our responses below:

Q 1. What are the exact coordinates of the property line that you are proposing to lease? If you overlay the proposed site in your community presentation your site on your google map onto google earth (after account for the perspective of the site that was given in the photos) you get an overlaid image on a flat map that looks like this:



At that point I've derived the coordinates to be approximately:

North East: 44.8632851, -77.0689760
South East: 44.8618359, -77.0679197
North West: 44.8648590, -77.0652865
South West: 44.8633558, -77.0639456

If you migrate those points to the official North Frontenac Maps, you discover that there is a creek that runs almost exactly along your southern proposed boundary, and from the best I can tell from DRAPE maps, there is a wetlands area which is discussed below.

A
1.

1. The above outline was based on an early conceptual layout, and presented in initial discussions. Currently we believe the site can be accommodated on <10Acres, whereas the polygon above is close to ~15-20Acres. For example, this is a more realistic view of what the site footprint may look like (with the yellow polygon representing a 10-acre BESS site, the blue representing the option area for interconnection / access road):



We believe this will allow for sufficient setbacks from waterways, the Hydro One corridor, and the operating waste site.

Q
2

There are several reasons why the specifics of the coordinates matter. One, is that there is a clear path in the event of a run off from the site (from rain storms to firefighting activity) that will directly allow that water to enter Kashawakamak Lake, though the above mentioned stream/creekbed. Upon consulting the Ontario Wetland Evaluation System Southern Manual 4th Edition 2022 the part of the wetlands that you would be building on would be considered a Palustrine (page 51) or an Isolated Wetlands (page 52). An environmentalist would have to visit the site to be able to confirm which of the two types of wetlands that you would be building on top of. I am not an expert on this topic, but the concern would be that a wetland would extend beyond the open water which is shown above the dark area on the left hand side of your building site. Per section 3.27.f/3.28 of the building code by-laws you would have to be 30m meters offset from it, or 120m back if the wetland would be considered a Provincially Significant Wetland of which I am not able to say which limits this would fall under. Eitherway, building on top of a wetland would not be permitted. Per section 29.1 and 29.1.1 you would also be prohibited from clearcutting trees within 30m of the creak and the swap which would prevent you from clear cutting nearly a third of the proposed site assuming it is not a Provincially Significant Wetland which would eliminate over two thirds of the proposed site outside of the north western corner which would be closest to residential properties. Note this is by visuals alone and obviously the study that you had mentioned before would be needed to tell if this is the case. If it is, would you be looking to move the proposed site to a different location?

A
2 As part of our development process, additional environmental studies would be required to confirm the extent and nature of wetlands and other sensitive areas, however as mentioned above we believe we are currently able to accommodate any necessary setbacks. As part of our site design, a hydrogeology study would need to be prepared and site grading and drainage would need to ensure that the site does not impact runoff into sensitive areas or neighboring properties. The North Frontenac Official Plan does not identify there being Provincial Significant wetlands on site. The project would be within the 500m area of influence around the neighbouring waste site, and would be subject to additional on-going environmental monitoring.

Q
3 Secondly the specifics matter for calculating noise pollution.

Per your previous email you said that would have to respect the 40dB limit set by the province. I have to assume you are talking about the Ontario guideline "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)" Guide section B7.1 and in reference to table B-1 and B-2, classifying the area as "Class C" area which states that between 07:00 and 19:00 hours outdoor sound levels need to be below 45DdBa and 19:00-23:00 hours below 40dBA. Table B2 shows the same thing except for what would be measured inside of a residence between 23:00-07:00 hours and set no limit for outside sound during that time frame. Am I correct on which you are referencing your sound level limits from or is there a different set of noise level limits you are planning to abide by?

A
3 It is our understanding that the Class 3 area limits defined in NPC-300 would likely apply, which would require limiting noise levels to 40/45dB depending on the time of day.

Q
4 The reason that the location of where your site is being promised is important is because these limits would come into effect on where there is a dwelling which is used fulltime or seasonably. Per your proposed sketch the closest residence that I could find based on the North Frontenac Map is 3358 Route 506. It's property line is almost exactly 400m from the proposed site. Is it safe to assume that would be receptor site #1 which would limit the overall output of noise? If so, for the sake of a napkin sketch, that means that for every doubling in distance from the source, sound levels would drop 6 dBA. With a known 400m and 40/45dBA we can then calculate the following:

Distance	dBA Daytime (assuming 45dBA @400m)	dBA Nighttime (assuming 40 dBA @400m)
400M	45 dBA	40 dBA
800M	39 dBA	34 dBA
1.6KM	33 dBA	28 dBA
3.2KM	27 dBA	22 dBA

	6.4KM	21 dBA	16 dBA
	12.8KM	15 dBA	10 dBA
	25.6KM	9 dBA	4 dBA
A 4	<p>The above analysis makes an assumption that there is a 40/45db noise at 400m from the source, and that only 6db of noise is attenuated per doubling of that distance (this assumes there is no attenuation or barriers in the way, which is not the case). A noise study would need to be performed to confirm noise levels at certain distances from the source. It is worth noting that hilly, heavily forested terrain, such as is found at the proposed site, will attenuate noise much faster than open space for example. Our projects currently under construction for example, were assessed to have noise levels drop below 45dB within 60-75m from the site boundary, and are situated in open areas. Even with the above assumptions, we would expect noise levels to be close to typical ambient levels in forested areas within 400m of the site, and with the additional attenuation provided by the surrounding forest and terrain, we would expect in reality much lower than this.</p>		
Q 5	<p>Currently you are proposing a 140MW/1120MWh plant. Do you plan to tie into all 4 overhead lines, or do you plan to connect less than that? Are there internal plans that have or have not yet been proposed to the township for additional phases to this project?</p>		
A 5	<p>We are planning to connect via a single 230kV transmission line connection. There are no plans for additional phases to the project. The number 1 at the end of the special project entity (North Frontenac Energy Storage 1 Holdco Inc.) was put there to differentiate from any other proponent who may look to use the same name for their special project entity.</p>		
Q 6	<p>The reason for the question about the number of tie ins, is related to the number of transformers you will have on site as they tend to be the loudest tonal sound producers. While you would still be limited to the overall sound levels, increases in the number of transformers would increase the tonal properties of the site. In doing research we came across the Acoustic Assessment Report for the Dry Falls Solar Project in Grant County, Washington (200MW/800MWh). They are building next to 3 high power lines and they are using 2x 85MVA and 1x 170MVA transformers which were specifically called out in Section 5.2 Table 7 with 125Hz levels of 112dBL and 109dBL respectively. The overall Broadband Level of the BESS and Transformers will be between 102 and 108dBA. Obviously the public would not be subjected to those levels, but those are some of the reference points of which we are looking at. I would note that the sound levels at that site can be higher and their acoustical study only went to 45dBA as this rural farmland was considered an heavily industrialized building zone.</p>		

A 6	As noted, the same noise considerations would be applicable for transformers as for BESS units. As transformers will be much more localized in the substation area of the project, additional strategies may be used to mitigate noise impacts through layout, transformer specification, and/or the addition of noise barriers on-site, if required.
Q 7	In the previous email when asked about the RTE (Round Trip Efficiency) of the proposed site you stated that you only use tier-1 suppliers. Unfortunately this answer does not actually address the question. The reason for the question is to put into perspective the amount of energy being released back into the environment. As you know the first law of the conservation of energy is that energy cannot be created nor destroyed. Per the LT2 of the IESO in section 2.2.i.i it implies that if your RTE would be less than 75% that you would not qualify for full reimbursement of your electrical generations. With a 75% RTE efficiency that would imply that you would be releasing massive amounts of energy in the form of heat and sound back into the area. Assuming you are outputting the full capacity of the battery per day that would have the BESS releasing roughly 280MWh of energy into the surrounding area on a daily basis. That would be enough to power roughly 10,000 homes.
A 7	The reason why we are not able to specify a round-trip-efficiency number is that the equipment has not been selected yet. However, in general we are seeing RTE on the order of 85-88%. It should be noted that BESS resources are capacity resources, whose value is in their ability to deliver power quickly when needed, and to do so they must charge and remain available for dispatch. This is best compared to natural gas peaker plants currently used to provide much of this capacity for the Ontario grid. Charging energy can be considered equivalent to the “fuel” inputs. The overall efficiency of a natural gas plant on the basis of embodied energy in fuel inputs vs. electrical output is significantly lower – in the 30-40% range.
Q 8	Another question is based on your 10 Acres response for the battery site. You stated that the battery site would be less than 10 Acres, but that is a very different statement then the entire site would be 10 Acres. You did not give an answer on how large your overall site would be. This is a concern as the Dry Falls Solar Project is proposing putting a smaller project (190 units) on 33 acres (as part of a much larger 2500 acre site). As an association we are curious why other sites which are smaller require significantly more land. How many total acres are you proposing leasing from the township, how many of those would be clear cut acres?
A 8	A precise figure is not available as it depends on the choice of BESS technology and the layout of the site optimized for site conditions, taking into account required spacing, setbacks, access routes, substation etc. 10 Acres is a conservative number for the overall footprint of the site, of which the BESS units would occupy an overall smaller area (early indicative layouts indicate closer to ~6 Acres for the BESS equipment, which includes spacing between units).

Q 9	<p>As far as the fire department is concerned, we understand the logic of letting a single container burn itself out, but only one of the five large 5 container fires that have happened this year have been contained to a single container. That single incident was during construction of the site. From the US fires where there was footage of the site on fire, fire crews actively attempted to mitigate the spread of the fire to the surrounding containers and area. In two of the three in the past two months, 2 individual containers burnt, and the third had 4 containers burned. As the closest resort to your location we are not comfortable with the plan of basically doing nothing and just let it burn out. We agree that once the battery container has reached thermal runaway there is little that can be done to save that pack but the goal must be preventing the rest of the packs from going up. There is also a significant concern as there have been forest fires in the area and each summer we are typically under a total burn ban. With less than 30 active firefighters in a 454 square mile township, 3 pumper trucks, and 2 tankers to use to protect it, it seems like we are asking for serious trouble if there is an incident at the BESS. While doing extensive research on the fires that have happened it has come to our attention that there is typically some time between an initial alarm until the fire department is called when it is determined that there is a full blown fire at the site. We also have noticed that with many of recent fires have had evacuations which happen close by to the BESS and as an association we would be firmly in the evacuation zone.</p>
A 9	<p>The current recommended guidance for outdoor BESS facilities which are well designed to have adequate separation and isolation between BESS units and surrounding elements is to allow fires to burn and extinguish themselves without water, to reduce unnecessary runoff into sensitive waterways. While we can't comment on the specific issued that may have contributed to BESS fires spreading beyond a single container, it should be noted that a current standard of practice is to perform full-scale BESS fire testing in accordance with UL 9540A, which replicates real-world installation conditions to evaluate how a large-scale facility would behave in the event of a fire. Our objective would be to evaluate suppliers who could demonstrate through testing that a BESS fire originating in an individual container would not spread to adjacent containers, without any intervention or water used for suppression. In Ontario, all BESS equipment must meet this standard and is regulated by the Electrical Safety Authority. It should be noted that while BESS fires are much more highly publicized than conventional fires, they are still quite rare. While there have been 11 BESS failures worldwide in 2025 as per EPRI, these include a range of different manufacturers, ages, and applications. With an estimated 261 GWh of BESS capacity installed globally, the failure rate is 0.4 per GWh installed (same rate recorded in 2024), which represents a 98% decrease since 2018. While the use of BESS units worldwide has exponentially increased over the last number of years, failures have not followed the same trend line. Failures have largely flatlined which is represented in the 98% decrease.</p>
Q 1 0	<p>A known challenge in our area is the lack of consistent cell service. Most of the lake is not covered and while many have internet, not all residents do. This begs the question of how an evacuation, or shelter in place notice would go out to the</p>

	<p>general public. Our lakes are known for boating, kayaking, swimming, and other outdoor activities. It is highly conceivable that someone would be on the lake Kayaking and be more than two hour away from shelter in the event of an emergency. More than likely, even if there was cell service to send an alert to the community of an emergency, those on the lake wouldn't have their phones while on the water. This stresses the need in the planning phase that AES plans for and implements an early alert system which would go off anytime that there is an incident at the BESS. That would give the thousands of people staying on the lake during the summer time or hundreds there over the off season the ability to seek shelter or to self evacuate if their shelter isn't designed to keep out deadly air pollution (like those in tents or campers on the lake). This would also require an ongoing educational campaign for those in the surrounding area which would only be complicated by the fact that there would be many tourists visiting the area year round.</p>
<p>A 1 0</p>	<p>We would defer to the local fire department on how and when they would issue any general public warnings. Based on the location, there is significant separation between the BESS site and nearest homes. It should be noted that in past instances where shelter-in-place orders have been issued, these have been precautionary. In instances where air quality conditions were monitored in the vicinity of active BESS fires, no harmful conditions have been observed. A 2025 study published by Fire & Risk Alliance (a 3rd party fire and safety risk consultancy) assessed historical BESS fires noted that “Air sampling from past incidents has found that contaminant concentrations beyond the immediate fire scene do not pose a public health risk.” The study also explains that gases emitted from BESS fires are typically common gases such as CO, CO2 and VOCs, and that emissions from BESS fires are similar to conventional fires. https://cleanpower.org/wp-content/uploads/gateway/gateway/2025/04/Safety-Executive_Summary_04-25-25.pdf#:~:text=In%20none%20of%20the%20reviewed%20cases%20of,run%2Dof%2C%20and%20groundwater%20testing%20in%20specific%20instances.</p>

All the best,

Kevin Whyte, MBA, M.Litt
Government Relations and Development

From: Larry Trenwith
Sent: Wednesday, October 22, 2025 4:48:58 PM
Subject: BESS Comments

There's a lot being said about the proposed BESS installation in North Frontenac. Most of the dialogue has been down in the weeds and centres around the potential fire risks, environmental risks & benefits, site location, potential noise pollution, possibly jobs and so on.

My question is bigger, "why is this being considered in the first place?"

There's really only 1 answer — because of the money. Has nothing to do with the environment.

We should also be very clear — this BESS project is NOT an unsolicited proposal out of the blue. The company responded to a request from a couple of (activist) councillors to submit a proposal.

In private conversation a councillor quite openly admitted it's about the potential revenue to the township - they say as much as maybe \$140,000/year.

Unfortunately, the township has an abysmal record with these "revenue generating" green initiatives and financial projections.

Solar roof panels were supposed to save the township money after an initial \$50k investment. Instead, according to a recent media report, the township is still roughly \$3,000 in the hole and needs to spend a minimum of \$12k to get it operating again, extending the payback period by at least another 2-½ years. By any standard a negative return over 15 years is not a good investment - period. Any further investment is throwing good money after bad.

Then there's the more recent EV charging debacle. This one could cost taxpayers upwards of \$12 - 20k/year. All because you chased so called "free" money (aka a grant) - but there's no such thing as free money as regardless of the level of government all public funds come from one source, the taxpayers. This was another unwarranted "feel good" pet project of a couple of councillors.

Now we have a BESS project on the table because "it will make us money" — well I think we all can be forgiven if we're more than a little skeptical of these projections as well.

Here's some "weed" whacking now.

I'm just a layman but when I'm told the site has to be near a transmission line (for obvious reasons) but that transmission line must have excess capacity to handle the feed in from the storage facility - well if the line is always operating under capacity

doesn't that kind of mean there hasn't been, isn't and probably won't be demand on that line that would require the extra feed in power?

Proponents say the risk of fire is nearly zero. The measure they use is # of failure incidents per GWh deployed. You have to love statistics. In this case the deployed GWh of storage is increasing exponentially as additional capacity is added to existing site installations. The number of installations has grown much less.

Interestingly, while that capacity related ratio is nearly zero the actual number of incidents has remained pretty stable over the last 7 years (that's why you love stats, because choose the right one and you can demonstrate the result you want, in this case decreasing and very low risk)

if the risk is so low why are the sites so large with such a wide clear cut buffer around a much smaller actual installation footprint?

I did some research and digging and applied the same kind of capacity metric to pipelines (pipeline incidents per barrel of oil flow) excluding deliberate sabotage

the incident per GWh for BESS is stated as 0.02666 (0.03)

the incident per barrel of oil computes to 0.00000002678

that's right, the chance of a BESS fire is nearly 1 million times greater than an oil spill from a pipeline

All of which proves the old saying "there's lies, damn lies, and statistics". So in reality both are very low risks what's a bit troublesome is that the risk of pipeline spills has been a mainstay of opposition to pipelines but a risk a million times greater is just a-ok for a green initiative.

Then there's the job creation element. Truth is any jobs created are a) temporary and b) likely to be filled primarily from outside companies and labour due to the nature of the skills required and limited supply of local qualified resources. For arguments sake let's suppose that the majority of our local electricians and trades persons are employed on this project. What's that going to mean for any resident or cottager that needs work done; what's it mean for any new construction &/or housing projects, when all our local skilled labour is contracted out for a couple of years on this project? Do we expect taxpayers to delay their projects and needs for 2-3 years?

Others have written about the site selection and potential negative environmental impacts so I won't bother.

So we're back to the money in the final analysis. Seems the only group guaranteed to make a ton of money is the applicant with their scheme to buy hydro that isn't needed cheap at night from OPG and sell it for a premium to Hydro 1 Distribution.

Will there be a financial benefit to the Township? Maybe, could probably even say probably - but quantifying that, in my opinion is a crap shoot based on your track record to date.

Might it be better that council stay focused on the real needs of the residents and taxpayers of the township rather than facilitating some, undoubtedly politically well connected, organization get rich scheme.

Cheers,

Larry

From: Tory Grindrod
Sent: Friday, October 24, 2025 12:00 AM
Subject: BESS please vote NO

I am writing to each counsellor in the North Frontenac to vote NO for Battery 140 MW Lithium Ion Project (BESS Proposal)

The many negative facts have been laid out on our environment with ground leakage and seeping into lakes, not having proper fire equipment and trained fire staff

And the list goes on

I would like to know WHY

this major issue was not announce or forwarded to the NF property owners, taxpayers and their families by mail, newspaper, and especially in our Spring tax bill ?

And finally having a meeting after the summer residents have closed up their cottage ?

Can you tell me what are the reasons OR possibility even thinking of this

Here are the following facts that need to be aware and answered to us taxpayers:

Concern resident

Victoria Grindrod

1. Dangerously Close to Two Critical Lakes in the Mississippi Watershed

2. Well Water/Drinking Water Is at Risk - With No Municipal Backup

3. Toxic Fire Risk With No Way to Contain It

4. Electra Benefits BUT the Township Bears Risks - Decommissioning and Clean-Up Could Cost \$30–50+ Million Creating Long Term and Untenable Liability Risks for the Township:

5. Long-Term Harm to Infrastructure, Nature, and Community This Project Belongs in a Safer, Environmentally Appropriate Location

As mentioned in point 2 above, because it is so important to our health and futures, here is additional information on groundwater contamination:

Invisible Groundwater Contamination from a BESS Facility: What It Is and Why It Matters

1. What Causes It?

A BESS facility contains a complex mix of hazardous materials, including:

- Electrolytes (often organic solvents or fluorinated compounds)
- Heavy metals (nickel, cobalt, manganese, lithium)
- PFAS (“forever chemicals”) used in fire suppression systems
- Coolants, oils, and corrosion-resistant coatings
- Plasticizers and binders that degrade over time

Contamination can occur through:

- Slow leaks from battery containers or cracked foundations
- Faulty or corroded seals, pipes, or drainage systems
- Rain or snowmelt carrying chemicals into the ground
- Fire suppression runoff, especially when mixed with toxic fire suppressants

These leaks might be microscopic, intermittent, or below the surface, making them invisible to the naked eye—but devastating over time.

2. Why Is It So Dangerous?

- You can’t see it, smell it, or taste it. Many of these chemicals do not have colour, odour, or taste.
- Contaminants can move quickly through fractured bedrock, especially in areas like North Frontenac, where geology includes cracks, fissures, and shallow soils.
- Even small leaks can accumulate over months or years, spreading outward in a plume.
- A homeowner might not notice until they get sick or a well test comes back positive—often long after the source has been buried or removed.
- Some chemicals, like PFAS and lithium salts, persist in the environment for decades.

3. What Are the Consequences?

- Permanent contamination of private wells — no safe drinking water.

- Destruction of lake or wetland ecosystems, as chemicals migrate to surface water.
- Massive costs for bottled water, filtration systems, or property abandonment.
- Devaluation of homes and cottages near the site — even if they are not yet contaminated.
- Legal and financial liability for the township if cleanup is not pre-funded or if insurance fails.

4. Why Is It Hard to Detect or Prove?

- Groundwater flows beneath the surface, often unpredictably.
- Testing is not continuous. Unless there's regular multi-point well testing, contamination may go unnoticed for years.
- By the time a problem is detected, the source may have migrated, making legal attribution difficult.
- Most BESS developers do not monitor groundwater long-term unless specifically required by permit or law.

Bottom Line

A BESS facility poses an unacceptable invisible threat to public health and the environment in an area with:

- No municipal water
- Shallow soils and fractured bedrock
- A pristine lake system that feeds the Mississippi River

Petition to the Township of North Frontenac: Opposing the Proposed Alectra Energy Solutions BESS Facility

We, the residents and concerned citizens of North Frontenac, hereby express our strong opposition to the proposed 140 MW Battery Energy Storage System (BESS) facility by Alectra Energy Solutions, and we urge the township council to vote NO on the project.

Our concerns include:

1. Environmental Impact on Our Waterways:

The proposed site's proximity – just 1,500 feet from Kashwakamak Lake and 2,000 feet from Mississagagon Lake – poses catastrophic risks of contamination from fires, chemical leaks or system failures. These lakes feed into the Mississippi River watershed, and contamination could cause irreversible damage to ecosystems, wildlife and our drinking water sources.

2. Risks to Private Well Water and Local Water Supplies:

With no Municipal water backup, our community relies on private groundwater wells and lakes. Contamination from a fractured bedrock site could spread rapidly through aquifers, threatening the health and safety of residents with silent, invisible pollutants like PFAS and heavy metals, for which there are no effective household filtration methods.

3. Fire and Toxic Hazard:

Lithium-Ion battery fires are difficult to extinguish, produce toxic gases, and can involve explosions. The lack of local firefighting equipment and training significantly increases the risk of uncontrollable fires that could spread to surrounding forest and water bodies, endangering lives, property and the environment.

4. Financial and Liability Risks:

Decommissioning costs are estimated at over \$20-\$30 million, with potential cleanup exceeding \$50 million if contamination occurs. The township would bear long-term liability with little assurance of financial guarantees, risking taxpayer funds on an industrial project with a limited 10-15 year lifespan.

5. Community and Infrastructure Disruption:

Construction and operation will cause ongoing noise, dust, vibration and increased traffic on fragile rural roads, permanently altering the character of our community and reducing property values. The project provides minimal local employment benefits, primarily short-term during construction.

Our Request:

Given the significant environmental, health, safety and financial risks, we respectfully call upon the North Frontenac Township Council to:

“Vote NO” on the proposed Alectra Energy Solutions BESS facility.

Seek alternative, more suitable locations such as industrial parks or brownfield sites that do not threaten vital water resources or community safety.

Prioritize our community’s health, environment and long-term wellbeing over short-term industrial profits.

Carol Sorrels
Ardoch, ON

Together we stand committed to preserving the natural beauty, safety and integrity of North Frontenac for current and future generations.

Addendum to Lancaster Open Letter to Council sent out Oct. 10:

Reflection on the October 24 Meeting

By Derrick Lancaster — Lancaster's Resort, Lake Mississagagon

Following my earlier open letter on accountability and transparency in North Frontenac, I wanted to share a few reflections after attending the October 24th public meeting on the proposed Battery Energy Storage System (BESS) between Kashwakamak and Mississagagon Lakes.

The turnout — both in person and online — showed how deeply this community cares about our lakes, forests, and collective future. Yet what many of us witnessed was not a transparent, collaborative process, but a defensive presentation that left more questions than answers.

The mayor's tone toward residents immediately felt combative condescending, particularly toward those who took time away from work and family to participate. At one point, he seemed frustrated that people were still asking questions, noting that there had already been public meetings in June and August — as though it were the public's fault for not knowing about them. With limited press coverage, postal delays, and Facebook news restrictions, it's not surprising that many residents simply never knew those sessions took place.

He also claimed public opinion was "split," despite there being no letters of support in the public record. If such support exists, it seems to come mainly from around the council table, not from the residents who showed up or wrote letters of concern. At one point, he acknowledged that the landfill "has enough problems already," yet moments later described it as "the only suitable site." That contradiction alone calls for a proper site-suitability and hazard assessment before any commitments are made.

Township counsel, Lisa Asbreuk of Cunningham Swan, assured the audience that this is a sound agreement with a reputable company. She spoke clearly and appeared sincere, but residents deserve more than reassurances from a lawyer who ultimately reports to the same council already leaning in favour of the project. An independent legal and environmental review would go a long way toward restoring public confidence.

When applause broke out over comments that residents had been blindsided by the project, it reflected not hostility but frustration. People simply want to be informed and involved before irreversible decisions are made. Notices of this scale should be mailed directly alongside annual tax invoices or property notices — a simple step that would ensure every ratepayer is aware of developments that could alter their community. Right now, those affected are expected to hunt for information on scattered web pages or word-of-mouth updates. It's hard not to feel like they want our money but not our opinions.

As someone born and raised here, whose family has operated Lancaster's Resort for more than forty years, I bring both lived experience and professional perspective — with a Fish and Wildlife Technician diploma, an Honours degree in Tourism and Environment, domestic and international work experience, and ten months of service on the township's Economic Development Task Force (EDTF). That experience taught me how personal interests and politics can influence volunteer committees — members supporting ideas only if they weren't near their own properties or withholding information that might have changed outcomes. It's human nature, but it shows why balanced representation and clear conflict-of-interest disclosure are essential.

From what's publicly available, the Environmental Task Force (ETF) includes councillors, residents, and small-business owners supported by staff. While participation is valuable, at least three members appear affiliated with the same lake association — a lake far from the proposed site. The group brings enthusiasm and advocacy, but limited formal expertise in environmental engineering, hydrology, or energy systems — the very fields required to evaluate industrial-scale developments. There also appear to be household or business overlaps among members and staff that deserve disclosure. None of this questions anyone's integrity, but it highlights the need for transparency and professional oversight when such groups inform township policy.

The Township should commit to disclosing the qualifications, affiliations, and potential conflicts of all task-force members — not just those on the ETF — and clarify whether participants were chosen for their expertise, their representation, or simply because they were the only volunteers.

Having worked and studied tourism in rural regions, I understand how powerful the rural idyll can be — the wish to preserve a place exactly as it is. Sometimes that instinct, however well-intentioned, can blind communities to opportunities that serve the greater good. But this project, in this particular location, is not one of those opportunities. Its siting raises deeper concerns about governance and motive. Several nearby landowners and businesses, ourselves included, have had to push back against municipal overreach in the past. When controversial projects follow those tensions, it's hard not to wonder whether planning decisions are being shaped as much by relationships and resentments as by evidence and public interest.

Serious safety questions remain unanswered. Will a comprehensive wildfire or hazard-interface assessment be conducted to professional standards before any approval is granted? The recent wildfire in the township showed how quickly events can escalate in our heavily forested region. It's also vital to understand how a large-scale battery installation would react in such a scenario — whether it was the cause of a fire or caught in one. A high-energy industrial facility in a headwater landscape demands far greater scrutiny and emergency planning.

Accountability is also at stake. This contract will last twenty years, outliving councils, staff, and many of us who were in attendance. If the facility later proves louder, brighter, or riskier than expected, what authority will the Township have to enforce changes or

withdraw support? Are there review periods, performance clauses, or termination options — or will we be locked into a generational commitment with no leverage?

I urge Council to address three things clearly and publicly:

1. Will a professional wildfire or hazard-interface assessment be completed before any approval is granted?
2. What contractual protections ensure accountability if the project's impacts exceed expectations over the next twenty years?
3. Will the Township disclose the qualifications, affiliations, and potential conflicts of all task-force members — and how and why they were appointed?

Unfortunately my father and I could not attend the full meeting, but we had heard and seen enough. I don't speak for every resident, but I share the concern of many who feel excluded from the process. I'm not opposed to renewable energy or change — only to secrecy, condescension, and decisions made without genuine consultation.

Derrick Lancaster

Lancaster's Resort, Lake Mississagagon

Council I want to state for the record that I support this project in principle. This means I would support under a number of conditions.

- 1) that agreement is to proceed with studies and approvals before final project approval.
- 2) if approved, that we all know all the agreements and contract stipulations before final approval.

Unfortunately the majority of residents appear to be not in favour of this project.

The reason for my position is that I have researched this in detail and have found that this industry has learned from past issues and that containment and environmental protections are in place to mitigate any major issues. Here is a summary of why I support based on recent information. "Impact on Watershed, Wells and Drinking Water" Through the emerging phase of BESS technology, batteries were first installed in buildings, followed by containers and now in pods. A pod is a sealed metal container with air venting enclosing a single sealed battery stack. Each pod is individually replaceable and contains fire suppression technology. They are designed to be co-located yet isolated from each other to protect from incident spread. This technology evolution is one of the key reasons for the 98% incident reduction. In the unlikely event of a battery thermal runaway causing fire, water is not used and the pod is left to burn out. It is true that such a fire could break battery containment within the pod. However, pods are designed as a second order defense to remain sealed in such instances.

Having said that I am not in agreement for this project to go ahead based on the vast majority of public input being against this project and I/you should respect that. When I reviewed the Engage Frontenac site I found zero letters of support, all letters were against the project and they laid out their reasons. The reasons for the most part were based on the long term data that paints a negative picture. If I look at the last two or three years of data the picture is much different and indicates the learnings from past issues were corrected to my satisfaction. But that is just my opinion.

If I was still a member of Council I would not support the project at this time due to constituent concerns. Although I feel this is a benefit for our community more dialogue needs to happen to educate the constituents on what I am saying here. The proponent did a very poor job in that regard at the Public meeting and we should not rush into this because there is money on the table. Ignore the money for a minute, would you vote yes? If you do then you run a risk of excluding public input, which is a cause for a formal investigation.

What does Municipal support actually mean? Municipal Support Confirmation does not mean true municipal support unfortunately.

Municipal Support Confirmation is a decision of Council, made by a majority vote, that the municipality supports the proposal from a governance perspective. If you approve this project you will be doing so as a council position, not from a true municipal support position.

Even though Council can provide support despite public opposition, doing so has consequences such as:

* Political risk: Residents may challenge or vote out councillors who disregard strong public sentiment. Some of you may not care because you will not be running again, but is this what you want your legacy to be?

* Community trust: It can damage the relationship between council and residents, especially if consultations are seen as token or inadequate. That trust is already eroded based on the EV and solar panel issues.

* Project viability: Developers often withdraw if faced with strong local backlash, even if they technically have Council's support. As residents we can address this.

So, council support can make or break a project — and even if residents oppose it, the council's decision is what formally counts.

Do you want to go down this road?

So, as members of Council if you support this without our support these will be our constituent options.

1) File a Complaint to the Integrity Commissioner or Ombudsman

If we believe:

Council members acted with a conflict of interest,

There was undue influence or improper process, or

The public was misled or excluded,

then we can file complaints with:

The Municipal Integrity Commissioner, for conduct breaches.

The Ontario Ombudsman, if transparency or procedural fairness is in question.

Both can investigate and issue public reports — which can have political consequences even if not legally binding.

2) Environmental or Provincial Oversight

For projects requiring environmental assessments (EA) or provincial approval:

Residents can submit comments or "Part II Order" requests (bumping a Class EA to a higher level of scrutiny).

For energy projects under the IESO, residents can:

Participate in the community engagement process required by the developer.

Write directly to the Ministry of Energy or IESO raising concerns about local consultation quality or safety.

The IESO has occasionally intervened when it determined that community consultation was inadequate under its procurement rules.

I urge you to not support this project and wait until the next round. Doing so allows you to properly educate the public and to adequately address their concerns, which I feel has not been accomplished at this point in time

This letter has been published on relevant facebook sites.

Ron Higgins

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Our concerns include:

1. Environmental Impact on Our Waterways:

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5. Community and Infrastructure Disruption:

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Our Request:

Given the significant environmental, health, safety and financial risks, we respectfully call upon the North Frontenac Township Council to:

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Prioritize our community’s health, environment and long-term wellbeing over short-term industrial profits.

Carol Sorrels
Ardoch, ON

Together we stand committed to preserving the natural beauty, safety and integrity of North Frontenac for current and future generations.

To: Mayor and Members of Council
From: Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M.
Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M.
Approved by:
Date of Meeting: 31 Oct 2025
Re: Communications of Interest

Recommendation:

Be It Resolved That Council receives for information Section 'A' Items of the Clerk's Administrative Report entitled "Communications of Interest."

A. It is recommended that the following communication of interest to the Township be received for Council's information and filed.

1. Applications for Consent - File #B17/25 & #B18/25 (Creation of Lots) and #B19/25 (ROW) - Struthadam Road
2. File #B12/24-#B16/24 - Amended Application for Creation of 2 New Lots with ROW; Lot Addition and ROW - Perry Lane
3. Resident re: Comments Opposing Implementation of Municipal Accommodation Tax
4. Eastern Ontario Regional Network re: Monthly Update - September 2025 - Frontenac County Townships
5. Town of Newmarket re: Request for Support- Automated Speed Enforcement
6. Halton Region Correspondence re: Public Safety Requirements to Protect Our Communities
7. Township of Springwater Resolution C371-2025 Elect Respect Pledge
8. Support Resolution - Ontario Community Infrastructure Fund (OCIF)
9. Shuniah Resolution re: Support North Bay Resolution Regarding Northern Ontario Resource Development Support (NORDS) Pilot Program
10. Eastern Ontario Wardens Caucus re: The EOWC Strengthens Ties with Federal Leaders During Parliament Hill Advocacy Day

B. Action Items: (to include items brought forward from Section A above by a Member of Council)

October 20, 2025

Mr. Darwyn Sproule
Public Works Manager
Township of North Frontenac
6648 Road 506, Plevna, ON, K0H 2M0

Dear Darwyn,

Reference is made to our earlier letter dated August 26, 2025 addressed to Mayor Lichty.

Thank you for meeting with me October 9, 2025 to discuss our request for the township to assume maintenance for another 0.9 km of East Bay Road to Thacker Lane.

We confirmed that the distance of 0.9 km is correct and that this part of the road is similar to the first 1.3 km which the township already maintains. We also confirmed that there are 50 owners who access their private parcel of land using East Bay Road, beyond the 1.3 km where the Township maintains.

We reviewed By-Law #123-13 known as "Being a By-law to Adopt an Assumption of Unmaintained Municipal Roads and Private Lanes Policy and Minimum Road Construction Standards".

By this letter, I am asking for the Township Council to **approve our request in principle**. My rationale for council to consider this request is found in item #4 Policy Procedure, Implementation and Road Standards. This item directs that Council should consider the several criteria in determining if it is in the public interest to assume the unmaintained road. The policy includes 13 criteria points which I have addressed below:

a) Does the road serve, or will it serve, five (5) or more separate and distinct private parcels of land which are being used, or are capable of being used for the purposes permitted within that zone, on a year-round basis?

Yes, there are more than 5 year-round residents plus 50 residents who use their properties seasonal a year-round basis. With climate change this usage is increasing rapidly.

b) Does the road provide access to a Township maintained boat launch, beach or other facility or attraction promoted by the Township for public use and tourism?

Yes, currently there is a boat launch from East Bay Road.

c) Would the assumption of the road over-extend existing municipal roads maintenance programs, operations and resources?

No, I don't believe the assumption for just 0.9 km would over-extend current maintenance programs, operations and resources.

d) Was the road constructed to the standards as stated herein, thus avoiding costly future repairs?

Yes, as we identified, the 0.9 km portion is close to the standards of the East Bay portion already maintained by the Township.

e) Will the assumption of the road promote further desired development?

Yes, maintaining more of East Bay Road will promote further desired development.

f) Would further development require the road to be extended?

At this time no, although the township could decide in the future to do further development.

g) Would further development on this road over-extend existing municipal services?

No, the Township assuming 0.9 km of this road will not over-extend municipal serves. In fact, it will improve emergency serves as it will give improved access for 2.2 km (1.3 + 0.9).

h) Would the road facilitate the safe and efficient movement of goods and people?

Yes, residents for all 50 properties will be able to more safely move goods and people.

i) Council must be satisfied that not less than two-thirds of all property owners who will receive direct benefit from the assumption of the road agree to the undertaking of the study and the assumption of the private road by the Township.

Yes, once approval-in-principle is received I will promote the idea to ensure that the required two-thirds agreement is in place.

j) Council must be satisfied that Conservation Authorities have been notified and regulations are followed where there could be any interference with wetlands or any alterations to shorelines and watercourses.

Yes, once approval-in-principle is received I will notify the Conservation Authorities and obtain required support.

k) Is there a reference plan prepared by an Ontario Land Surveyor documenting the lands affected by the proposed assumption?

No, but I don't believe there are any lands affected. However, if this is required it can be obtained after approval-in-principle is received.

l) Has the Proponent provided original deeds and certification of title for the lands in question prepared by the proponent's Solicitor?

I am not certain that this is required.

m) Has the Township received a legal opinion on the ownership status of the subject road and a risk assessment of assuming or not assuming the road?

Probably not, but this can be reviewed later if necessary.

Summary

I ask for Council's approval to assume 0.9 km on East Bay Road up to Thacker Lane which has thirteen (13) properties with a few being principal

residents and the remaining being more seasonal. However, all these residences are seeing more and more frequent usage, even during the winter season. Thacker Lane is currently maintained by the residents so we can access our individual driveways and this will continue.

To reach Thacker Lane we all use East Bay Road which is maintained by the Township for the first one (1.3) km. After that for the next approximately 3.7 km, East Bay Road is maintained by the fifty (50) residents who have residences on that side of Buckshot Lake. Thacker Lane turns left off East Bay Road at 0.9 km beyond the point where the Township ends its maintenance of East Bay Road. Thacker Lane itself is 0.5 km.

Thacker Lane residents therefore must contribute to maintain both East Bay Road and Thacker Lane. It is difficult supporting two private roads. More importantly as more and more residents are using their properties year-round, we have become concerned about access capabilities for emergency vehicles. Given increased potential of fires and evacuation calls, along with aging residents having health issues, our concerns have become more pronounced in recent years.

To help remedy this situation we propose the Township assume maintenance of East Bay Road to Thacker Lane - which would amount to another 0.9 km. We will continue to maintain Thacker Lane, while the residents who travel past the junction of East Bay and Thacker can continue to maintain the remaining part of East Bay Road.

If the Township assumes maintenance of East Bay Road for the first 2.2 km, from Buckshot Lake Road to Thacker Lane, all residents will not only have better access to their residences but will also have more protection in case of emergencies. This will also help emergency vehicles get to their destination quicker, with the potential to save lives as well as property.

At this time, I request Council's approval in principle so we can proceed to the next steps.

Yours Sincerely,

Pat Lamanna on behalf of Thacker Lane Residents

Taylor & Pat Lamanna
Sarah & Brian Whittaker
Flint & Tyler Mitchell
Jan & Craig Brunetti
David & Mart Muntz
Pat & Karen Lamanna
Robert Gates
Steve Morin
Craig & Susan Tulock
Scott & Lyn Guthrie
Pat & Terrie Tenpenny
Nick Lamanna



Lions Club of Land O' Lakes

October 27, 2025

To: Township of North Frontenac
From: The Lions Club of Land O' Lakes
Subject: Invite to have a float in Santa Claus Parade taking place Nov 22 at 3:30pm

Dear Ms. Tara Mieske and Brook Hawley,
Good Day,

The Lions Club of Land O' Lakes is having its Annual Santa Claus Parade on the 22nd of Nov starting 3:30pm (as noted in the subject).

We would like to take this opportunity to invite the Township of North Frontenac to have a float at the parade.

The parade will follow the same route, starting at the Lions Club in Northbrook then head towards Pine Meadow Nursing Home, and loop back to the Lions Hall.

Following the parade, we wish to invite everyone to enjoy hot chocolate, cookies and of course a visit with the man of the hour, Santa.

We would like to take this moment to thank the Township for their continued support and donation to this event, and to the Lions Club of Land O' Lakes. It is through such contributions that we are able to continue to provide our community with this day of happiness and joy.

Looking forward to hearing back from you,
Warm Regards,

Lion Sandra Carman

President
Lions Club of Land O' Lakes

Lion Lynn Lowe & Lion Richard Withers

Santa Claus Parade Chair Co-Chairs
Lions Club of Land O' Lakes



To: Mayor and Members of Council
From: Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M.
Approved by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 31 Oct 2025
Re: Appointment of Deputy Mayor

Recommendation:

Be It Resolved That Council receives for information the Clerk/Planning Manager’s Administrative Report entitled “Appointment of Deputy Mayor”;

And That Council receives for information the presentation(s) from:

And That Council appoints _____ as the Deputy Mayor for a one year term;

And That Council will consider an Appointing By-law later in the Meeting.

Background:

The Procedural Policy Section 9 Appointments - Positions and Procedures provides:

9.1 Appointment Process

Nominations

Any Councillor may be nominated, or nominate themselves, for the position (excluding the Mayor for County Council or the Deputy Mayor position) and then present their case for filling the position.

Nomination Consideration and Vote by Council

All nomination Motions shall have a Mover and a Secunder to be placed on the table for consideration by Council. Each nomination Motion will be subject to a vote by Council. All Nominations approved by a majority of Council will be included in the vote.

Tally of Votes

Each nomination will be voted on by Council individually in an open manner, in the order they were nominated. Each Member of Council may only vote for one Nominee. The votes will be tallied by the Clerk.

Majority Vote

The nominees that receive the majority support of Council will continue in the process. If only one nominee receives the majority support of Council, the nominee will be the one appointed to fill the vacancy.

Multiple Majority Vote

In the event that two or more nominees receive the majority support of Council, Council will again vote on each nominee who received majority support in the order of the nomination.

Tie Vote

If a tie continues with two or more nominees, the names will be placed in a 'hat' and the CAO will draw one name from the hat and the name so drawn will be the individual appointed to fill the vacancy.

No Majority Vote

In the first round, or any subsequent round, if no one receives a majority vote from Council, a second round of voting will occur for up to three rounds. If the lack of majority continues, all names will be placed in a "hat" and the CAO will draw one name from that hat and the name so drawn will be appointed to fill the vacancy.

9.3 Appointment of Deputy Mayor

The Deputy Mayor shall be appointed at the Inaugural Meeting of Council in accordance with Section 9.1. The Deputy Mayor position is a one-year term and will be open for nomination on an annual basis every November. The incumbent is free to run for this position. If no other Councillor wishes to run for the position of Deputy Mayor, the incumbent may remain in the position. The Deputy Mayor position shall be appointed by By-law.

At the meeting on December 13, 2024, Council passed the following Resolution:

Resolution #440-24 Moved by Councillor Fowler Seconded by Councillor Hermer

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Appointment of Deputy Mayor";

And That Council receives for information the presentation(s) from:

Councillor Fowler

Councillor Inglis

And That Council appoints John Inglis as the Deputy Mayor for a one year term;

And That Council will consider an Appointing By-law later in the Meeting.

Carried

There have been changes over the past year to the Procedural Policy with respect to appointments, including the process and timing.

Researched By:

Tara Mieske, Clerk/Planning Manager

Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager

Comments:

The Municipal Election will be held October 26, 2026 with the Inaugural Meeting of Council held on November 16, 2026.

Members of Council may put forward a motion to nominate another Member or themselves for the position. A seconder to the motion is required. The person being nominated will present their case for being nominated or reject the nomination. If the Motion is adopted by a majority of Council the nominee will be included in the vote. Each nomination will be voted on by Council individually and

each Member can only vote for one nominee. The nominee with the majority support will be the Deputy Mayor.

If the Member chosen is not the incumbent, the Clerk's Department will arrange for updates to the Township's Website and the Members business cards, etc. The Treasurer will arrange for the Deputy Mayor to have signing authority for financial matters in the absence of the Mayor. The Community Emergency Management Coordinator will arrange for training with respect to the Emergency Plan.

Financial Impact:

There may be minimal impacts to the administrative budget (i.e. updated business cards).

Strategic Implications:

None.



To: Mayor and Members of Council
From: Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M.
Approved by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 31 Oct 2025
Re: Shore Road Allowance Closure and By-law - Joly/Michelizza

Recommendation:

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Shore Road Allowance Closure and Sale By-law –Joly/Michelizza";

And That, as required by By-law #2025-04, the following be declared as surplus and sold to the adjoining owner:

All That Part of the Shore Road Allowance adjoining Coxvale (Pine) Lake lying in front of Lot 1, Registered Plan 1144, geographic Township of Clarendon, being Part 1 on Registered Plan 13R-6196

And That an appraisal of the property is not necessary as this is a Shore Road Allowance;

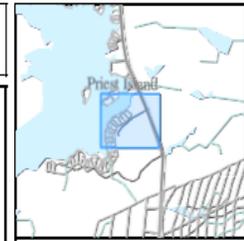
And That Council will consider a By-law later in the meeting to Stop-up, Close and Sell this portion of the Shore Road Allowance.

Background:

An Application was submitted by Robin Joly and Sylvia Michelizza to purchase the Shore Road Allowance along the shore of Coxvale (Pine) Lake, described as adjoining Coxvale (Pine) Lake in front of Lot 1, Registered Plan 1144, geographic Township of Clarendon, being Part 1 on Registered Plan 13R-6196 (see location map and survey below).

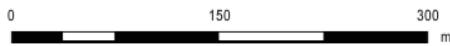
Council passed Resolution #307-25 on September 18, 2025, approving in principal the above noted Shore Road Allowance. Notice was provided in accordance with Sale and Disposition of Land Policy (By-law #2025-04).

Location Map



Legend

- Property Information
 - Civic Address Points
 - Assessment Parcels
- Transportation
 - Frontenac Road Network
 - Highway
 - Major Road
 - Secondary Road
 - Shoreline
 - Ferry
- Boundaries
 - Township Boundary



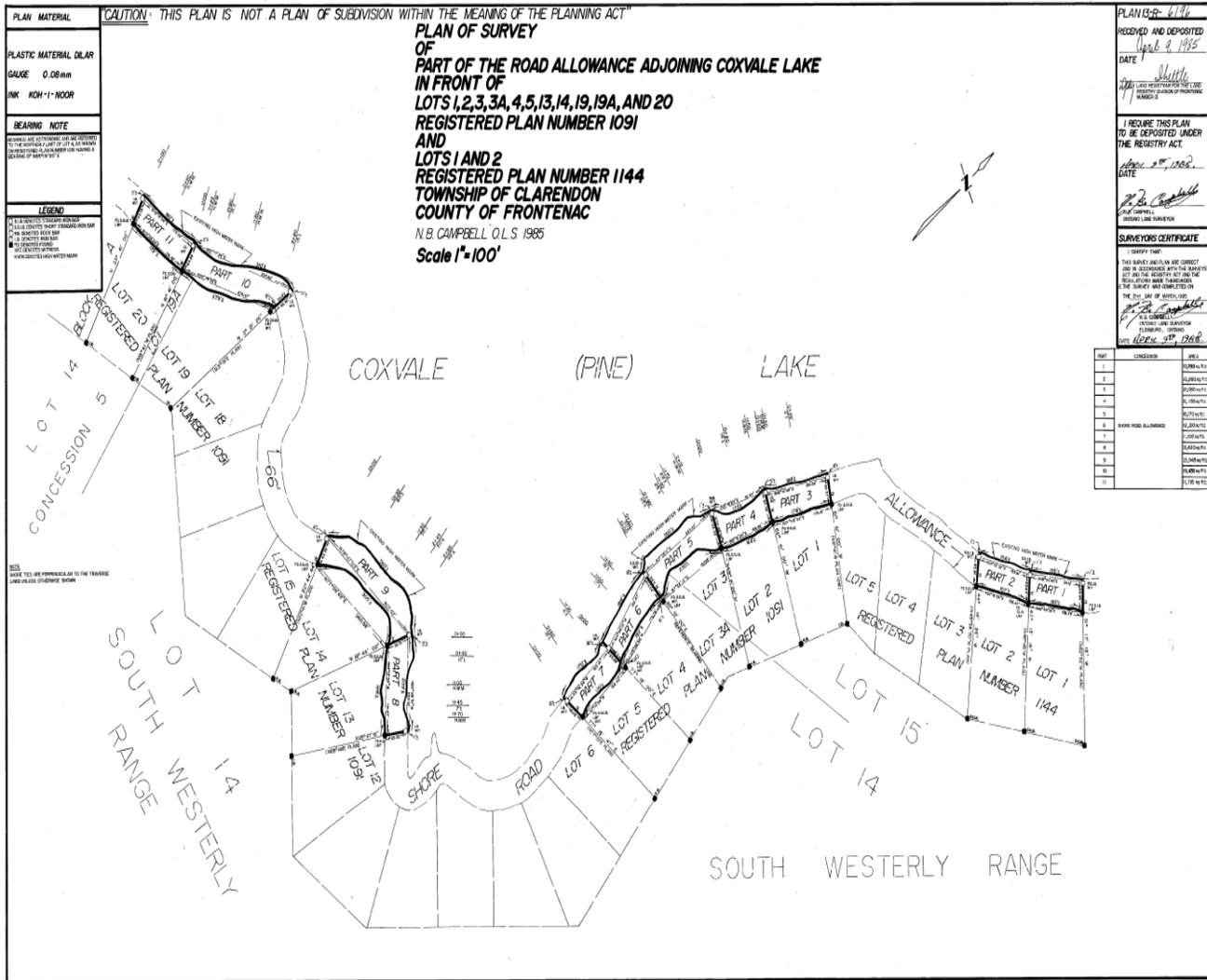
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Survey



Researched By:

Tara Mieske, Clerk/Planning Manager
 Marnie Geerlinks Assistant to the Clerk/Planning Manager and Fire Chief

Comments:

None.

Financial Impact:

As per Fees and Charges By-law #2025-24, the administrative fee for a Shore Road Allowance is \$1,200.00 plus \$156.00 HST for a total of \$1,356.00 and was collected from the Applicant at the time of submission.

The Township will receive Land Costs for the sale of the Shore Road Allowance in accordance with the Fees and Charges By-law #2025-24.

Strategic Implications:

None.

To: Mayor and Members of Council
From: Adam Robinson, Director of Emergency Management / Fire Chief
Approved by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 31 Oct 2025
Re: Request for Early Delivery of New Pumper-Tanker

Recommendation:

Be It Resolved That Council receives for information the Director of Emergency Services/Fire Chief's (DESFC) Administrative Report entitled "Request for Early Delivery of New Pumper-Tanker";

And that Council approves early delivery of the new pumper-tanker;

And that Council authorizes the Treasurer to transfer the required funds from the Fire Sustainability TCA Reserve Fund.

And that Council will reconsider the immediate surplus sale of the 2011 Ford F550 mini pumper;

And that Council instructs the DESFC to review the apparatus in the current fleet and provide recommendations for Council's consideration at a future meeting.

Background:

On February 2, 2023, Resolution #40-23 states that:

Be It Resolved That Council receives the Treasurer's Administrative Report entitled "North Frontenac 2023 Summary of the Ten (10) Year Capital Plan 2023-2032, TCA Replacement Schedules (planned spending)" for information purposes;

And That Council approves the 2023 Summary of the 10 Year Capital Plan (2022 – 2032) Tangible Capital Asset (TCA) Replacement Schedules (planned spending);

And That Council authorizes the CAO and Managers to proceed with the applicable 2023 TCA Capital Purchases/Tenders (in accordance with these Schedules and the Procurement By-law) as amended for Quackenbush Road and Struthadam Road;

And That Council authorizes the CAO and Director of Emergency Services to Tender in 2023 for the 2026 replacement of the 2011 Ford F550 mini pumper, due to delays in manufacturing (3 years from order date to delivery date);

And That Council authorizes the CAO and Public Works Manager to Tender in 2023 for the replacement of the 2015 Freightliner Tandem Truck in 2025, due to delays in manufacturing (2 years from order date to delivery date).

A request for proposal for a Fire Pumper/Tanker Unit 2023-2024 was issued on June 1, 2023 and awarded on July 5, 2023 to Safetek Emergency Vehicles Ltd.

Researched By:

Adam Robinson, Director of Emergency Services/Fire Chief

Comments:

The DESFC has received confirmation from Safetek Emergency Vehicles Ltd. that the new pumper-tanker will be ready for delivery earlier than the anticipated date of January 1, 2026. If approved, the Department would like to proceed with taking delivery of the vehicle prior to the winter season.

The DESFC would like to review the proposed surplus sale of the 2011 Ford F-550 mini-pumper and provide recommendations to Council at a future meeting to ensure the appropriate apparatus are retained within the fleet, as a mini-pumper provides an effective response option for rural municipalities such as North Frontenac, particularly for wildland fires, and fires in remote or limited-access areas.

Financial Impact:

The purchase of the Pumper-Tanker was approved in the 10 Year Capital Plan. The cost has been included in the 10 Year Plan since 2023 for 2026 replacement and approved by Council.

There is no impact of making payment in 2025 vs waiting until 2026. However, for Auditing purposes we do need a Resolution of Council to take the funds in 2025 as it was not budgeted.

The Purchase of the truck was awarded to Safetek Emergency Vehicles Ltd. on July 5, 2023 in the amount of \$652,580 plus HST.

Strategic Implications:

Sustainable Core Services - Enhancing Township Services



To: Mayor and Members of Council
From: Brooke Ross, Manager of Community Development, Dipl.M.A.
Approved by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 31 Oct 2025
Re: Proposed Agreement with Hydro One for Temporary Use of Plevna Helipad and Area

Recommendation:

Be It Resolved That Council receives for information the Manager of Community Development's Administrative Report entitled "Proposed Agreement with Hydro One for Temporary Use of Plevna Helipad and Area";
And That Council authorizes the Manager of Community Development, in consultation with the CAO, to execute a Lease Agreement with Hydro One on behalf of the Township; with the Agreement to include the Township's Insurance Provider's requirements and all other Township standard requirements.

Background:

Council passed Resolution #242-20 on June 19, 2020:

Be It Resolved That Council receives for information the email dated June 12, 2020 from Hydro One Network Inc. (HONI) requesting the use of the Township property at 1272 Road 506 (Ward One Public Works Garage Property) as a Temporary Work Headquarters and Material layout Area from July 1, 2020 to October 31, 2020 with a possible two month extension;

And That Council authorizes the Public Works Manager, in consultation with the CAO, to execute a Lease Agreement with HONI on behalf of the Township; with the Agreement to include the Township's Insurance Provider's requirements and all other Township standard requirements.

Carried

Researched By:

Brooke Ross, Dipl.M.A., Dipl.M.M., Manager of Community Development

Comments:

The Township received a request from Hydro One to use the Plevna Helipad and surrounding area for a staging area to fly in poles, etc. for a job they are completing in North Frontenac from January 19, 2026 - February 6, 2026. Should Council agree to this request, the MCD will contact ORNGE regarding helipad requirements for day(s) that they will be using the helipad within this time frame.

In previous years the Township has executed similar Agreements for \$1,000/month basis.

Financial Impact:

The Township will receive \$250/week for a total of \$750, with the option to extend the Agreement if necessary.

Strategic Implications:

N/A

Attachments:

[Draft Agreement with Hydro One](#)

Temporary Work Headquarters – Land Only

THIS AGREEMENT made in duplicate the 14th day of October 2025.

Between:

THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC

(hereinafter collectively referred to as the “Grantor”) OF THE FIRST PART

--- and ---

HYDRO ONE NETWORKS INC.

(hereinafter referred to “HONI”) OF THE SECOND PART

WHEREAS the Grantor is the owner in fee simple and in possession of certain lands legally described as PT LT 25 CON 7 CLARENDON PT 1 13R6473; NORTH FRONTENAC being PIN 361880068 (LT) (the “Lands”).

AND WHEREAS HONI desires the right to enter onto and use a portion of the Lands for the purpose of a staging area, laydown area, and material storage yard area in connection with work Hydro One is undertaking on its existing transmission lines (the “Project”).

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the sum of Two Dollars (\$2.00) now paid by each party to the other and the respective covenants and agreements of the parties hereinafter contained (the receipt and sufficiency of which are hereby acknowledged by the parties hereto), the parties hereto agree as follows

1. The Grantor hereby grants, conveys and transfers to HONI in, over, along and upon that part of the Lands highlighted in red as shown in Schedule “A” attached hereto (the “Temporary Work Headquarters Lands”), the rights and privileges as follows:
 - (a) for the servants, agents, contractors and workmen of HONI at all times with all necessary vehicles and equipment to pass and repass over the Lands for the purpose of access to the Temporary Work Headquarters Lands;
 - (b) to store, use and maintain upon the Temporary Work Headquarters Lands, construction equipment and machinery as may be necessary for HONI’s purposes;
 - (c) to place upon the Temporary Work Headquarters Lands, temporary trailers and portable washrooms as may be necessary for HONI’s purposes of a construction field office for the purposes of the Project; and
 - (d) to cut and remove all trees, brush and other obstructions made necessary by the exercise of the rights granted hereunder.
2. For the permission granted herein, HONI shall pay the Grantor the weekly sum of two hundred and fifty (\$250.00) Dollars plus harmonized sales tax (the “Weekly Fee”). The Weekly Fee shall be payable by HONI in full at the commencement of the Term (as defined below).
3. The term of this Agreement and the permission granted herein shall be a term of three (3) weeks commencing on January 19th, 2026 and ending February 6th, 2026 (the “Term”). HONI may, in its sole option, and upon 15 days’ prior written notice to the Grantor, extend the Term on a month to month basis for up to an additional two (2) weeks, under the same provisions and conditions contained in this Agreement, including the Weekly Fee.
4. Upon the expiry of the Term or any extension thereof, HONI shall remove and repair any physical damage to the Temporary Work Headquarters Lands and/or Lands resulting from HONI’s use of the Temporary Work Headquarters Lands and the permission granted herein; and, shall restore the Temporary Work Headquarters Lands to its original condition so far as reasonably practicable.
5. All agents, representatives, officers, directors, employees and contractors and property of HONI located at any time on the Temporary Work Headquarters Lands shall be at the sole risk of HONI and the Grantor shall not be liable for any loss or damage or injury (including loss of life) to them or it however occurring except and to the extent to which such loss, damage or injury is caused by the negligence or willful misconduct of the Grantor and those for whom they are each responsible in law.
6. HONI agrees that it shall indemnify and save harmless the Grantor from and against all claims, demands, costs, damages, expenses and liabilities (collectively the “Costs”) whatsoever arising

Temporary Work Headquarters – Land Only

out of HONI's presence on the Temporary Work Headquarters Lands or of its activities on or in connection with the Temporary Work Headquarters Lands arising out of the permission granted herein except to the extent any of such Costs arise out of or are contributed to by the negligence or willful misconduct by the Grantor and those for whom they are each responsible in law.

7. Notices to be given to either party shall be in writing, personally delivered or sent by registered mail (except during a postal disruption or threatened postal disruption), telegram, electronic facsimile or other similar means of prepaid recorded communication to the applicable address set forth below (or to such other address as such party may from time to time designate in such manner):

TO HONI:

Hydro One Networks Inc.
21 Enterprise Drive
Belleville, ON
K8N 4Z5

Attention: Jesse Gallant – Jesse.Gallant@HydroOne.com

TO GRANTOR:

Township of North Frontenac
6648 Road 506
Plevna, ON
K0H 2M0

Attention: Corey Klatt - cao@northfrontenac.ca

8. Notices personally delivered shall be deemed to have been validly and effectively given on the day of such delivery. Any notice sent by registered mail shall be deemed to have been validly and effectively given on the fifth (5th) business day following the date on which it was sent. Any notice sent by email, electronic facsimile or other similar means of prepaid recorded communication shall be deemed to have been validly and effectively given on the Business Day next following the day on which it was sent. "Business Day" shall mean any day which is not a Saturday or Sunday or a statutory holiday in the Province of Ontario. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable herein. The parties hereto submit themselves to the exclusive jurisdiction of the Courts of the Province of Ontario.
9. Any amendments, modifications or supplements to this Agreement or any part thereof shall not be valid or binding unless set out in writing and executed by the parties with the same degree of formality as the execution of this Agreement.

Temporary Work Headquarters – Land Only

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the day and year first above written.

The Corporation Of The Township of North Frontenac

Per: _____
Name: Corey Klatt
Position: Chief Administrative Officer

Per: _____
Name:
Position:

We/I have authority to bind the Corporation

HYDRO ONE NETWORKS INC.

DocuSigned by:
Jesse Gallant
Per: _____
Name: Jesse Gallant
Position: Land Use Agent

I have authority to bind the Corporation

Temporary Work Headquarters – Land Only

SCHEDULE "A"

Temporary Work HQ on The Corporation Of The North Frontenac Township property off of County road 506.



Certificate Of Completion

Envelope Id: 271C6575-6BF4-48D4-94B7-7A1AE2A331C0	Status: Delivered
Subject: Complete with Docusign: B1S_BarrettChute#2_ArdochDS_TownshipOfNorthFrontenac_2026.pdf	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 6	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Jesse Gallant
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	483 Bay Street
	North Tower , 14th floor, ISD
	Toronto, ON M5G 2P5
	jesse.gallant@hydroone.com
	IP Address: 162.10.22.28

Record Tracking

Status: Original	Holder: Jesse Gallant	Location: DocuSign
10/14/2025 8:47:14 AM	jesse.gallant@hydroone.com	

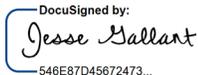
Signer Events

Signature	Timestamp
Corey Klatt	Sent: 10/14/2025 8:49:39 AM
ca@northfrontenac.ca (None) Chief Administrative Officer	Viewed: 10/14/2025 5:09:35 PM
Security Level: Email, Account Authentication	

Electronic Record and Signature Disclosure:

Accepted: 10/14/2025 5:09:35 PM
ID: a803252d-0a02-460b-a009-c72eaad9df12

Jesse Gallant
jesse.gallant@hydroone.com
Land Use Agent
Security Level: Email, Account Authentication
(None)

DocuSigned by:

546E87D45672473...

Sent: 10/14/2025 8:49:38 AM
Viewed: 10/14/2025 8:49:48 AM
Signed: 10/14/2025 8:50:10 AM

Signature Adoption: Pre-selected Style
Using IP Address: 162.10.22.28

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature	Timestamp
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Editor Delivery Events

Status	Timestamp
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Agent Delivery Events

Status	Timestamp
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Intermediary Delivery Events

Status	Timestamp
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Certified Delivery Events

Status	Timestamp
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Carbon Copy Events

Status	Timestamp
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Witness Events

Signature	Timestamp
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Notary Events

Signature	Timestamp
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Envelope Summary Events

Status	Timestamps
Envelope Sent	10/14/2025 8:49:39 AM
Certified Delivered	10/14/2025 8:49:48 AM
Signing Complete	10/14/2025 8:50:10 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC CONTRACTING TERMS AND CONDITIONS AND DISCLOSURE

These are the terms and conditions regarding electronic contracting with Hydro One Networks Inc. and its affiliates (Hydro One, we, or us) and for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. The Hydro One legal entity that you are entering into the electronic contract with will be indicated in the electronic contract. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

Confidentiality

You may be provided with an account or userid and/or password and will be able to apply an electronic signature associated with electronic contracting using the DocuSign electronic signing system. You acknowledge and agree that you are solely responsible and liable for the protection, security, confidentiality and use of the account, userid, password, and signature and that Hydro One will not be liable for any loss or damage that you or the legal entity that you represent may suffer as a result of someone else using your account, userid, password or signature.

Electronic Contracting

You, and the legal entity you represent, consent and agree to enter into electronic contracts with Hydro One using the DocuSign electronic signing system.

Authority

You agree that in using the account, userid, password and signature, you have the requisite authority to legally bind the legal entity that you represent to any contract you enter into through the use of the DocuSign electronic signing tool. You agree that any contract electronically signed by the account or userid using the DocuSign electronic signing system is deemed to be signed in writing by the legal entity you represent. You also agree that the legal entity you represent is legally bound to any contract entered into using the account or userid issued to you and/or signed with your electronic signature and that Hydro One can rely on the electronic signature you apply to the contract document as a contract signed by the legal entity you represent.

Delivery of Contracts

You agree that any electronic contract you enter into may be sent to you by email at the email address you provide and will be deemed to be received by you and the legal entity you represent.

Notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described below, we may provide electronically to you through the DocuSign system required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. Documents sent to you in this manner will be deemed received by you. If you do not agree with this process, please let us know by withdrawing your consent as described below.

Getting paper copies

At any time, you may request from us a paper copy of any contract or record provided or made available electronically to you by us. While we will send you a copy of the contract you enter into at the email address you provide, you will also have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you.

To request delivery from us of paper copies of the contracts, notices and disclosures previously provided by us to you electronically, you must send us an e-mail to us at the Hydro One email address indicated in the section on how to contact Hydro One below.

Withdrawing your consent

You may, at any time change your mind and tell us that you do not want to execute a contract in electronic format and want to execute contracts and receive required notices and disclosures only in paper format, however, you must inform us of your decision.

To inform us that you do not want to execute a contract electronically, or do not want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or
- ii. send us an e-mail to us at the Hydro One email address indicated below in the section on how to contact Hydro One. The consequences of your withdrawing consent for electronic contracts and online documents will be that we will need to exchange hard copy paper versions of documents and transactions therefore may take a longer time to process and be effective.

How to contact Hydro One:

To let us know of a change in your e-mail address, to contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive contracts, notices and disclosures electronically, please contact us as follows:

To contact us by email, please send an email message to: **SupplierContact@hydroone.com**

In the email, please state your e-mail, full name, company or business name, postal address, and telephone number, and the nature of your request

In addition, please note that if you change your email address, you must also separately notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

Governing Law and Jurisdiction

This Electronic Contracting Terms and Conditions and Disclosure and all disputes arising out of it shall be governed by the laws of the province of Ontario and the laws of Canada applicable therein and you agree that all disputes will be brought exclusively to a court of competent jurisdiction in Toronto, Ontario, Canada.

Required hardware and software*

Operating Systems:	Windows7, Windows8 and 10; Mac OS® X
Browsers:	Internet Explorer (Windows Only) 8.0 or above – compatibility mode is supported only for 9.0 and above; Mozilla Firefox (current version); Safari (Mac OS only) 6.2 or above; Google Chrome Current Version(Mac only) Note: Pre-release (e.g., beta) versions of operating systems and browsers are not supported.
Mobile Signing	Apple iOS 7.0 or above; Android 4.0 and above
PDF Reader	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution	1024 x 768 preferred

Enabled Security Settings	Allow per session cookies
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** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

By checking the 'I agree' box, I confirm that:

- I can access and have read this Electronic Contracting Terms and Conditions and Disclosure document;
- I can print on paper this Electronic Contracting Terms and Conditions and Disclosure document or save or send it to a place where I can print it, for future reference and access;
- I agree to these Electronic Contracting Terms and Conditions and Disclosure document, including entering to electronic contracts; and
- Until or unless I notify Hydro One as described above, I consent to receive from Hydro One through electronic means notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Hydro One during the course of my relationship with Hydro One..

To: Mayor and Members of Council
From: Brooke Ross, Manager of Community Development, Dipl.M.A.
Approved by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 31 Oct 2025
Re: Local Government Week - Activities Follow-Up

Recommendation:

Be It Resolved That Council receives for information the Manager of Community Development's (MCD) Administrative Report entitled "Local Government Week - Activities Follow-Up".

Background:

Council approved Resolution #298-25 on September 18, 2025:

Be It Resolved That Council receives for information the Manager of Community Development's (MCD) Administrative Report entitled "2025 Local Government Week - October 14 - 20";

And That the Township of North Frontenac hereby proclaims the week of October 14 - 20, 2025 to be Local Government Week in North Frontenac Township and approves the proclamation included in the Administrative Report;

And That Council approves the Local Government Week initiatives. **Carried**

Researched By:

Brooke Ross, Dipl.M.A., Dipl.M.M., Manager of Community Development

Comments:

Mock Council Contest

The Clerk's Department hosted the 'Council for the Day Contest'. Children in Grades 5-8 (first year of learning about local government) were invited to enter a contest by sharing their idea on what would make North Frontenac Township a better place to live.

The Seven (7) winners were selected by Township Management Staff and the Mayor to form a "mock" North Frontenac Council (concept only, no actual attendance at a meeting, etc). The winners (1 Mayor & 6 Councillors) received a prize pack from the Township on October 23, 2025 and was announced on social media.

Students from Clarendon Central Public School (CCPS) submitted entries and the following 'Mock Council' was selected: Mayor - Hudson; 6 Councillors: Claire, Hunter, Leif, Adeline, Shaymus and Parker.

Fire Chief for the Day

The Fire Department hosted a contest for children to create and submit a poster about fire safety to the North Frontenac Fire Department (NFFD).

The winning student will receive the following during the week of November 3rd and will be announced on social media (if parental permission is granted):

- A visit at their school by their Fire Chief and Sparky (if available);
- A ride on a fire truck;
- A tour of one or more fire stations;
- Lunch with the Fire Chief at a local restaurant;
- An official 'Fire Chief For The Day' badge;
- A certificate;
- Additional prizes (ie. t-shirt, hat)

The winning student was from North Addington Education Center (NAEC).

Financial Impact:

There is currently \$200 approved in the 2025 Budget for Local Government Week activities.

Strategic Implications:

Vibrant and Inclusive Community > Promote a health lifestyle > increased community engagement

To: Mayor and Members of Council
From: Brooke Ross, Manager of Community Development, Dipl.M.A.
Approved by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 31 Oct 2025
Re: Electric Vehicle (EV) Charging Stations - Update

Recommendation:

Be It Resolved That Council receives for information the Manager of Community Development's Administrative Report entitled "Electric Vehicle (EV) Charging Stations - Update";
And That Council directs staff to continue to advocate for further discounts/solutions for EV Billing;
And That the \$28,000 previously approved to be taken from the Infrastructure Sustainability Fund for the installation of the Chargers be used to cover the monthly deficits the chargers are carrying due to high delivery charges, as the funds were not used for installation of the Chargers;
And That the Manager of Community Development will report back at a future Council Meeting once further information from ChargeON has been received.

Background:

Council passed Resolution #297-25 at the September 18, 2025 Council Meeting:

Be It Resolved That Council receives for information the Manager of Community Development's Administrative Report entitled "Electric Vehicle Charging Stations - Revenue and Expenses";
And That Council approves setting the EV fast charger rate at \$0.75/kWh to help offset high delivery charges, with revenues and usage monitored monthly, and that staff and Council continue to advocate to the Ontario Energy Board for a review of delivery charge structures for EV charging sites.
Carried

Council passed Resolution #285-25 at the August 28, 2025 Council Meeting:

Whereas the Township of North Frontenac has completed the installation of public Electric Vehicle (EV) Chargers, which became operational on March 31, 2025, as part of our commitment to promoting sustainable transportation and reducing greenhouse gas emissions;
And Whereas the Township received its first electricity bill in July 2025 and was surprised by the unexpectedly high delivery charges applied to the EV Charger account;
And Whereas these delivery charges were not communicated or anticipated during the planning and budgeting phases of the project;
And Whereas Township staff have engaged in discussions with Hydro One and have been advised that the current rate classification and associated delivery charges are standard for EV Charger accounts;
And Whereas high delivery charges may discourage municipalities and private entities from investing in EV infrastructure, thereby undermining provincial and municipal climate goals;
Now Therefore Be It Resolved That the Council of the Township of North Frontenac respectfully urges the Ontario Energy Board (OEB) to further review and revise the current rate classifications and delivery charges applied to public EV Charging Stations to make them affordable to operate;

And Further That the Township of North Frontenac forward this resolution to the Ontario Energy Board, Hydro One, the Association of Municipalities of Ontario (AMO), Rural Ontario Municipal Association (ROMA), and local Members of Provincial Parliament for their support and action;
And Further That a copy of this resolution be shared with other Ontario municipalities encouraging them to advocate for fair and sustainable utility rates for public EV infrastructure. **Carried**

Council passed Resolution #283-25 at the August 28, 2025 Council Meeting:

Be It Resolved That Council receives for information the Manager of Community Development's Administrative Report entitled "Electric Vehicle Charging Stations - Update";

And That Council requests the Manager of Community Development to look at options to increase revenue and decrease expenses and report back to Council at a future meeting.

Council passed Resolution #484-23 on November 24, 2023

Be It Resolved That Council receives for information the Manager of Community Development's (MCD) Administrative Report entitled "EV Funding Programs";

And That Council instructs the MCD to apply for the following funding opportunities in early 2024: Electric Vehicle ChargeON Program (75%) stacked with Zero Emission Vehicle Infrastructure Program (ZEVIP) (15%) for two (2) level three charging stations at the Municipal Office with the Township paying for the remaining 10% of \$28,000 coming from the Infrastructure Sustainability Reserve Fund;

And That Council wishes to have the level 3 chargers pay for use at a cost determined by the MCD in consultation with the CAO and Treasurer;

And That Council directs the CAO to sign and enter into a funding agreement with the ChargeON Program (75%) stacked with Zero Emission Vehicle Infrastructure Program (ZEVIP) (15%) upon the Township's successful application;

And That Council directs the MCD to install the Electric Vehicle Charging Stations at the Municipal Office if the Township is successful with its applications for funding. **Carried**

Researched By:

Brooke Ross, Dipl.M.A., Dipl.M.M., Manager of Community Development

Comments:

Grant Funding - Finalized Amounts

The Township received final amounts to be received in funding from both granting agencies, being \$99,999.99 from Pollution Probe (ZEVIP) and \$225,000 from ChargeON, totalling \$324,999.99. The funding covered 100% of the capital costs for the project, plus additional in-kind costs (i.e. staff time, internal equipment use, etc.). As a result, the project did not cost the Township for installation. Council previously approved \$28,000 from the Infrastructure Sustainability Reserve Fund (ISRF), which will now not be required for the installation costs of the project. This is great news and we recommend that as we continue to advocate for more discounts/solutions for EV Billing that the \$28,000 previously approved for the installation of the chargers be used to cover the monthly deficits the chargers are carrying due to high delivery charges, at this time.

Township - Rates Charged for Charging

Per Council Resolution #297-25, Township Staff are working on changing the charging rates from \$20/charging hour to the approved \$0.75/kWh. In order to do this, we have been informed that we need to submit an "Application for Temporary Dispensation - Electric Vehicle Supply Equipment" to Measurement Canada - Innovation, Science and Economic Development (ISED) Canada. The form has been submitted and we await a response from ISED.

Hydro One Billing and New Discounts Coming

We have had several discussions with Hydro One regarding Electric Vehicle (EV) Billing. Effective January 1, 2026, the new Electric Vehicle Charging (EVC) Rate will be available to eligible EV Charging stations throughout the Province. This rate reduces the Retail Transmission Service Rates (RTSRs) to 17% of the standard RTSR charges. RTSRs are existing components of the delivery charge and recover the cost of transmitting electricity over the high-voltage transmission system. Township staff and Hydro One have reviewed the eligibility criteria and feel we are eligible and have submitted the EVC Rate Opt-In Form for Hydro One's consideration. This will be on top of the current discount we are seeing of 13.1% Ontario Electricity Rebate (OER). See OEB Letter Attached.

Furthermore; we have used the July 18, 2025 - August 18, 2025 billing period using both the confirmed (and currently receiving) OER at 13.1% and the proposed RTSR 17% reduction to come into effect on January 1, 2026, as an example.

Total Cost Comparison:

Current Bill (including non-recoverable HST only): \$2,872.76

Bill with EVC Rate applied (including non-recoverable HST only): \$2,442.78

Savings with EVC Rate: \$429.98

New Information as of October 20, 2025 (from Hydro One) - Ontario Electricity Rebate (OER) will change from 13.1% to 23.5% effective Nov 1, 2025 so we will start to see further savings. After review it appears that we may see an additional estimated \$250 - \$300 per month in savings for our current average bills. We will complete a full analysis in an upcoming report to Council.

Options for Downgrading the Chargers

Township staff have reached out to both granting agencies and explained the issues we are facing with high delivery charges, and have requested that we be able to reduce the chargers' output capacity within each hourly period—for example, limiting the two units together to no more than 50 kWh in any given billing hour (the threshold used by Hydro One/OEB for this rate category). Pollution Probe (ZEVIP program) has agreed we can do this without being in contravention with our Agreement with them. ChargeON advised they will look into this and we are still awaiting a response.

Township staff and the Mayor continue to work with Hydro One, and are currently in detailed discussions with MPP John Jordan's Office regarding ways they can potentially assist us with further savings.

Financial Impact:

See comments section.

Strategic Implications:

Sustainable Core Services > Enhance Township Services > Streamlined access to Township services through new technologies.

Environmental Stewardship > Development of an action plan to manage/mitigate climate change impacts.

Attachments:

[N Frontenac EVC Letter - 2025-10-07_Signed](#)

BY EMAIL

October 7, 2025

Marnie Geerlinks
Administrative Assistant to the Clerk/Planning Manager and Director of Emergency Services/Fire Chief
Township of North Frontenac
6648 Road 506
Plevna, ON, K0H 2M0

Dear Marnie:

Re: Resolution #285-25

Thank you for sharing the Council of the Township of North Frontenac's Resolution #285-25 of August 28, 2025, which "respectfully urges the Ontario Energy Board (OEB) to further review and revise the current rate classifications and delivery charges applied to public EV Charging Stations to make them affordable to operate."

The OEB is committed to the efficient integration of electric vehicles (EVs) with the electricity system. Starting next year, EV charging stations with at least one direct current fast charger may be eligible for the OEB's new Electric Vehicle Charging (EVC) Rate, which better reflects the cost of serving them. The eligibility criteria for the EVC Rate are set out on the OEB's [website](#).

Offering the EVC Rate to eligible customers will be mandatory for electricity distributors, like Hydro One, starting in 2026. They will be implemented on the effective date of a local electricity distributor's 2026 rates. Hydro One's 2026 rates are tentatively scheduled to be in effect by January 1, 2026.

The EVC Rate will reduce the Retail Transmission Service Rates (RTSRs) – a component of the electricity bill – paid by participating EV charging stations. Eligible customers must submit an opt-in form to their local electricity distributor to qualify for the program. The OEB encouraged local electricity distributors to make opt-in forms available at least 90 days in advance of the effective date of their 2026 rates.

You can find more information on the EVC rate by reading the OEB's EVC Rate Overview – Final Report [here](#). More information on our work to support EV integration, including the EVC rate, can be found [here](#). Hydro One has also added information on its [website](#) regarding the EVC Rate. I encourage you to continue your dialogue with Hydro One as they prepare to implement the EVC Rate in 2026.



2300 Yonge Street, 27th floor, P.O. Box 2319, Toronto, ON, M4P 1E4
2300, rue Yonge, 27^e étage, C.P. 2319, Toronto (Ontario) M4P 1E4

T 416-481-1967 1-888-632-6273
F 416-440-7656 **OEB.ca**

If you have any further questions, please feel free to contact us through our industry relations e-mail at IndustryRelations@oeb.ca. Thank you again for forwarding Council's resolution.

Sincerely,

Raj Pattani
(OEB Staff)

Digitally signed by Raj
Pattani (OEB Staff)
Date: 2025.10.07
16:41:22 -04'00'

Raj Pattani
Director, Strategic Policy, Ontario Energy Board

To: Mayor and Members of Council
From: Darwyn Sproule, Public Works Manager, P. Eng.
Approved by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 31 Oct 2025
Re: Request to Extend the Winter Maintenance Limits - Ragged Chutes Road

Recommendation:

Be It Resolved That Council receives for information the Public Works Manager's Administrative Report entitled "Request to Extend the Winter Maintenance Limits - Ragged Chutes";
And That Council denies the request to extend winter maintenance operations on an additional 800m section of Ragged Chutes Road, to coincide with the current summer maintenance limits.

Background:

At the regular Council meeting held on August 28, 2025, Council passed Resolution #279-25:

Be It Resolved That Council receives for information an email dated August 4, 2025, from Murray and Beverly Elliot, Residents, requesting that winter maintenance be extended from 1280 Ragged Chutes Road to their 911 number, as they have been clearing this section (approximately 1.6 kilometres) since 2010;
And That the Township's Level of Service Policy By-law #89-13 (as amended) sets out the length of maintenance on Ragged Chutes Road to 1.3 kilometers;
And That Council instructs the Public Works Manager to provide a recommendation regarding this request at an upcoming meeting.

The year round maintenance limits on Ragged Chutes Road currently extend from Road 509 to Civic address #1280 (a length of 1.30 km). The next 800m (to Civic address #1460) is maintained seasonally (summer). The request is to now add winter maintenance services on the 800m section, to provide year-round maintenance.

There is a long history regarding the maintenance of Ragged Chutes Road dating back to 2008 based on our records. The current maintenance status reflects the outcome of those previous discussions.

By-law #123-13 provides the policy regarding the Assumption of Unmaintained Municipal Roads. Quoting the policy "There is no obligation by Council to convert a seasonally maintained road to a year-round maintained road. Council may, however, undertake or request a cost-benefit analysis to determine the impact of such a conversion. Where Council is satisfied that potential development is justifiable, the status of the road may be changed to year-round. As a condition of the change of status, Council may require one or more applicants to share the cost of improving the road to an acceptable standard."

Researched By:

Darwyn Sproule, Public Works Manager

Comments:

A previous request to extend the limit of winter maintenance on Ragged Chutes Road was denied by Council in 2019.

The existing standard of Ragged Chutes Road beyond the current year-round maintenance limit will require the use of a smaller plow/sander (ie. pickup truck). The road would not be accessible by our highway combination units. This would be a new (additional) route for the required smaller unit. Depending on the winter (snow fall accumulation), heavy equipment would be required during the winter to move snow and provide snow storage.

The estimated additional winter maintenance costs (plowing and sanding) based on an average number of occurrences – for contracted services on a new route to minimum maintenance standards on the 800m length, is approximagely \$3,000 per season. This does not include additional Township owned heavy equipment required on an as needed basis.

Financial Impact:

The cost of extending winter maintenance on the additional 800m of Ragged Chutes Road is estimated at \$3,000 minimum.



Housing Advisory Task Force Minutes

9:00 AM - Wednesday, October 8, 2025

Council Chambers

Present: Mayor Gerry Lichty (Chair); Deputy Mayor John Inglis; Councillor Wayne Good; JP Melville; and Steve Sunderland

Absent with Regret: Tom Hunter

Also Present: Kelly Watkins, Dipl.M.A., Dipl.M.M., Treasurer and Brooke Ross, Dipl.M.A., Dipl.M.M., Manager of Community Development (MCD)

1. Call to Order

The meeting was called to order by the Chair at 9:00 a.m.

2. Traditional Land Acknowledgement

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Housing Advisory Task Force Notes

- a) Notes of the September 10, 2025 Housing Advisory Task Force (HATF) Meeting as approved via email and will be received for information at the October 10, 2025 Regular Meeting of Council.

5. Business Arising

- a) Terms of Reference - to be considered by Council on October 10, 2025

The HATF reviewed the Terms of Reference and had no further changes for Council's consideration on October 10, 2025.

- b) Establish 2025-2026 Work Plan

The Task Force reviewed the draft work-plan and will continue brainstorming and bring the Work Plan back for further discussion at the next Task Force Meeting prior to sending to Council for consideration.

6. New Business

- a) North Frontenac - Housing Information Discussion

What percentage of the population in North Frontenac needs help? Who can afford a

20% down payment on a home purchase? How do people get that 20% (parents, grants, etc. – need to know what help is out there)?

2023 Financial Indicator Review from the Ministry of Municipal Affairs and Housing (MMAH) states that \$51,942 is the household median income for North Frontenac (based on 2300 permanent residents).

MPAC data shows that in 2024 in North Frontenac the median detached house sale was \$260,000 (based on 11 sales) and in 2025 \$325,000 (based on 17 sales).

Building Costs are being observed locally anywhere from \$400 - \$600 a square foot.

What is the Market for:

- Affordable/Attainable Entry Level House
- Seniors Housing
- Rental Housing

Is there Township, Provincial or Federal land available? Look at building low cost options, if have land available (look at it in terms of mobility, modular construction that can be moved in the future). Location should be in a hamlet that has some services (i.e. Plevna or Cloyne), as some people with lower income may not have transportation, etc.

What is the current housing stock? (not waterfront properties typically). May have housing stock coming into the market due to aging demographics.

Need information in front of us to make recommendations on how to move forward.

Look at Presentations from:

- Rural Frontenac Community Services (RFCS)
- Pakville (out of Montreal), were on Dragons Den – “Affordable Housing Solutions”.
- Affordable Housing Presentation presented previously at Council (Robert Lesperance, resident)
- Vanam – Modular Home Builder

Goal should be to create an environment to encourage and assist entrepreneurs with the information they need to build and invest. There may be funding out there to complete studies, plans, etc.

The HATF Members will review the following questions and bring back thoughts to the next meeting:

- What is the definition of affordable housing
- What can we actually do (with little or no funding)
- Speaking with local relators to gain a better understanding of the market in North Frontenac.

- What funding is available (at no cost to the Township, but the Township would have to apply) – Member JP Melville will do a research report of currently available funding and report back to the HATF.
- Kelly Watkins, Treasurer will provide a summary at the next HATF Meeting regarding the Financial Indicator Review from the Ministry of Municipal Affairs and Housing (MMAH) and MPAC data on median home sales data, and income profile for the permanent population, etc., including some information from Central Frontenac and Addington Highlands for comparison.

7. Adjournment

- a) Meeting adjourned at 10:51 a.m.

Recommendations to Council

Be It Resolved That Council receives for information the October 8, 2025 Notes of the Housing Advisory Task Force (HATF).

Received by Council on October 31, 2025.

Mayor Gerry Lichty, Chair

Environmental Task Force Minutes

9:00 AM - Tuesday, September 30, 2025
Council Chambers

Present: Deputy Mayor John Inglis (Acting Chair); Councillor Fred Fowler; Paul Asselin; and Marlene Spruyt

Absent with Regret: Councillor Roy Huetl; Ange Defosse; Bruce Moore; Katie Surra; and Mike Ward

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 9:00 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 noted.

4. Environmental Task Force Notes

- a) ***Notes of the Environmental Task Force Meeting dated August 26, 2025 as approved via email and being provided to Council for information at the September 18, 2025 Regular Meeting of Council.***

No comments.

5. Business Arising

- a) ***Quarterly Newsletter - Fall Edition and Draft Winter Edition***

The Task Force discussed the quarterly newsletter. It was the consensus of the Task Force the topic of the fall newsletter would be recycling and suggested the following topics:

- What is recyclable and how it is done?
- Items that can't be recycled (i.e. styrofoam, soft plastic) and options to limit/replace these items.
- Blue Box transition in January – Province to set consistent recycling policies across the Province – information will be added to the Township's website.
- Concerns with microplastics.

b) *Work Plan Update*

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

The Task Force discussed the public comments being received regarding the BESS project. The Task Force felt more consultation and education is required to assist the public with being informed about the benefits and risks around the project. Asselin is going to prepare additional FAQs to address some of the comments. It was noted the decision of Council at this stage is in principal only. The Task Force discussed the additional testing and consultation that will be required if the project is supported by the Township and approved by the IESO. This will include a full formal approval process including an environmental impact assessment, archeological assessment, noise assessment, etc.

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

The PWM advised based on direction from Council the assessment of the roof at the Township municipal complex and fire hall are being completed. Once completed a report will be provided to Council on the finding and any retrofit requirements. Asselin noted if the Treasurer requires any additional information while reviewing the financial details he is available to assist.

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

No update.

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

Staff is completing research in preparation for a report to Council on mandatory inspections at the time of sale.

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

Moore provided a document to the Sub-Committee from Marilyn Boston and John Campbell on ideas for By-law wording. The draft will be reviewed and modified by the Sub-Committee and presented to the Task Force for consideration at the November meeting. It was suggested the draft be reviewed by the Economic Development Task Force (EDTF) to discuss the impacts of a potential By-law on tourism and economic development. It was the consensus of the Task Force that once reviewed by the Task Force it could be provided to the EDTF for discussion.

c) *Updated Terms of Reference - Milestones and Council Procedural Policy for Task Force Amendments*

The updated Terms of Reference were discussed. It was the consensus of the Task Force no further updates were required.

6. New Business

None.

7. Adjournment

a) ***Meeting adjourned at 10:02 a.m. until October 28, 2025.***

8. Recommendation

Be It Resolved That Council receives for information the Notes of the Environmental Task Force dated September 30, 2025.

Councillor Roy Huetl, Chair



Council Portfolios

Council Members have been appointed to various Portfolio/Liaison positions. Council Members will provide a verbal update to Council on their positions during the Council Portfolio section of the Agenda. If any action is requested, an Administrative Report or Notice of Motion shall be provided by the Council Member. Updates and recommendations from Council Committees/Task Forces will be provided through the applicable Minutes/Notes.

Mayor Gerry Lichty

Portfolio: County Business	Responsibility: <ul style="list-style-type: none"> Update Council on County Council Activities and Decisions
Portfolio: North Frontenac Lake Association Alliance (NFLAA)	Responsibility: <ul style="list-style-type: none"> Council Liaison
Portfolio: Municipal Services Corporation	Responsibility: <ul style="list-style-type: none"> Provide Updates from the Board of Directors

Councillor Wayne Good

Portfolio: Township of North Frontenac	Responsibility: <ul style="list-style-type: none"> Municipal Road Inspector
Portfolio: Lake Associations – Ward 1 Lakes	Responsibility: <ul style="list-style-type: none"> Council Liaison

Councillor Stephanie Regent

Portfolio: Health	Responsibility: <ul style="list-style-type: none"> Representative on the Lakelands Family Health Team Committee
Portfolio: Long-Term Care and Social Services	Responsibility: <ul style="list-style-type: none"> Council Liaison
Portfolio: Lake Associations – Ward 1 Lakes	Responsibility: <ul style="list-style-type: none"> Council Liaison

Councillor Roy Huetl

Portfolio: Committee of Adjustments/Planning Advisory Committee	Responsibility: <ul style="list-style-type: none"> Council Liaison
Portfolio: Mississippi Valley Conservation Authority (MVCA)	Responsibility: <ul style="list-style-type: none"> Board Member
Portfolio: Lake Associations – Ward 2 Lakes	Responsibility: <ul style="list-style-type: none"> Council Liaison

Councillor Vernon Hermer

Portfolio: Lake Associations – Ward 2 Lakes	Responsibility: <ul style="list-style-type: none"> • Council Liaison
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Councillor Fred Fowler

Portfolio: Eastern Ontario Trails Alliance (EOTA)	Responsibility: <ul style="list-style-type: none"> • Board Member
Portfolio: North Frontenac Trails Enhancement	Responsibility: <ul style="list-style-type: none"> • Provide updates to Council
Portfolio: County Business – Second Member	Responsibility: <ul style="list-style-type: none"> • Update Council on County Council Activities and Decisions
Portfolio: Lake Associations – Ward 3 Lakes	Responsibility: <ul style="list-style-type: none"> • Council Liaison
Portfolio: Seniors And Law Enforcement Together (SALT)	Responsibility: <ul style="list-style-type: none"> • Provide updates to Council
Portfolio: Frontenac Ontario Provincial Police (OPP)	Responsibility: <ul style="list-style-type: none"> • Council Representative on the Frontenac OPP Detachment Board

Deputy Mayor John Inglis

Portfolio: Lake Associations – Ward 3 Lakes	Responsibility: <ul style="list-style-type: none"> • Council Liaison
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The Corporation of the Township of North Frontenac

By-law #2025-48

Being a By-law to Appoint a Deputy Mayor for the Township of North Frontenac

Whereas Section 9.3 of By-law #2025-35, being the Procedural Policy for Members of Council and Committees provides that the Deputy Mayor position will be open for nomination on an annual basis every November;

And Whereas the 2026 Municipal Election will be held on October 26, 2026, with the new term of Council commencing on November 15, 2026;

Now Therefore the Council for The Corporation of the Township of North Frontenac enacts as follows:

1. **That** Council appoints _____ as the Deputy Mayor of the Township of North Frontenac from November 1, 2025 until November 14, 2026.
2. **That** all resolutions, by-laws or parts of by-laws passed which are contrary to or inconsistent with this by-law are hereby repealed.
3. **That** this by-law shall come into full force and effect from and after its passing.

Read a first and second time October 31, 2025.

Read a third time and passed October 31, 2025.

Gerry Lichty, Mayor

Tara Mieske, Clerk

The Corporation of the Township of North Frontenac

By-law # 2025-49

To Close, Stop up and Sell a Part of the 66' Original Road Allowance

Whereas it is deemed expedient in the interest of The Corporation of the Township of North Frontenac, hereinafter called 'The Corporation', that part of the 66' original road allowance described in Schedule "A" attached hereto be permanently closed, and the land sold to the adjoining owners as they may direct;

And Whereas notice of this By-law has been posted at least ten days prior to the meeting on the Township Website; and on the said road allowance;

And Whereas Council for The Corporation has heard in person, all persons claiming that their land will be prejudicially affected and who applied to be heard;

Now therefore the Council of the Corporation of the Township of North Frontenac hereby enacts as follows:

1. Those parts of the 66' original road allowance described in Schedule "A" be and the same are hereby permanently closed.
2. Those parts of the said 66' original road allowance shall be sold to the adjoining owner as follows:
 - a) **Part 1 on Registered Plan 13R-6196** as a lot addition to the lands described as PIN 36187-0209 for the purchase price of \$5,717.25 plus \$743.24 (HST) for a total of \$6,460.49 (Coxvale (Pine) Lake).
3. The Mayor or Deputy Mayor and the Clerk or Deputy Clerk of The Corporation are hereby authorized to sign or execute such deeds or other documents as may be necessary to effect conveyance of that Part of the said 66' original Road Allowance described in Schedule "A".
4. The Clerk shall cause a certified copy of this By-law to be registered on the title to that Part of the 66' original Road Allowance hereby permanently closed.
5. That Schedule "A" forms part of this By-law.
6. That Tony Fleming, legal counsel for The Corporation, is hereby authorized to amend Schedule "A" descriptions as may be required to carry out the intended transaction and finalize the registration of this By-law.
7. This By-law shall come into force and take effect upon registration of a certified copy of this By-law pursuant to the Municipal Act Section 34, Subsection 1.
8. All resolutions, by-laws or parts of by-laws which are contrary to or inconsistent with this by-law are hereby repealed.

Read a first and second time this 31st day of October, 2025.

Read a third time and finally passed this 31st day of October, 2025.

Gerry Lichty, Mayor

Tara Mieske, Clerk

Schedule A

All That Part of the Shore Road Allowance lying in front of Lot 1, Registered Plan 13R-6196, Geographic Township of Clarendon, Township of North Frontenac, County of Frontenac being Part 1 on Registered Plan 13R-6196 (Coxvale (Pine) Lake)

The Corporation of the Township of North Frontenac

By-law #2025-50

Confirming By-law

Being a By-law of the Corporation of the Township of North Frontenac to confirm all actions and proceedings of the Council of the Corporation of the Township of North Frontenac for a Regular Council Meeting held October 31, 2025

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

And Whereas Subsection 2 of Section 11 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto provides that a lower-tier and an upper-tier municipality may pass by-laws respecting matters within the spheres of jurisdiction described in the Table to Subsection 2, subject to certain provisions;

And Whereas Section 5(3) of the *Municipal Act S.O. 2001, c.25* – A Municipal power, including a municipality’s capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

And Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the Township of North Frontenac for the October 31, 2025, Regular Council Meeting, be confirmed and adopted by by-law;

Now Therefore the Council of The Corporation of the Township of North Frontenac hereby enacts as follows:

1. That all actions and proceedings of the Council of The Corporation of the Township of North Frontenac taken at its Regular Council Meeting held October 31, 2025, be confirmed as actions for which The Corporation of the Township of North Frontenac has the capacity, rights, powers and privileges of a natural person;
2. That all actions and proceedings of the Council of The Corporation of the Township of North Frontenac at its Regular Council Meeting held October 31, 2025, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other actions taken by the Council of The Corporation of North Frontenac at the Meeting, are hereby sanctioned, ratified and confirmed as if all such proceedings were expressly embodied in this By-law;
3. That the Mayor and proper officials of The Corporation of the Township of North Frontenac are hereby authorized and directed to do all things necessary, and to obtain approvals where required, to give effect to the actions passed and taken by Council at the said Meeting;
4. That this by-law shall come into force as of the final passing thereof.

Read a first and second time this 31st day of October 2025.

Read a third time and finally passed this 31st day of October 2025.

Gerry Lichty, Mayor

Tara Mieske, Clerk