



**Township of South Frontenac
Council Meeting Minutes**



Meeting #2025-22

Time: 7:00 PM

Location: Council Chambers/Virtual Via Zoom

Present: Ray Leonard, Doug Morey, Steve Pegrum, Norm Roberts, Randy Ruttan, Ron Sleeth, Scott Trueman, Adam Turcotte, Mayor Ron Vandewal

Staff: Louise Fragnito - Chief Administrative Officer, James Thompson - Clerk, Brad Wright - Director of Development Services, Kyle Bolton - Director of Public Services, Stephanie Kuca - Director of Finance and Treasurer, Troy Dunlop - Manager of Engineering and Capital Projects, Melia Edgar - Deputy Treasurer

1 Meeting to Order

a) Resolution

Resolution No. [2025-23]-01

Moved by Councillor Roberts

Seconded by Councillor Morey

That the Council meeting of December 9, 2025 be called to order at 7:00 p.m.

Carried

2 Roll Call

a) The Clerk conducted roll call.

3 Approval of Agenda (and Addendum)

a) Resolution

Resolution No. [2025-23]-02

Moved by Councillor Trueman

Seconded by Councillor Leonard

That the agenda be approved, as presented.

Carried

4 Disclosure of Pecuniary Interest

a) Councillor Trueman declared a potential pecuniary interest in the matter of Agenda Item 11a, By-law 2025-77 and By-law 2025-78, regarding Willowbrook Subdivision Phase 1 as he is a benefitting land owner.

5 Committee of the Whole "Closed Session"

a) Not applicable.

6 Recess (If Required)

7 Ceremonial Presentations

a) There were none.

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8 Public Meeting

a) Resolution

Resolution No. [2025-23]-03

Moved by Councillor Ruttan

Seconded by Councillor Turcotte

That the public meeting regarding be called to order.

Carried

b) The Clerk read the Notice of Collection.

c) Zoning By-law Amendment Application PL-ZBA-2025-0101, Scott (The Boulevard Group), 4413 Road 38

Noah Perron, Planner, provided an overview of the file.

Jason Sands, agent, was present and spoke to the application.

Mayor Vandewal afforded members of Council the opportunity to ask questions. There were no questions from members of Council.

Mayor Vandewal afforded members of the public the opportunity to ask questions or provide comment. There were no questions or comments received.

d) Resolution

Resolution No. [2025-23]-04

Moved by Councillor Leonard

Seconded by Councillor Sleeth

That the public meeting be closed.

Carried

9 Delegations

a) Brenda Crawford was present and spoke to Council regarding a proposed Memory Wall for Veterans.

10 Briefings

a) There were none.

11 Reports from Administration

a) Councillor Trueman withdrew from the meeting.

b) Willowbrook Subdivision Phase 1 - Deeming By-Law and Dedication of 0.3m Reserve

Resolution No. [2025-23]-05

Moved by Councillor Sleeth

Seconded by Councillor Morey

That By-law 2025-77, attached to Report Number 2025-77, as Exhibit A, to deem the property described as Block 8, Plan 13M105, District of Storrington, Township of South Frontenac as not being in a plan of subdivision, be given first and second reading; and

That By-law 2025-78 attached to Report Number 2025-78, as Exhibit B, to dedicate the 0.3 metre reserve that is Block 12 on Plan 13M105, be given first and second reading; and

That By-law 2025-77 and By-law 2025-78 be presented to Council for third reading.

Carried

c) Councillor Trueman returned to the meeting.

d) Build Canada Homes Application

Resolution No. [2025-23]-06

Moved by Councillor Sleeth

Seconded by Deputy Mayor Pegrum

That Council endorse the Build Canada Homes Application in the amount of \$21 million, including a capital grant contribution of \$6 million and a repayable loan of \$15 million.

That the CAO be authorized to revise the authorized application amount while discussing proposed terms within 5% of the approved amount.

That the final terms of any Build Canada Homes successful conditional approvals be brought back for Council endorsement.

Carried

12 Reports from Advisory Committees

a) Motion Received from Recreation and Leisure Advisory Committee:

Resolution No. [2025-23]-07

Moved by Councillor Roberts

Seconded by Councillor Leonard

That the Recreation and Leisure Services Advisory Committee recommend that Council support the proposed changes to the summer program registration model, as outlined in Recreation and Leisure Services Advisory Committee Report Number 2025-014.

Carried

13 Information Reports

a) 2026 Draft Capital Budget

b) Verona Housing Update

c) Bill 60 - Fighting Delays, Building Faster Act

d) Bill 68 - Plan to Protect Ontario Act, 2025

e) 3rd Quarter 2025 – Building Services Report

f) 3rd Quarter Planning Services Report – 2025

14 Committee of the Whole

a) Not applicable.

15 Communications

a) There were none.

16 Tabling of Documents

a) There were none.

17 New Business

a) There were none.

18 Notice of Motion

a) Notice of Motion One:

Resolution No. [2025-23]-08

Moved by Councillor Turcotte

Seconded by Councillor Ruttan

That Council direct staff to prepare and submit a formal letter of objection to the Premier of Ontario and the Minister of Municipal Affairs and Housing, expressing our profound concern that the "Strong Mayor" model, the proposed consolidation of Conservation Authorities, and the municipal planning implications of Bill 60, the Fighting Delays, Building Faster Act, represent a systematic erosion of municipal democratic agency and local environmental oversight, and further, that this letter be shared with the Association of Municipalities of Ontario (AMO), our local Conservation Authorities and all neighbouring municipalities.

Carried

b) Notice of Motion Two:

Resolution No. [2025-23]-09

Moved by Councillor Ruttan

Seconded by Councillor Roberts

Whereas the *Conservation Authorities Act* (1946) established Conservation Authorities (CAs) as local, watershed-based bodies to manage natural resources in partnership with municipalities;

Whereas Conservation Authorities are governed by Boards of Directors comprised of municipally elected officials or appointees, ensuring direct accountability to the local tax base;

Whereas the current funding model relies heavily on municipal levies and self-generated revenue, with the Province of Ontario contributing approximately 5% or less to operating budgets (e.g., Cataraqui Conservation receives ~48% from municipalities and only ~5% from the Province);

Whereas the Province of Ontario has introduced Schedule 3 of Bill 68 and Environmental Registry of Ontario (ERO) posting 025-1257, which proposes to amalgamate Ontario's 36 Conservation Authorities into seven (7) centralized regional entities governed by a new "Ontario Provincial Conservation Agency";

Whereas this forced amalgamation threatens to dilute local decision-making, sever the critical link between local property taxes and local service delivery, and ignore the unique hydrological and environmental differences between our distinct watersheds;

Therefore be it Resolved That the Council of South Frontenac Township formally opposes the proposed amalgamation of Conservation Authorities as outlined in ERO 025-1257;

And Further That Council calls upon the Province of Ontario to:

1. Pause the implementation of Bill 68, Schedule 3;

2. Maintain the current watershed-based governance model that ensures local accountability; and
3. Engage in meaningful consultation with municipalities to address specific concerns regarding efficiency without dismantling local governance;

And Further That a copy of this resolution be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, our local MPP John Jordan, the Association of Municipalities of Ontario (AMO), and all Conservation Authorities within our region.

Carried

c) Notice of Motion Three:

Resolution No. [2025-23]-10
Moved by Councillor Leonard
Seconded by Councillor Trueman

That Council request the Bank of Montreal to reconsider the proposed closure of the Verona BMO Branch due to the anticipated growth to occur in Verona in the near future (Verona Housing Project, McMullen Manor); and

That a copy of the resolution be provided to MPP John Jordan, MP Scott Reid, and the BMO Financial Group.

Carried

19 Approval of Minutes

a) Resolution

Resolution No. [2025-23]-11
Moved by Councillor Trueman
Seconded by Councillor Turcotte

That the minutes of the December 2, 2025 Council meeting be approved.

Carried

20 Approval of By-laws

a) Resolution

Resolution No. [2025-23]-12
Moved by Councillor Leonard
Seconded by Councillor Sleeth

That By-laws Numbers (1) and (2) be given third reading.

Carried

b) Councillor Trueman withdrew from the meeting.

c) Summary of By-laws

Resolution No. [2025-23]-13
Moved by Deputy Mayor Pegrum
Seconded by Councillor Morey

Summary of By-laws:

1. By-law 2025-77 - A By-Law to deem part of Plan of Subdivision No. 13M105 not to be a registered plan of subdivision: Block 8, Plan 13M105, District of Storrington.

2. By-law 2025-78 - A By-Law to dedicate certain lands within the Township for Public Use; Plan 13M105

Carried

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d) Councillor Trueman returned to the meeting.

21 Committee of the Whole "Closed Session"

a) Not applicable.

22 Confirmation By-law

a) Resolution

Resolution No. [2025-23]-14

Moved by Councillor Sleeth

Seconded by Councillor Roberts

That By-law 2025-79, being a by-law to confirm generally all actions and proceedings of the Council of the Township of South Frontenac, be given first and second reading; and

That By-law 2025-79, being the confirmatory by-law, be given third reading, signed and sealed.

Carried

23 Date of Next Meeting

a) The next Council meeting is scheduled for January 13, 2026 at 7:00 p.m.

24 Adjournment

a) Resolution

Resolution No. [2025-23]-15

Moved by Councillor Trueman

Seconded by Councillor Leonard

That the Council meeting of December 9, 2025 be adjourned at 8:33 p.m.

Carried

Ron Vandewal, Mayor

James Thompson, Clerk

South Frontenac is a welcoming and thriving rural community