



October 7, 2026 Council Meeting

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Addition to the Agenda Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the October 7, 2026 Council agenda items.

9.2.1 Report FIN-2026-026 2026 Township General Surplus

-for the 2026 Capital Budget I believe we reduced the contribution to the Gravel Roads Improvement Budget from \$420k to \$394,050 in order to contribute funds to some other reserve (asset management contribution?); if this is correct please advise as I will then make the motion that \$25,950 of the surplus be reallocated to the Gravel Roads Improvement Budget

Yes. At its January 15, 2025 meeting, Council directed staff to reallocate funds from the Gravel Roads Improvement Discretionary Reserve to the Asset Management Discretionary Reserve, as outlined in the attached Council Q&A "Alternate Option." This reduced the 2026 Gravel Roads Improvement Discretionary Reserve contribution from \$420,800 to \$394,050, a difference of \$26,750.

10.1 10:25 A.M. Township Comments Notice Permit to Take Water 101 Brock Rd S - White Wolf Property Management Inc.

-with regard to an annual meeting the correspondence from Source Water Protection indicates that an annual meeting is still a requirement whereas the Harden letter indicates that is not. We should have a consistent voice to the Province. Can staff have both parties discuss this and agree on a common approach?

Source Water has deferred to Harden and the Township regarding the requirement for an annual meeting. Staff is comfortable with removing the recommendation for an annual meeting subject to Council's direction.

-regarding Harden's comment "We suggest that the Township discuss with White Wolf the opportunity to continue monitoring one or more of the off-site wells that are in the Township Road, County Road right-of-way or on other private properties" is a motion required that this be done?



Yes, a motion from Council would be required from Council for this to be included in the Township budget and for staff to engage in discussions with White Wolf.

-with regard to five year renewal of the PTTW Harden has not provided a comment whereas Source Water is requesting it. Would it be possible to have Harden comment as well pursuant to discussions with Source Water?

Harden will update their comments to include the five year renewal accordingly.

Item 10.1 – white Wolf

Harden suggests asking white wolf for continued monitoring for 4 wells. I just want to clarify how staff would envision this taking place. Would the intention be that White Wolf continues to undertake and fund these monitoring wells or would the township take over responsibility for monitoring wells through our own hydrogeological consultant?

The Township would take over the responsibility for maintenance and monitoring of the wells should Council give that direction to staff and should White Wolf agree to the Township taking over the wells. The estimated costs are noted below:

- Initial Capital Cost for purchase and installation of data loggers: \$8,000 (\$1,000 per well) this would be added to the asset management plan for replacement in future years.
- Ongoing operating cost: \$1,000 annually

7.2.2 What are the risks to the Municipality for providing a Municipal Support Confirmation for the Solar Farm proposal on 20 sideroad at this time?

If there are risks, are there any suggested accompanying statements staff suggests to include with the support letter to minimize potential risks?

Staff's view is that there are risks associated with providing a Municipal Support Confirmation at this time, primarily because the information and engagement undertaken by the proponent to date do not appear sufficient for the Township to make all of the confirmations required under the IESO process. Providing a support resolution at this stage could be interpreted as the Township having satisfied itself that the required Indigenous and community engagement has occurred or has been appropriately committed to, and that the applicable agricultural requirements have been addressed. Staff does not currently have sufficient information to make these confirmations. A Municipal Support Confirmation should therefore not be viewed as an endorsement of the project as a whole or as confirmation that all municipal planning,



environmental, servicing, building, or other approvals have been satisfied. Those matters would continue to be subject to the applicable municipal and regulatory processes.

Based on staff's review, the following information and steps are required in order for Council to consider providing the required support resolution:

Requirement	What is needed
1. Pre-engagement notice	The proponent must deliver a Pre-Engagement Confirmation Notice to the applicable Local Body Administrator at least 60 days before the Proposal Submission Deadline.
2. Project identification	Municipality must be provided with the project name, proponent, technology, maximum potential contract capacity, project lands/roll numbers or other property description and, if known, Unique Project ID.
3. Indigenous/community engagement	Municipality must be able to state that the proponent has undertaken, or committed to undertake, Indigenous and community engagement activities to the satisfaction of the Municipality.
4. Agricultural designation determination	Municipality must state whether the project lands are designated Prime Agricultural Areas in its Official Plan.
5. Additional agricultural requirements, if applicable	If the lands are Prime Agricultural Areas, the municipality must confirm they are not Specialty Crop Areas, the project is not non-rooftop solar, AIA Component One has been satisfied to the municipality's satisfaction, and the municipality will engage in good faith regarding AIA Components Two and Three if the project is selected.
6. Formal municipal support	Council provides either the project-specific resolution or the blanket-resolution/confirmation-letter combination.



Site Alteration Intermediate – where a change in grade is proposed to be less than 3 meters
Site Alteration Large - where a change in grade is proposed to be more than 3 meters

Could staff consider modifying the site alteration intermediate to read 3 meters or less? Otherwise a proposed change in grade of exactly 3m don't actually fit into either category.

Yes, this can be amended to better capture the proposed alteration heights.

I just want to clarify the wording in the definition of Commercial Site Alteration. It says that it applies where one or more of the listed criteria are met, which means each of those criteria could essentially be considered on it's own independent of the other criteria. One of them says the site alteration is undertaken as part of a commercial enterprise or business activity. If that particular criteria is considered on it's own and interpreted quite literally, couldn't it mean that any site alteration undertaken by a business could be considered commercial even if it would otherwise fall within the other categories? I don't believe that is the intent, so I am hoping we could clarify in the wording that this particular criteria is in regards to the fill operation itself?

Staff agree this could be further clarified as follows:

Criteria (ii) could be replaced with the following:

(ii) undertaken as part of a commercial enterprise or business activity where the commercial enterprise or business activity involves, or derives revenue or other financial benefit from, the importation, exportation, receipt, placement, storage, processing, management, brokerage or other handling of Fill; For greater certainty, a Site Alteration shall not be considered a Commercial Site Alteration solely because the Owner, Occupier, Applicant or contractor is a business or is compensated for undertaking construction, excavation, grading, landscaping, agricultural or other site improvement work, where the Fill is being imported, exported or placed for the purpose of completing a bona fide project on the Property and no compensation, tipping fee, brokerage fee, processing fee or other financial benefit is received in connection with the Fill or its importation, exportation or placement;

~~(ii) undertaken as part of a commercial enterprise or business activity,~~

Criteria (i) could be replaced with the following:



(i) undertaken for commercial benefit or gain in connection with the Fill or Site Alteration itself, whether for the Owner, Occupier, Applicant, contractor or any third party, including where remuneration, compensation, tipping fees, brokerage fees, processing fees or other consideration is received for the importation, exportation, receipt, placement, storage, processing, management or handling of Fill, but does not include compensation received solely for performing construction, excavation, grading, landscaping, driveway installation, agricultural work or other site improvement work;

~~(i) undertaken for commercial benefit or gain, whether for the Owner, Occupier, contractor, or any third party and includes remuneration, compensation, tipping fees, brokerage, processing fees, or other consideration is received in connection with the Fill itself, and not solely for the performance of construction, excavation, grading, landscaping, driveway installation, or other site improvement works,~~

Question for agenda item 9.7.1 Skating Schedule

Could staff comment on introducing a 2hr public skating window for Boxing Day and New Years Day. My thinking is 2hrs + opening and closing of staff time gives a 4hr shift. What are the benefits? What is the initial hurdle? What would the staff cost implication be?

Staff will be prepared to respond at the meeting to this question.

Capital Forecast Presented at Oct 23 Council Meeting						
Year	Assest Management Contribution	Year over Year Increase	Year	Gravel Roads Reserve C	Year over Year Increase	Total Year over Year Increase
2025	\$975,825.00		2025	\$ 370,800.00		
2026	\$1,002,575.00	\$26,750.00	2026	\$ 420,800.00	\$50,000.00	\$76,750.00
2027	\$1,029,325.00	\$26,750.00	2027	\$ 470,800.00	\$50,000.00	\$76,750.00
2028	\$1,056,075.00	\$26,750.00	2028	\$ 520,800.00	\$50,000.00	\$76,750.00
2029	\$1,082,825.00	\$26,750.00	2029	\$ 570,800.00	\$50,000.00	\$76,750.00
2030	\$1,109,575.00	\$26,750.00	2030	\$ 620,800.00	\$50,000.00	\$76,750.00
2031	\$1,136,325.00	\$26,750.00	2031	\$ 670,800.00	\$50,000.00	\$76,750.00
2032	\$1,163,075.00	\$26,750.00	2032	\$ 720,800.00	\$50,000.00	\$76,750.00
2033	\$1,189,825.00	\$26,750.00	2033	\$ 770,800.00	\$50,000.00	\$76,750.00
2034	\$1,216,575.00	\$26,750.00	2034	\$ 820,800.00	\$50,000.00	\$76,750.00

Capital Forecast updated based on Council Direction						
Year	Assest Management Contribution	Year over Year Increase	Year	Gravel Roads Reserve C	Year over Year Increase	Total Year over Year Increase
2025	\$ 1,002,575.00		2025	\$ 344,050.00		
2026	\$ 1,024,759.00	\$22,184.00	2026	\$ 420,800.00	\$76,750.00	\$98,934.00
2027	\$ 1,051,509.00	\$26,750.00	2027	\$ 470,800.00	\$50,000.00	\$76,750.00
2028	\$ 1,078,259.00	\$26,750.00	2028	\$ 520,800.00	\$50,000.00	\$76,750.00
2029	\$ 1,105,009.00	\$26,750.00	2029	\$ 570,800.00	\$50,000.00	\$76,750.00
2030	\$ 1,131,759.00	\$26,750.00	2030	\$ 620,800.00	\$50,000.00	\$76,750.00
2031	\$ 1,158,509.00	\$26,750.00	2031	\$ 670,800.00	\$50,000.00	\$76,750.00
2032	\$ 1,185,259.00	\$26,750.00	2032	\$ 720,800.00	\$50,000.00	\$76,750.00
2033	\$ 1,212,009.00	\$26,750.00	2033	\$ 770,800.00	\$50,000.00	\$76,750.00
2034	\$ 1,238,759.00	\$26,750.00	2034	\$ 820,800.00	\$50,000.00	\$76,750.00

← Larger Year over year increase - with less going to AM

Alternate Option						
Year	Assest Management Contribution	Year over Year Increase	Year	Gravel Roads Reserve C	Year over Year Increase	Total Year over Year Increase
2025	\$ 1,002,575.00		2025	\$ 344,050.00		
2026	\$ 1,029,325.00	\$26,750.00	2026	\$ 394,050.00	\$50,000.00	\$76,750.00
2027	\$ 1,056,075.00	\$26,750.00	2027	\$ 444,050.00	\$50,000.00	\$76,750.00
2028	\$ 1,082,825.00	\$26,750.00	2028	\$ 494,050.00	\$50,000.00	\$76,750.00
2029	\$ 1,109,575.00	\$26,750.00	2029	\$ 544,050.00	\$50,000.00	\$76,750.00
2030	\$ 1,136,325.00	\$26,750.00	2030	\$ 594,050.00	\$50,000.00	\$76,750.00
2031	\$ 1,163,075.00	\$26,750.00	2031	\$ 644,050.00	\$50,000.00	\$76,750.00
2032	\$ 1,189,825.00	\$26,750.00	2032	\$ 694,050.00	\$50,000.00	\$76,750.00
2033	\$ 1,216,575.00	\$26,750.00	2033	\$ 744,050.00	\$50,000.00	\$76,750.00
2034	\$ 1,243,325.00	\$26,750.00	2034	\$ 794,050.00	\$50,000.00	\$76,750.00