



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, November 4, 2025, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on November 4, 2025, at 7:30 pm.

1.0 CALL TO ORDER

Disclosure of recording equipment.

2.0 ADOPTION OF AGENDA

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of November 4, 2025, as presented.

~

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

4.0 MINUTES

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the October 21, 2025, Council Meeting Minutes as written.

~

5.0 ACCOUNTS

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby approves payment of the list of accounts as presented.

~

6.0 PUBLIC MEETINGS AND DEPUTATIONS

None.

7.0 STAFF REPORTS

None.

8.0 BUSINESS

8.1 SALE OF LAND TO HODGINS BUILDING CENTER LTD

A report has been prepared by CAO/Clerk Trevor Hallam in this regard.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 52-2025, being a by-law to authorize the sale and disposition of land to Hodgins Building Centre, and that it now be read severally a first, second, and third time, and finally passed.

~

8.2 BATTERY ENERGY STORAGE SYSTEM PROPOSAL REQUEST FOR SUPPORT

A report has been prepared by CAO/Clerk Trevor Hallam in this regard. Should Council wish to support the proposal, the prepared motion is included in the agenda package.

9.0 COUNCIL REPORTS

Kevin Freiburger

Jamie McCallum

Sharen Zinn

Jodi Snell

Jamie Heffer

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Monthly Report – North Huron Fire – September 2025
- 10.2 Minutes – SVCA Board – September 18, 2025
- 10.3 Minutes – Belmore Arena Board – September 2025
- 10.4 Board Meeting Highlights – AMDSB – October 28, 2025
- 10.5 Resolution – HST on New Homes – Bradford West Gwillimbury
- 10.6 Resolution – Conservation Fee Freeze - Plympton-Wyoming
- 10.7 Outstanding Action Items

11.0 ITEMS FOR A FUTURE AGENDA

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

- 13.1 None.

14.0 CONFIRMING BY-LAW

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 53-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on November 4, 2025, and that it now be read severally a first, second, and third time, and finally passed.

~

15.0 ADJOURNMENT

*Moved by ~
Seconded by ~*

*THAT the Council of the Municipality of Morris-Turnberry does
now adjourn at ____ pm.*

~

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, November 4, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, November 18, 2025, 7:30 pm



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, October 21, 2025, 7:30 pm

The Council of the Municipality of Morris-Turnberry met electronically in regular session on October 21, 2025, at 7:30 pm.

Council in Attendance

Mayor Jamie Heffer
Deputy Mayor Kevin Freiburger
Councillor Jamie McCallum
Councillor Jodi Snell
Councillor Sharen Zinn

Staff in Attendance

Trevor Hallam	CAO/Clerk
Mike Alcock	Director of Public Works

Others in Attendance

Rachel Hammermueller	The Wingham Advance Times
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1.0 CALL TO ORDER

Mayor Heffer called the meeting to order at 7:30 pm following which he recognized the passing of Ken Higgins, an employee of the Municipality, and extended the sympathies and condolences of Council to his family.

Mayor Heffer noted that the members of the press in attendance would be recording the meeting for the purpose of writing articles.

2.0 ADOPTION OF AGENDA

Motion 223-2025

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of October 21, 2025, as presented.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 224-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the October 7, 2025, Council Meeting Minutes as written.

Carried.

5.0 ACCOUNTS

Motion 225-2025

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry hereby approves payment of the list of accounts as presented.

Carried.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

None.

7.0 STAFF REPORTS

7.1 TREASURER

7.1.1 Q3 Financial Update

Reports prepared by Treasurer Sean Brophy providing financial summaries for the general accounts of the municipality, and the roads department specifically, up to the third quarter of 2025, were provided for the information of the Council.

7.2 PUBLIC WORKS

7.2.1 Operations Update

A report was presented by Director of Public Works Mike Alcock providing an update on Public Works department activities.

8.0 BUSINESS

8.1 DISNEYS OF HURON SIGN REQUEST

A report was presented by CAO/Clerk Trevor Hallam in this regard.

Council expressed concerns regarding the impact to sight lines and interference with public works operations. Mr. Alcock noted that there was sufficient space that a location could be chosen that did not have an impact on these. Council was supportive of the revised location and noted that it will be more visible to the public there.

Motion 226-2025

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby approves the request for an amendment to the approved location for the of the Disney's of Huron Sign subject to the approval of the Director of Public Works and provided that there are no sightline issues.

Carried.

8.2 FISCAL PARTNERSHIP AGREEMENT REQUEST – MAITLAND GRANITE

A report was presented by CAO/Clerk Trevor Hallam in this regard. Discussion followed.

Motion 227-2025

*Moved by Sharen Zinn
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby authorizes the Mayor and Clerk to execute the documents necessary to enter into a Fiscal Partnership Agreement with the Maitland Granite Curling & Recreation Club for the purpose of an application to the Leland and Thora Vance fund recreation grant.

Carried.

9.0 **COUNCIL REPORTS**

Kevin Freiburger

No report.

Jamie McCallum

No report.

Sharen Zinn

No report.

Jodi Snell

Attended a meeting Listowel and Wingham Family Health Team Board.

Jamie Heffer

No report.

10.0 **CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION**

10.1 Monthly Report – Belgrave Water – September 2025

10.2 Minutes – Belmore Arena Board – August 18, 2025

11.0 **ITEMS FOR A FUTURE AGENDA**

Councillor McCallum requested that the groups who receive grants and donations during the budget process be contacted to ensure the amounts awarded are still appropriate. Mr. Hallam noted that the requests are made annually and so are kept up to date. Councillor McCallum was satisfied with the existing process and no further action is required.

12.0 **BY-LAWS AND AGREEMENTS**

None.

13.0 **CLOSED SESSION**

13.1 None.

14.0 **CONFIRMING BY-LAW**

Motion 228-2025

*Moved by Jodi Snell
Seconded by Jamie McCallum*

THAT leave be given to introduce By-Law 51-2025, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on October 21, 2025, and that it now be read severally a first, second, and third time, and finally passed.

Carried.

15.0 ADJOURNMENT

Motion 229-2025

*Moved by Sharen Zinn
Seconded by Jodi Snell*

*THAT the Council of the Municipality of Morris-Turnberry does
now adjourn at 7:53 pm.*

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, November 4, 2025, 7:30 pm
Regular Meeting of Council – Tuesday, November 18, 2025, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam

Municipality of Morris-Turnberry
Account List for

November 4 2025

General

Bell Canada	Emergency Lines	130.79
Bell Canada	Morris Office	499.91
Bell Mobility	Cell Phone	25.07
Huron Clean	Office Cleaning	401.64
CIBC VISA	Cream	7.54
	Summer BBQ Expenses	232.30
	Online Council Meetings	24.28
	Water	58.72
	Door Repair	44.05
	OMTRA Conference - Hotel	277.17
	Fall Fair Ambassador Gifts	107.90
	Adobe Annual Subscription Renewal	163.67
		915.63
BM Ross & Associates	Stormwater Management Review	922.98
Maitland Granite Curling & Recreation	Curling Rink Advertisement	395.50
Township of North Huron	September Fire Calls	2,692.55
Bluevale Community Committee	Hall Rentals - September & October	760.00
Property Owners	Ontario Wildlife Damage Compensation	915.00
To Recipients	Service Awards	300.00
Property Owners	Return Property Tax Overpayments	1,656.01
Ontario Infrastructure	Belgrave Water Debenture Payment	29,721.46
WSIB	WSIB - October 2025	1,239.54
Minister of Finance	EHT - October 2025	859.06

Payroll

October 22 2025	Payroll	22,686.59
	Expenses	117.07
Council Pay	Payroll - October	4,293.73
	Receiver General	439.76

General Total 68,972.29

Building Department

Bell Mobility	Cell Phone	59.76
CIBC VISA	OBOA Conference - Hotel	1,347.87
Property Owner	Refund 50% Building Permit	392.00
Property Owner	Return Building Permit Deposit	381.30
WSIB	WSIB - October 2025	274.59
Minister of Finance	EHT - October 2025	173.29

Payroll

October 22 2025	Payroll	4,944.81
	Expenses	-

Building Department Total 7,573.62

Property Standards

Keppelcreek	Bylaw Enforcement - September	1,506.13
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Property Standards Total 1,506.13

Drainage

Hydro One	Hopper Pump	33.42
Chuck Hull	Gregory Municipal Drain	247.21

Drainage Total 280.63

Parks & Cemeteries

Parks & Cemeteries Total -

Belgrave Water

Bell Canada	Belgrave Water	177.05
Rogers	Belgrave Water & Humphrey Well	196.32
DataSoft Software Solutions	Belgrave Water	107,501.14
Veolia Water	September Operations	8,540.33
QMI-SAI Canada Limited	Belgrave Water DWQMS	1,809.41

Belgrave Water Total 118,224.25

Landfill

Bell Mobility	Cell Phone	8.91
Speedy Auto Glass Ltd.	Compactor Repair	194.93
John McKercher Construction	Morris Landfill	2,644.20

Landfill Total 2,848.04

Roads

Bell Canada	Morris Shop	249.95
Bell Canada	Turnberry Shop	130.78
Bell Mobility	Cell Phones	93.74
HuronTel	Turnberry Shop Internet	66.56
Enbridge	Turnberry Shop	49.41
CIBC VISA	Public Works Leadership Development - Hotel	673.78
	Road Supervisors Meetings - Registrations	40.00
	Courier	84.23
		<u>798.01</u>
Safety-Kleen Canada Inc	Cleanout Oil Separators	4,341.98
White's Wearparts Ltd.	Parts for 16-05 & 19-06 Tandems	1,339.86
Huron Tractor	Parts for 09-02 Grader	162.70
Joe Kerr Ltd.	Annual Safety for 16-05 & 19-06 Tandems	16,718.98
Meulensteen Tire & Auto Service	Tires for 13-03 Grader	5,177.12
Brandt London	Repair for 18-11 Backhoe & 13-03 Grader	671.54
Armstrong Paving & Materials Group Ltd.	Elevator Line & Lowertown Paving	23,732.35
Blackburn Media Inc.	Radio Tower Rental	1,017.00
Municipality of Morris-Turnberry	Turnberry Shop Water	64.70
WSIB	WSIB - October 2025	1,526.39
Minister of Finance	EHT - October 2025	963.25

Payroll

October 22 2025	Payroll	29,262.23
	Expenses	-

Roads Total 86,366.55

Account Total 285,771.51

Approved By Council:

November 4 2025

Mayor - Jamie Heffer

Treasurer- Sean Brophy

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Trevor Hallam, CAO/Clerk

DATE: November 4th, 2025

SUBJECT: Hodgins Building Centre Request to Purchase Land

RECOMMENDATION

Staff recommend that Council consider by-law 52-2025, authorizing the sale of Part 1 of 22R-7536 to Hodgins Building Center for the price of \$68,000.00 plus all costs.

BACKGROUND

In the fall of 2021, Hodgins Building Centre (Hodgins) purchased 90284 London Road (in red below). The property is due north of the existing Hodgins property (in green below) and consists of a house and two barns. The property has previously been used as a livestock operation, a mushroom growing facility, and prior to its sale in 2021, an illegally established cannabis growing facility. It is zoned Highway Commercial and is almost entirely within the floodway or flood fringe areas. The extent of floodway and flood fringe is expected to be reduced when the LIDAR mapping is updated this fall, to reflect the impact of the removal of the Howson Dam.

Between the Hodgins property and 90284 London Road is a property owned by the Municipality (in yellow below). This is real property, not road allowance, and is an irregular shape due to being former Canadian Pacific Rail lands. In the southeast of the property fronting on B Line is the Turnberry shop, and an area immediately behind it is used for storage of equipment. Neither the western portion, nor the longer northern portion are currently used by the Municipality.



Some time after the purchase of 90284 London Road, Hodgins proceeded to construct an access between their two properties, including a gravel driveway approximately 40 meters wide, edged with a chain link fence to join the two properties. Aerial photos of the land between the properties from 2025 is included below for reference.



Hodgins is now in the process of submitting a site plan application to develop 90284 London Road to better suit their operational needs. As part of this process, they have requested that the issues of access and encroachment be addressed.

In a closed session at their June 17th, 2025 meeting, Council considered options available to allow access between the two properties and address the location of a portion of Hodgins’ stormwater management infrastructure that was allowed to be partially sited on municipal property during an expansion in 2019. Direction was given to staff to enter into negotiations with Hodgins Lumber for the sale of a portion of the Turnberry shop property, and authorization was given to enter into a preliminary purchase agreement between Hodgins and the Municipality outlining the terms.

COMMENTS

The portion of the property that is subject to the request to purchase is not and has not been used by the Municipality. The southeastern portion of the Municipal property has access to B Line, and the Turnberry Shop and storage yard are located there. There is limited utility in using the west part of the property to establish access to London Road.

Until now, the west portion of the property has been retained by the Municipality as it was identified in the March 2008 Engineer’s report for the Gregory Municipal Drain as a potential alternate alignment for Branch B of the drain to remedy flooding issues that had been persistent before the adoption of that report. The report states:

6.4 Flooding Concerns and Investigations
*At the first site meeting, it was reported that flooding has occurred on a regular basis in the upstream portion of the Gregory Branch A watershed, specifically upstream or northwest of Josephine Street. A request was made to investigate possible solutions to this flooding. As a result, alternate routes for Branch B were surveyed and existing condition drawings were prepared. Based on this survey data, a proposal to construct a new drain southeasterly from the current confluence of Branch E and B, under Josephine Street, under County Road 4 and through the Municipal property, (the former railway lands) to join Branch A at approximately Station AO+115 was put forward but **did not receive sufficient support from the affected landowners.** Accordingly, no further work was done on this proposal; however, it is still a viable alternative. **Further consideration can be given in the future if the improvement works on Branches A, B and D, as proposed herein, do not provide adequate resolution of these flooding issues.***

Staff are not aware of any complaints of flooding on these branches of the drain in the 17 years since this report was authored, which would indicate that, as suggested above, the work done under that report did “provide adequate resolution of these flooding issues.” There have also been changes in the watershed of Branch B. As Britespan has expanded and consolidated some of the parcels in the watershed, their stormwater management design has diverted some surface

water out of that watershed, and for a portion of the lands that still drain to Branch B there are stormwater management structures in place for quantity control which did not exist in 2008.

Regardless, if a future report did recommend using the revised alignment through the property in question, the Drainage Act would provide sufficient legal authority to cross those lands. The difference would be the cost of doing so, as installing the drain on undeveloped municipal land would cost the drain less than crossing a lumber yard and having to bear the cost of restoring it to its pre-construction condition after the drain went through.

Severing and selling a portion of the Turnberry shop property will allow the encroachments, access between properties, and the location of a portion of the stormwater management facility to be addressed, while allowing the greatest flexibility regarding the possibilities for future development on the Turnberry Shop property and reducing risk and liability for the Municipality.

The portion of the property identified for sale is approximately .85 acres in size and has 22 meters of frontage on London Road. It does not meet the minimum frontage for either its current Community Facility zone, or the Village Commercial – Highway zone of the adjacent properties, being 25 meters. This deficiency makes it ineligible for the issuance of a building permit on its own, and it is therefor considered “non-viable property” under the municipality’s Land Sale By-Law. This status exempts it from the provisions of the by-law requiring a declaration of intent to sell, the giving of notice, and valuation of the property. Notwithstanding this exemption, a valuation was procured by staff that estimated the current market value of the property to be approximately \$73,000.00.

During negotiations between staff and representatives from Hodgins, a purchase price of \$68,000.00 was agreed to, with the additional conditions that the purchaser pays for all municipal legal and survey costs incurred during the transaction. A further condition was included that the purchaser would be required to consolidate the land with one of the adjacent lots.

The purchaser has since commissioned a survey and provided a reference plan, identifying the part as Part 1 of 22R-7536. When the surveyor was on site to establish the boundaries of Part 1, staff were on site and had input into the locations of the survey bars, and staff confirm that the dimensions and boundaries of Part 1 align with what was discussed with Council and satisfies the needs of both Hodgins and the Municipality.

With a preliminary purchase agreement in place establishing the terms of the sale, and the part to be sold identified in a deposited reference plan, staff recommend that Council consider by-law 52-2025, authorizing the sale of Part 1 of 22R-7536 to Hodgins Building Center for the price of \$68,000.00 plus all costs.

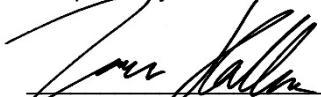
ATTACHMENTS

1. By-Law 52-2025
2. 22R-7536

OTHERS CONSULTED

Mike Alcock, Director of Public Works
Brock Hodgins, Hodgins Building Centre

Respectfully submitted,



Trevor Hallam,
CAO/Clerk



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 52-2025

Being a by-law to authorize the sale and disposition of Part 1, 22R7536.

WHEREAS Section 268 of the *Municipal Act, 2001* requires every municipality with authority to sell land to pass a by-law establishing procedures, including giving notice to the public, governing the sale of land;

AND WHEREAS it is deemed expedient and in the interest of the Corporation of the Municipality of Morris-Turnberry, hereinafter referred to as the Municipality, that the lands described in schedule 'A' attached hereto and forming part of this by-law, hereinafter referred to as the subject lands, are surplus to the needs of the Municipality;

AND WHEREAS the subject lands are deemed to be non-viable property, as defined by by-law 88-2019 of the Municipality, and are exempt from the declaration, notice and valuation provisions thereof.

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. That the soil and freehold of the subject lands described in Schedule 'A' attached hereto and forming part of this by-law shall be sold to the persons listed in Schedule 'B' for the price of \$68,000.00 plus all costs;
2. That upon sale, an 'Application to Consolidate Parcels' be registered on title to consolidate the subject lands with the properties listed in Schedule 'C'
3. That the Clerk of the Municipality is hereby authorized to execute such deeds or other documents as may be necessary to affect the conveyance of the land as described herein;
4. That this by-law will come into full force and effect upon its passing.

Read a FIRST and SECOND time this 4th day of November 2025

Read a THIRD time and FINALLY PASSED this 4th day of November 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam

SCHEDULE ‘A’

SUBJECT LANDS BEING DESCRIBED AS:

Part of Lane
PART OF PT LT 22 CON 8 TURNBERRY; PT LT 23 CON 8 TURNBERRY; PT LT 24 CON 8 TURNBERRY PT 1, 22R3299; MUNICIPALITY OF MORRIS-TURNBERRY, **being Part 1 on 22R7536**
PART OF PIN 41048-0017 (LT)

SCHEDULE 'B'

SUBJECT LANDS TO BE SOLD TO:

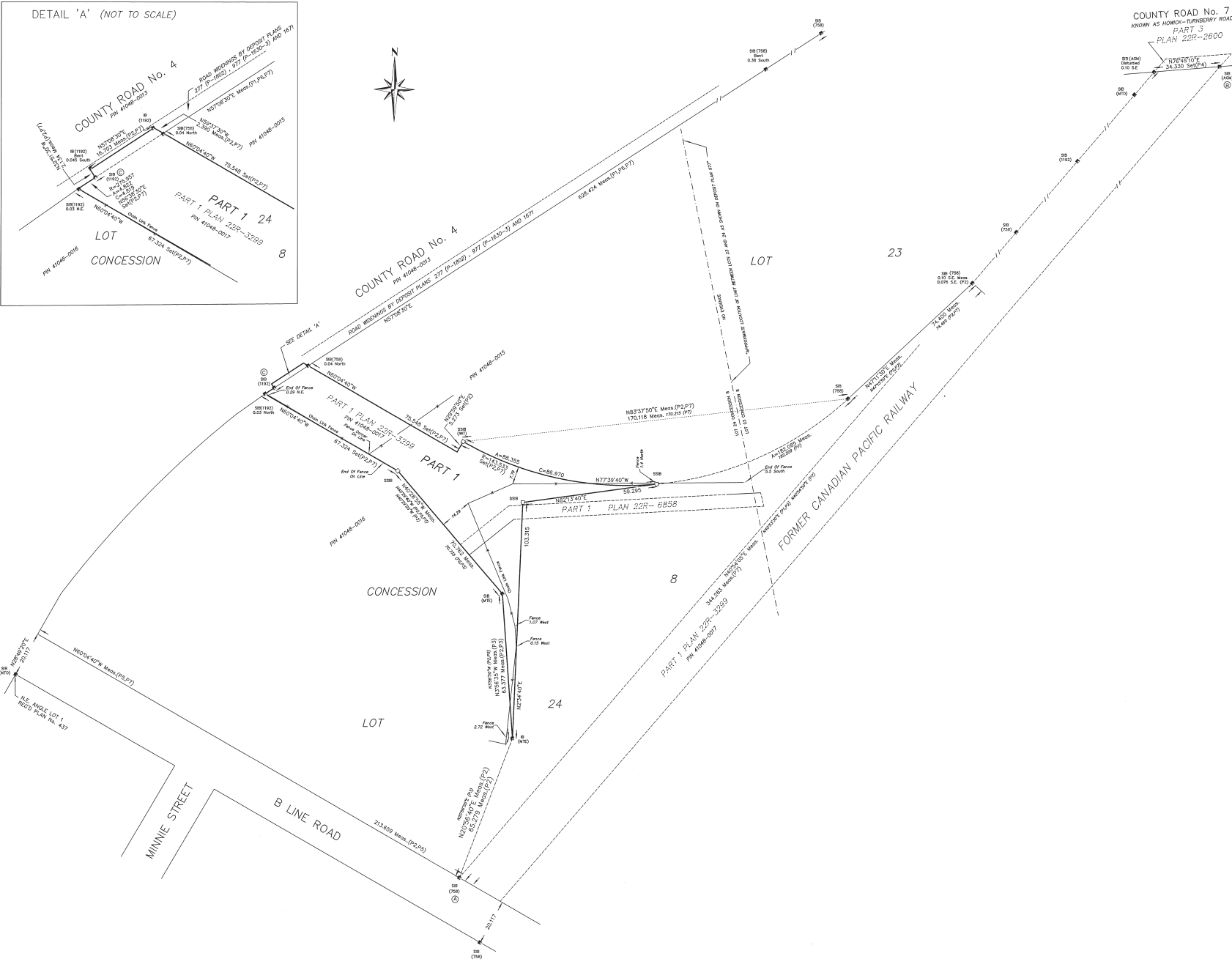
HODGINS LUMBER WINGHAM LIMITED
PO BOX 728
11 B LINE ROAD
WINGHAM, ONTARIO
N0G 2W0

SCHEDULE ‘C’

SUBJECT LANDS TO BE CONSOLIDATED WITH:

PT LT 24 CON 8 TURNBERRY AS IN HC4036 & PT 1, 22R-366 S/T RESERVATION
OF MINES & MINERALS IN R142870; MUNICIPALITY OF MORRIS-
TURNBERRY

PIN 41048-0016 (LT)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT		PLAN 22R-7536	
DATE: OCTOBER 7, 2025 <i>da</i>		RECEIVED AND DEPOSITED DATE: <i>2025/10/14</i> <i>Hagerich, David</i>	
D.A. CULBERT ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TILES DIVISION OF HURON (No 22)	
SCHEDULE			
PART	LOT	CON	PIN
	Part of LOT 24	2	Part of PIN 41048-0017
THIS PLAN COMGRESSES PART OF PIN 41048-0017			

NOTES AND LEGEND

BEARINGS HEREON ARE GRID (SEE INTEGRATION CHART FOR DETAILS)
BEARINGS CAN BE ROTATED 07200° COUNTER-CLOCKWISE TO MATCH
P1, P2, P4, P5, P6 AND P7

N	DENOTES MONUMENTATION FOUND
D	DENOTES MONUMENTATION DIED
S	DENOTES 2.5cm +/- STANDARD IRON BAR
SSB	DENOTES 2.5cm +/- SHORT STANDARD IRON BAR
L	DENOTES 1.5cm +/- IRON BAR
WT	DENOTES WITNESS
ACM	DENOTES ARCHAEOLOGICAL & HUNTER TUL. O.D.S.
B	DENOTES B.M. ROAD, C.R. OR L.S.
U	DENOTES CORNER UNKNOWN
I192	DENOTES I.S. CAMPBELL 1912
ATE	DENOTES MTS. ONTARIO LAND SURVEYORS LTD.
DENOTES	MINISTRY OF TRANSPORTATION (MTCO)
P2	DENOTES A PLAN BY (758) FILE A-67-52
P2	DENOTES PLAN 229-6589
P3	DENOTES PLAN 229-6588
P4	DENOTES PLAN 229-2606
P5	DENOTES PLAN 229-366
P6	DENOTES DEPOSIT PLAN 977
P7	DENOTES A PLAN BY (758) FILE X-56-25 #601034

ALL PINS ARE SUFFICED (L) UNLESS NOTED

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING SMARTNET NETWORK		
AND ARE REFERRED TO UTM ZONE 17 (61° WEST LONGITUDE)		
NAD83 (CSRS) EPOCH 2010		
COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREGON 1976/10		
POINT ID	NORTHING	EASTING
A	4860321.30	475718.74
B	4861018.49	476349.29
C	4860535.49	475637.50
COORDINATES CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		
CAUTION:		

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE
CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE
FACTOR OF 0.99958

METRIC: DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 29TH DAY OF JULY, 2025

SEPTEMBER 5, 2025

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FOR
NUMBER V-111712

D. GULBERT LTD. ONTARIO LAND SURVEYOR GODERICH, ONTARIO PHONE: 519-524-5321		DCL LAND SURVEYOR
DRAWN BY: BDCS CHECKED BY: GR	DIGITAL FILE: T2N503R1 FILE No: TUR-08-24-10	PLAN No: 8-GL-1725

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Trevor Hallam, CAO/Clerk

DATE: November 4, 2025

SUBJECT: Battery Energy Storage System Proposal Request for Support

RECOMMENDATION

That Council consider the prepared Municipal Support Resolution regarding a proposal for a Battery Energy Storage System project in Morris-Turnberry

BACKGROUND

Aurora Renewables Inc. (ARI) has notified the Municipality of Morris-Turnberry of its intent to submit a proposal under the Independent Electricity System Operator's Long-Term 2 Capacity Services (Window 1) Request for Proposals (LT2(c-1) RFP). This report provides Council with background on the IESO, the purpose of the LT2 initiative, and an overview of the proposed Battery Energy Storage System (BESS) project in Morris-Turnberry. It also outlines the implications for the Municipality in terms of grid resilience, environmental considerations, and emergency preparedness.

The Independent Electricity System Operator (IESO) is a Crown agency responsible for operating Ontario's electricity grid, ensuring reliability, and managing the province's wholesale electricity market. It also leads long-term planning for the province's electricity supply and procures new generation, storage, and capacity resources through competitive processes. The IESO's work includes balancing supply and demand on a moment-to-moment basis, connecting new generation facilities to the grid, and engaging with municipalities and Indigenous communities on regional energy planning.

The LT2 RFP represents Ontario's largest-ever competitive procurement for new electricity resources. Through this program, the IESO seeks to secure 14 terawatt-hours of new annual generation and 1,600 megawatts of capacity from 2029 to 2034. The LT2 initiative responds to a forecasted 75% increase in provincial electricity demand by 2050, driven by population growth, industrial expansion, and the electrification of vehicles and heating.

The Capacity Services stream (LT2(c-1)) focuses on projects that can provide reliable power when demand peaks to increase stability and help avoid outages. Eligible projects include energy storage, hydroelectric facilities, bioenergy, and certain natural gas assets. Projects selected under this program are awarded 20-year contracts and must achieve commercial operation by 2030 or earlier.

A proponent cannot proceed to submit an RFP without a Municipal Support Confirmation, which serves as evidence that they have engaged with the host municipality and that Council has been informed of the proposal. It does not bind the municipality to approve future development but confirms the municipality is aware of the project and will continue discussions with the proponent if the project is selected through the procurement process.

COMMENTS

Aurora Renewables Inc. proposes to construct and operate a 30 MW / 240 MWh Lithium-Ion Battery Energy Storage System on non-prime agricultural lands located at either 39403 or 39481 Turnberry-Culross Road West. Two potential locations have been identified in the event that one is found unsuitable through the process of achieving all planning, environmental and other regulatory approvals. The proposed site covers approximately 1.5 to 2 acres and will house 48 [Tesla Megapack](#) units, each contained within engineered enclosures designed for safety and noise compliance. ARI has secured a lease agreement with the landowners of both proposed locations in the course of preparing the proposal for submission.

The facility would operate as a stand-alone grid-connected energy storage project, drawing power during periods of low demand and supplying it back to the grid during peak periods. This process, known as energy arbitrage, improves overall system efficiency, reduces stress on transmission infrastructure, and supports the integration of renewable energy sources like wind and solar.

The proposed location will be fully fenced and will be monitored and controlled remotely 24 hours a day. Each container will include its own HVAC and safety systems, and the site design will comply with recognized international standards such as UL 9540 and NFPA 855, as well as local building and fire codes. A decommissioning plan, including recycling pathways and bonding, will ensure that the site can be safely restored at the end of its operational life.

From a community standpoint, the project has potential benefits. By storing and dispatching electricity during times of high demand, the facility can enhance local grid reliability and contribute to overall energy resilience in the region. During grid disturbances, the BESS can respond to stabilize voltage and frequency, which helps prevent outages and improves power quality for residents and businesses.

Modern Lithium-ion storage technology designs have multiple layers of safety including prevention, detection, and containment. Each battery unit features integrated fire detection and suppression, gas venting, and automated isolation systems. The proponent has committed to developing pre-incident plans with local fire services, installing clear site signage and lock-out/tag-out procedures, and conducting training and joint drills before operations begin. These measures are intended to ensure that emergency responders are fully prepared and that risks are managed proactively. North Huron Fire Chief Chad Kregar was consulted by staff, and expressed no concerns with the proposal and the implications for emergency services in the area.

While incidents involving BESS facilities are rare, ongoing collaboration between the proponent, local fire departments, and regulatory authorities will be essential to maintaining safety throughout the project's life cycle.

Because the project site lies on non-prime agricultural land (Class 4–7), minimal impact on high-value farmland is anticipated. The facility has a small physical footprint and produces no emissions during operation. The primary environmental considerations relate to sound levels, visual presence, and site runoff, all of which are regulated through environmental and planning approvals. The IESO requires that proponents obtain Environmental Compliance Approvals and undertake any necessary environmental assessments and species-at-risk studies prior to construction.

At end-of-life, the project will be decommissioned under provincial standards, with the equipment recycled through approved pathways, minimizing waste and contamination risk. While end-of-life has not been clearly established at this point, the proponent has entered into a 25-year lease with the landowners, with an option to extend to as many as 40 years. It could, however, be renegotiated and further extended at that point. Regular maintenance and replacement could allow the project to operate for an indeterminate amount of time. As part of the site plan approval process a decommissioning bond would be posted by the proponent, which would be reassessed every five years to ensure it continues to be an appropriate amount.

Council may be aware of past proposals for establishing battery storage facilities in neighbouring municipalities. Recently, both Huron East and Central Huron Councils have considered requests regarding battery storage facilities. Both instances involved the same proponent (not Aurora Renewables), and discussions with municipal staff have confirmed that in both cases the main concern was the project's proposed use of prime agricultural lands, which is not the case for the Morris-Turnberry proposal.

Aurora Renewables has requested a non-binding Municipal Support Confirmation from Council to accompany its LT2 proposal submission. If the IESO selects the project, the company will return to seek all required municipal approvals, including site plan approval, environmental compliance, and building permits. Council's current consideration pertains only to acknowledging the proposal and confirming awareness of the initiative under the IESO's procurement framework.

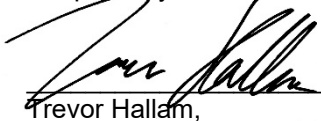
ATTACHMENTS

1. Aurora Renewables Inc Presentation Slides
2. Minister of Energy and Electrification FAQ on LT2
3. Municipal Support Resolution

OTHERS CONSULTED

Sarah Kurtz, Huron County Planner
Chad Kregar, Chief, North Huron Fire Department
Steve Doherty, CAO, Central Huron

Respectfully submitted,



Trevor Hallam,
CAO/Clerk

Why are we here today?

**PROPOSED STANDALONE
BATTERY ENERGY STORAGE
SYSTEM (BESS) PROJECT
OVERVIEW FOR THE ONTARIO LT2
PROCUREMENT**



AURORA RENEWABLES INC.

OVERVIEW OF PRESENTATION

- **Who is the IESO and what do they do?**
- **What is the LT2 RFP Procurement Process and why is it important?**
- **Why a Battery Energy Storage Systems (BESS) and are they safe?**
- **Project Details and its Proponent.**
- **Community Benefit.**
- **Next Steps.**

WHO IS THE IESO AND WHAT DO THEY DO?

- **Operates Ontario's electricity grid** in real time, balancing supply and demand.
- Administers the province's wholesale electricity market.
- **Plans for future electricity needs** and ensures system reliability.
- **Procures new generation, storage, and capacity through competitive RFPs.**
- Oversees grid connections for new energy projects.
- Promotes energy efficiency and demand management programs.
- **Engages with municipalities, Indigenous communities, and stakeholders in regional planning.**
- Ensures compliance with reliability and cybersecurity standards.

WHAT IS THE LT2 PROCUREMENT PROCESS AND WHY IS IT IMPORTANT?

Ontario Faces A Growing Electricity Supply Gap

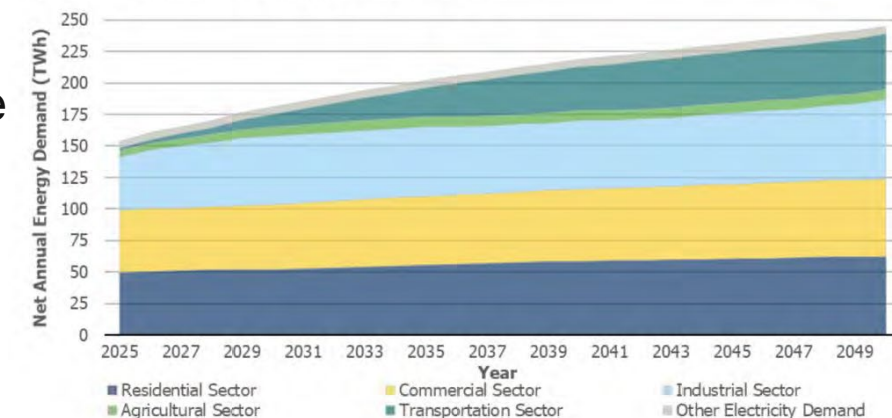


After more than a decade of strong supply, Ontario is in a period of emerging electricity system needs, driven by increasing demand, the refurbishment of nuclear generating units, as well as expiring contracts for existing facilities.

LT2 Addresses These Needs Through a Competitive Process

- The IESO was recently directed by the Minister of Energy and Electrification to launch the LT2 RFP.
- The totality of all procurements under the LT2 RFP will target the acquisition of:
 - up to 14 TWh of annual generation from eligible energy producing resources
 - up to 1,600 MW through the acquisition of eligible capacity resources

Figure 1 | Net Annual Energy Demand, By Sector



WHAT IS THE LT2 PROCUREMENT PROCESS (CONTINUED)

LT2 Capacity Procurement Timelines

- We are currently preparing a proposal responding to IESO's LT2 RFP.
- As per the IESO procurement process below, the proposal must be submitted by December 18, 2025.
- A **Municipal Support Resolution (MSR)** is one of IESO's **requirements for submission**.

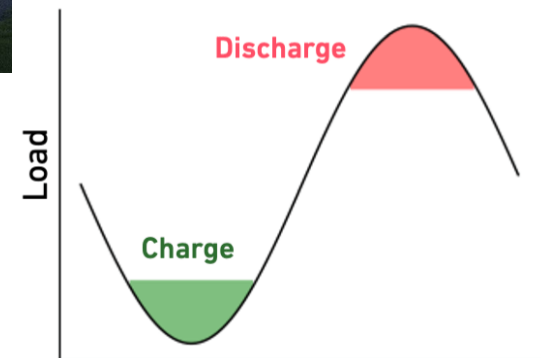
LT2 SCHEDULE	Dates
Final LT2 RFP Documents Released	September 11, 2025
Proposal Registration Deadline	October 3, 2025
Pre-Engagement Confirmation Notice	October 18, 2025
Municipal Support Resolution	November 30, 2025*
Proposal Submission Deadline	December 18, 2025
Target Date to Notify Selected Proponents	June 16, 2026

- If selected by the IESO, we will be back to seek all site plan and permitting approvals required by the municipality.
- If selected for a contract by the IESO, permitting and development would commence in 2026; and all requirements including, but not limited to Site Plan Approval, environmental assessments and studies such as Species at Risk, Archaeological and Heritage Studies, Environmental Compliance Approval (Air and Noise), and Building Permit, will be followed.

WHY A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Battery energy storage projects are critical infrastructure assets that provide flexibility and stability to the electricity grid during peak demand periods, avoiding events such as rolling blackouts. Battery energy storage systems (BESS) have been procured by the IESO since 2014.

- **Energy Arbitrage:** BESS bridge the gap between high and low demand period.
- **Frequency Regulation:** Improve stability and quality of grid power – BESS can respond almost instantaneously fluctuations in grid frequency
- **Distribution and Transmission Deferral:** Defer costly upgrades to utility infrastructure.
- **Black Start:** Help large generators come online following system failure.
- **Energy Reserves:** Dispatch energy as needed to ensure that grid supply equals electric demand



WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Short answer: Yes – when engineered, sited, permitted, and operated under modern codes and best practices.

Why: Multiple, independent layers of protection reduce the chance and impact of an incident.

Safety is designed in from the cell level to the site level, verified by testing, and enforced by code and ongoing monitoring.

WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Safety by Design (Hardware Layers)

- **Cell & module protections:** thermal barriers, venting pathways, flame-retardant materials
- **Battery Management System (BMS):** monitors voltage, temperature, current; auto-shuts down on anomalies
- **Container/enclosure:** fire detection, internal suppression, gas/pressure relief, rated construction
- **Isolation & switching:** rapid shutdown, fault detection, grounded and insulated conductors

No single point of failure; each layer limits escalation.

WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Independent Testing & Code Compliance

- **Type testing:** UL 9540 (system) and UL 9540A (fire propagation characterization)
- **Installation codes:** NFPA 855 (ESS), Canadian Electrical Code (CSA C22.1), local Building & Fire Codes
- **Fire service input:** authority having jurisdiction (AHJ) review and permits
- **Commissioning:** third-party inspections before energization

These standards are widely adopted and keep evolving with industry lessons learned.

WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Siting & Layout for Safety

- Engineered separation distances and fire-rated spacing between units
- Clear firefighter access; marked disconnects
- Perimeter fencing, controlled entry
- Elevated pads and gravel buffers create thermal breaks from surrounding area, inclusive of site vegetation management

Site design prevents an issue in one unit from affecting others and ensures thermal containment while ensuring safe emergency access.

WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Detection, Suppression & Monitoring

- Multi-criteria smoke/heat/gas detection with real-time alarms
- Container-level suppression
- 24/7 remote monitoring and dispatch; automatic fault isolation
- Predictive maintenance analytics to address trends before they become issues

Most interventions occur well before conditions approach a hazard.

WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Emergency Response Preparedness

- Pre-incident plans developed with local fire services
- On-site signage, site map, and lock-out/tag-out procedures
- Training and joint drills; dedicated emergency contact line
- Post-event investigation and continuous improvement

We will plan, train, and coordinate so first responders have what they need – before day one.

WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Risk in Context

- Incidents are **rare** relative to the number of operating systems worldwide
- Modern designs, testing, and codes specifically target thermal runaway and propagation
- Layered defenses focus on **prevention, detection, containment, and response**

Like aviation and healthcare, safety improves continuously through standards and data.

WHAT IS A BATTERY ENERGY STORAGE SYSTEMS (BESS) AND ARE THEY SAFE?

Bottom Line

BESS are safe infrastructure when done right.

With proven technology, rigorous testing, compliant installation, and trained operations, risks are low and well-managed – while the benefits to the grid, environment and community are significant.

PROJECT OVERVIEW AND STRATEGIC CONTEXT



AURORA RENEWABLES INC.

PROJECT OVERVIEW

Project Location:

- 39403 Turnberry-Culross Rd. W., Wingham, Ontario N0G2W0
- Lots 27 and 28, Concession 12, Township of Turnberry.
- Roll #: 4060490012037000000 and 4060490012036000000

Siting for LT2:

- Non-Prime Agricultural Lands (Class 4-7)
- Point of Interconnection must have available capacity

System Size: 30 MW / 240 MWh

Limited Land-use: 1-2 acres.

Secure: Projects are fenced in and locked.

Operations: Projects will be 27/7 remote monitored and controlled.

Design: Each container or battery storage cabinet will have its own HVAC system and meet provincial sound limits

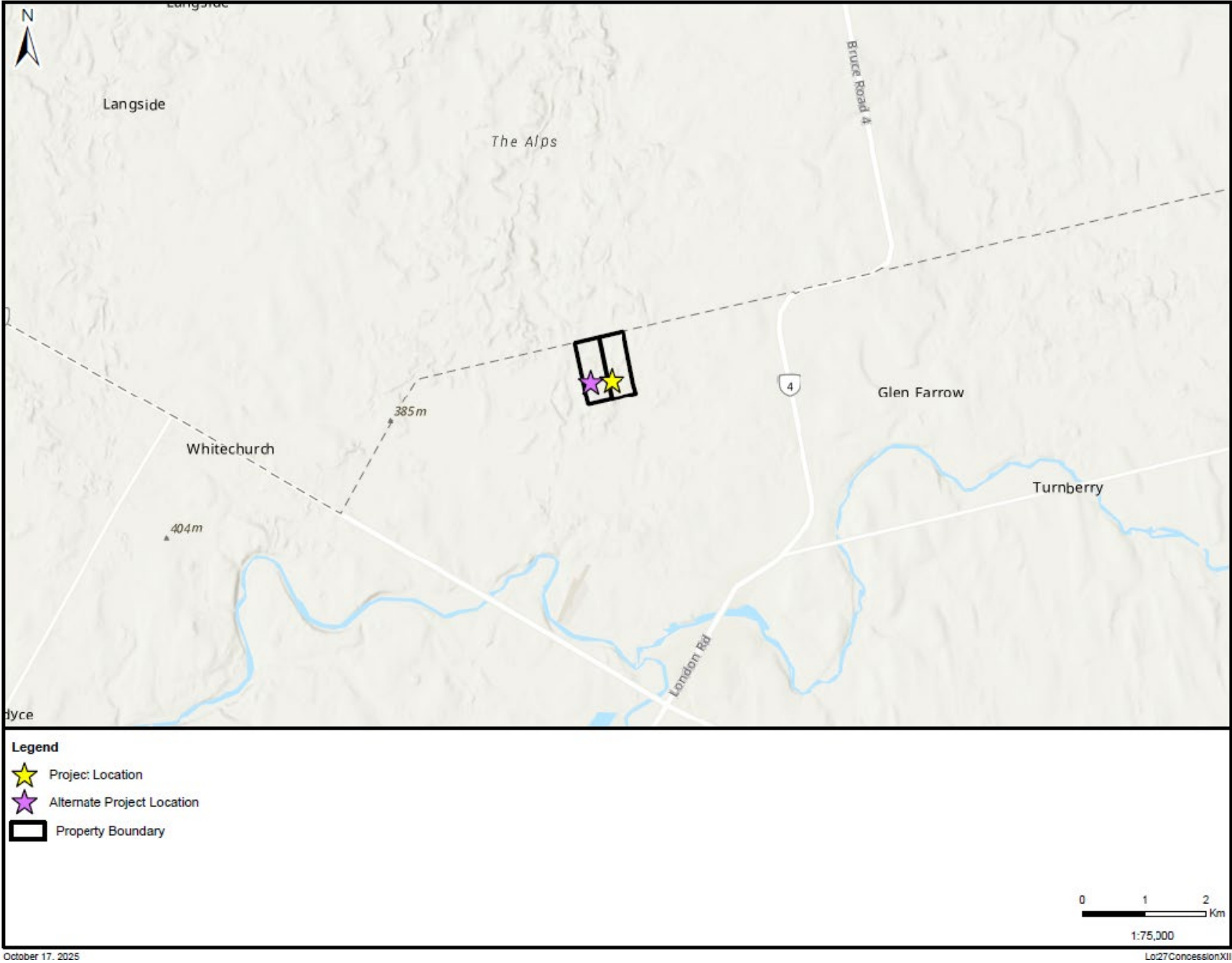
Safety: build to comply with accredited international standards to ensure safe operation to prevent harm to the BESS, the land and community.

Decommissioning: End-of-life recycling pathway and decommissioning plan including decommissioning bonds.



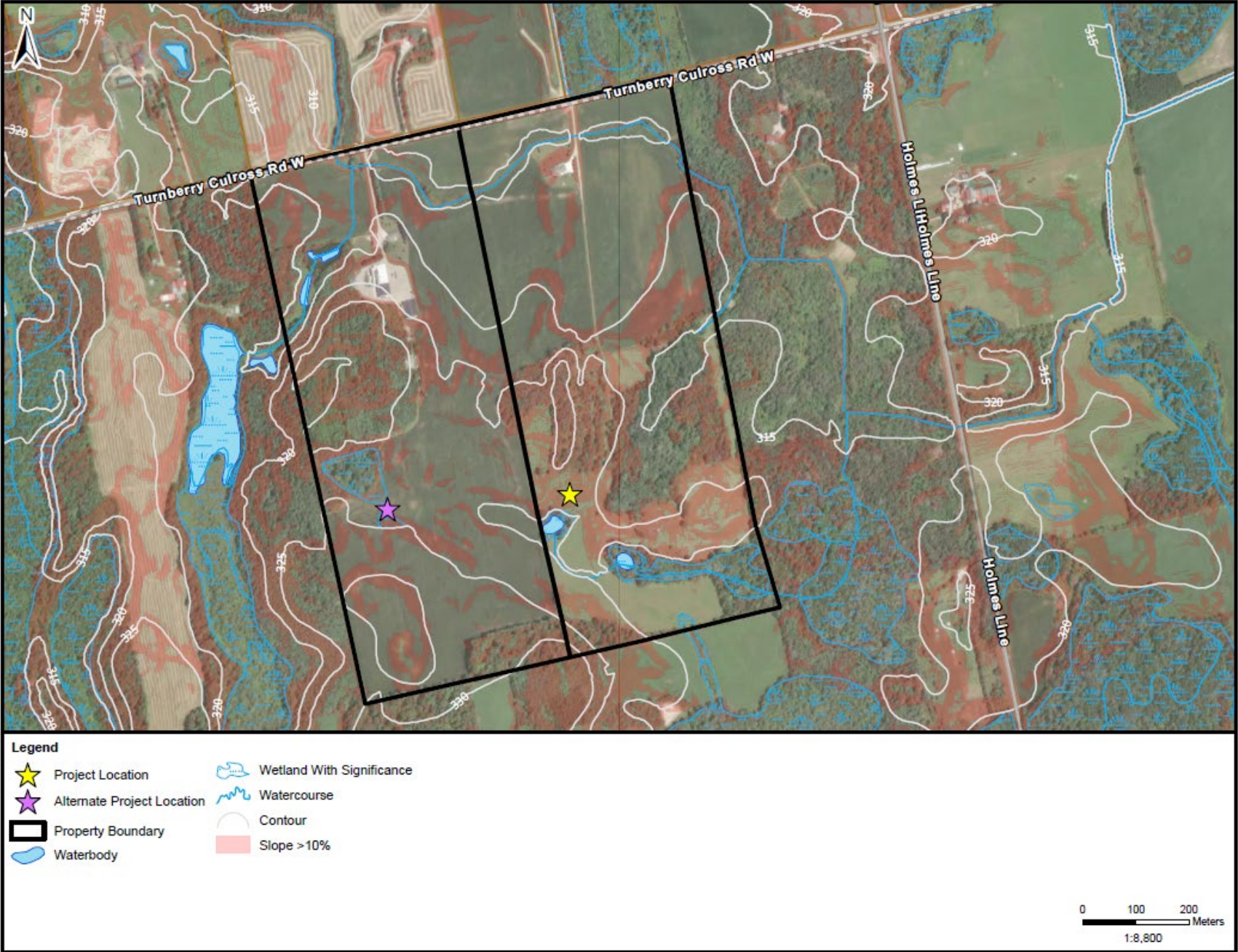
SITE DETAIL

(LOCATION)



SITE DETAILS

(PRELIMINARY)



SITE DETAILS

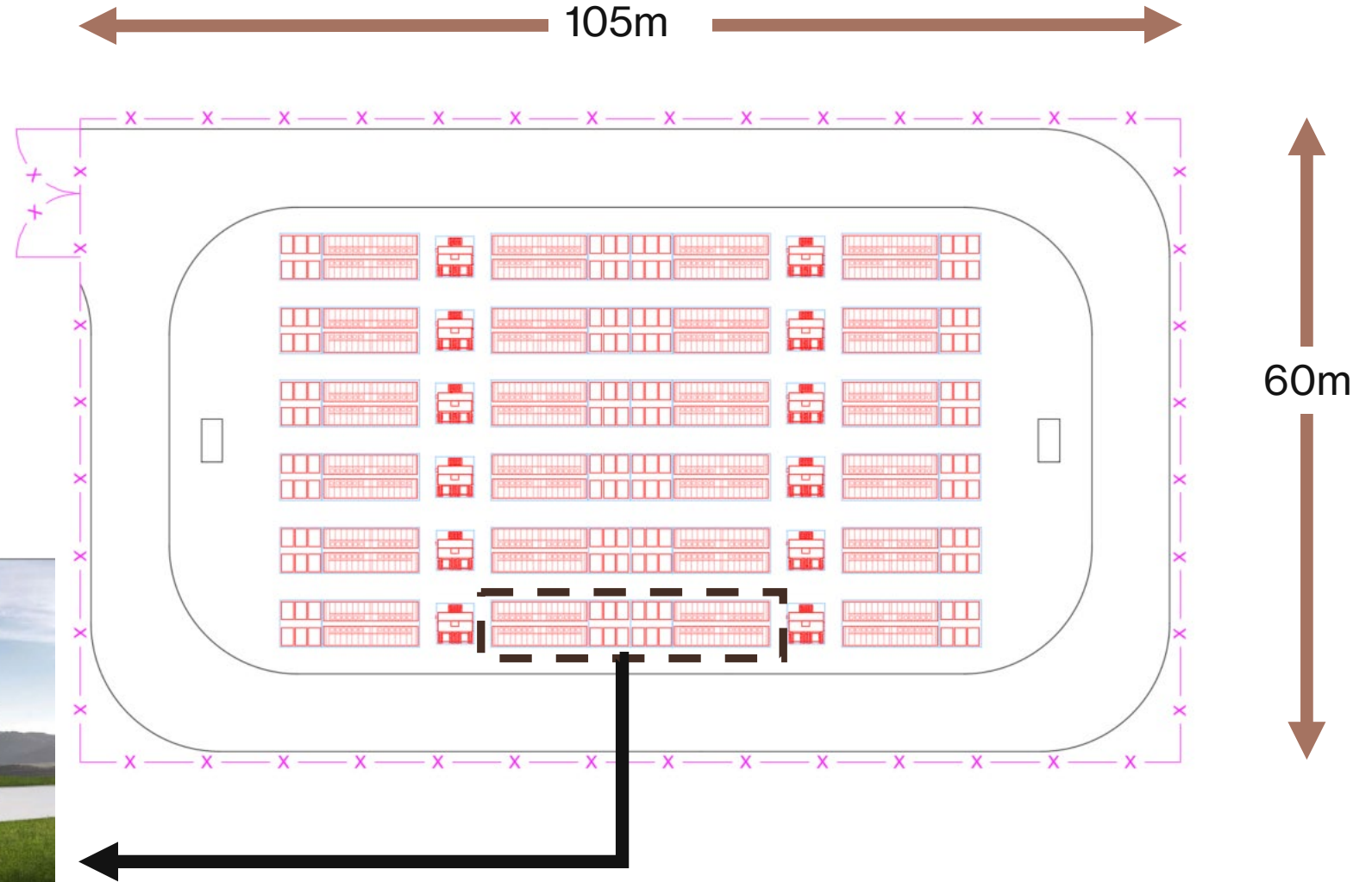
(NON-PRIME AGRICULTURAL)



SITE PLAN

(TYPICAL)

- Approx. Area 1.5 – 2 acres
- 24 MW x 8Hr System
- 48 x Tesla Megapacks



SAMPLE SITE IMAGES



LEADERSHIP AND ORGANIZATIONAL EXPERTISE



AURORA RENEWABLES INC.

TRACK RECORD IN SOLAR AND STORAGE PROJECT DEVELOPMENT

Experienced Industry Leadership

Greg Rossetti and Taymaz (TJ) Jahani have led solar projects since 2009, aligned with Ontario's Green Energy Act and have over a decade of expertise in solar and energy storage project development across North America.

Extensive Project Portfolio

Successfully developed and managed over 1 GW of solar and energy storage projects in Canada and the U.S.

Comprehensive Skill Set

Expertise covers project finance, engineering, permitting, contracts, construction, and operations in solar PV.

Strategic Financing and Growth

Secured \$35 million corporate investments and advanced pipelines exceeding 3 GW for sustainable energy solutions.



KEY BENEFITS AND COMMUNITY IMPACT



AURORA RENEWABLES INC.

ADDRESSING COMMUNITY CONCERNS AND BENEFIT AGREEMENTS

Economic Benefits

Host Community Agreements are established to ensure revenue back to the community through structured agreements designed to contribute to the local economy, while also creating local construction jobs plus maintenance roles.

Environmental Advantages

Renewable integration reduces emissions and improves cost efficiency through expanded energy storage, supporting sustainability goals.

Reliability Improvements

Grid optimization and outage mitigation enhance energy reliability for the community, ensuring consistent power supply.

Community Concerns Addressed

Community engagement to address any concerns, e.g. noise, visual, safety and land use concerns will be detailed through various studies and reports and oversight by local authorities having jurisdiction.



NEXT STEP:
MUNICIPAL ENGAGEMENT AND
SUPPORT PROCESS **IS**
FIRST STEP TOWARDS
COMMUNITY COLLABORATION



AURORA RENEWABLES INC.

MUNICIPAL SUPPORT CONFIRMATION (MSC) REQUEST AND PROCESS

Non-binding MSC Request

Requesting a non-binding Municipal Support Confirmation resolution by December 2025 to support the LT2 proposal.

Use of IESO Templates

Utilizing IESO templates to ensure conditional support without binding commitments for effective engagement.

Collaboration and Communication

Encouraging dialogue and customization of the proposal to build a collaborative sustainable development path.

EXHIBIT A FORM OF MUNICIPAL RESOLUTION IN SUPPORT OF PROPOSAL SUBMISSION

Resolution NO: ____ Date: ____
[Note: The Municipal Resolution in Support of Proposal Submission must not be dated earlier than February 27, 2025.]

- WHEREAS:**
- The Proponent is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals ("LT2(c-1) RFP") issued by the Independent Electricity System Operator ("IESO").
 - Capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP.
 - The Proponent has, no later than sixty (60) days prior to the Proposal Submission Deadline, delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available.

Unique Project ID of the Long-Term Capacity Services Project (if available): <input Unique Project ID>	
Legal name of the Proponent: <input legal name of the Proponent>	
Name of the Long-Term Capacity Services Project: <input name of the Long-Term Capacity Services Project>	
Technology of the Long-Term Capacity Services Project:	

9. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the <insert name of Municipality>'s Official Plan as of the date of this resolution:
- The Municipal Project Lands are not designated as Specialty Crop Areas;
 - The Long-Term Capacity Services Project is not a Non-Rooftop Solar Project;
 - The Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
 - If the Proponent is selected as a Selected Proponent under the LT2(c-1) RFP, the council of <insert name of Municipality> will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete an Agricultural Impact Assessment.

DULY RESOLVED BY THE LOCAL MUNICIPALITY
on the ____ day of ____, 20__
<Signature lines for elected representatives. At least one signature is required.>

<input technology of the Long-Term Capacity Services Project>	
Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW): <input the maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW)>	
Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: <input the applicable description> (the "Municipal Project Lands")	

4. Pursuant to the LT2(c-1) RFP, if the Long-Term Capacity Services Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission;
- NOW THEREFORE BE IT RESOLVED THAT:**
- The council of <insert name of Municipality> supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands.
 - This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose.
 - The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality.
 - The Municipal Project Lands <does/does not> include lands designated as Prime Agricultural Areas in the <insert name of Municipality>'s Official Plan.

THANK-YOU

Contact:

Greg Rossetti

Cell: 416-571-1308

Email: greg.rossetti@aurorari.com



AURORA RENEWABLES INC.

January 2025

The Minister of Energy and Electrification directed the Independent Electricity System Operator (IESO) to launch the second long-term procurement for electricity supply (the “LT2”) by March 2025, and set out a number of parameters for the procurement including targets, contract length, siting restrictions and requirements, and incentives to be integrated into the IESO evaluation process.

The government has directed that all projects applying for an LT2 contract will have to demonstrate municipal support in the form of a municipal support resolution at the time of bid submission.

Prior to operation, projects would also need to obtain any applicable permits, permissions or approvals. For example:

- Renewable Energy Approval or Environmental Compliance Approval
- Environmental assessment
- Zoning by-law amendments, if applicable
- Agricultural impact assessment, if located in Prime Agricultural Areas
- Grid connection approvals
- Building permits
- Other required municipal approvals, which may vary by project – e.g. site plan, emergency management plan, community benefit agreement

Frequently Asked Questions**What is the Long-Term 2 Request for Proposals?**

The Second Long-Term Request for Proposals (LT2 RFP) is a large-scale competitive electricity generation and storage procurement. LT2 will be a series of annual procurements, with contract awards from 2026 to 2029, to procure new resources that can come online from 2029 to 2034. This framework will encourage proponents to develop a project pipeline, as they will have multiple opportunities to bid projects, and provide more time for community engagement.

The LT2 RFP will be designed to be transparent, competitive, and technology-agnostic to ensure the province can procure the electricity generating and storage resources required at a competitive price.

Why is Ontario procuring more electricity resources?

Ontario's Independent Electricity System Operator (IESO) forecasts that the province's total electricity demand is expected to increase by 75 per cent by 2050.

The province has secured enough power to meet our immediate needs, but Ontario is now procuring electricity resources to address the province's needs emerging in 2029 and beyond.

The LT2 RFP, is expected to help provide the reliable and affordable electricity necessary to allow communities to grow and attract new investments and jobs.

Successful resources will help meet our emerging energy and capacity needs and could include wind, solar, natural gas, energy storage, bioenergy and hydroelectric generation.

The IESO has been working with municipalities and Indigenous communities to learn more about their plans for growth. The IESO has also shared information on the role of municipalities in the procurement process – so that they have the information they need to make the right decisions for their communities.

Detailed information about roles and responsibilities throughout the procurement process is discussed in our [“Start to Finish: How Electricity Projects are Developed in Your Community”](#) brochure and stakeholders can reach out to engagement@ieso.ca with any questions.

Will natural gas fired electricity generation be eligible?

Yes. All technologies will be eligible. Our government is committed to ensuring an affordable, reliable, and clean electricity system.

Expanding eligibility to all resource types, in a technology-agnostic procurement), will ensure we secure the lowest-cost resources, meeting our energy needs while protecting both taxpayers and ratepayers.

Will natural gas be able to compete for contracts that run past 2050?

Natural gas resources in the energy stream are limited to those with a nameplate capacity of 45 MW and under. Natural gas resources of any size can participate in the capacity stream. Depending on the projects that are successful in each window of the procurement, some natural gas projects could have contracts that run past 2050.

Will this procurement prioritize moving toward a net-zero grid?

LT2 is a technology agnostic competitive procurement (i.e., both emitting and non-emitting resources will be eligible); however, it is expected to secure primarily wind, bioenergy, and solar projects in the energy stream, given their short lead times and cost competitiveness.

What is causing the demand for electricity to increase?

The province has attracted historic economic investments in the industrial sector, including electric vehicle and battery manufacturers, as well as green steel producers. These investments, coupled with electrification and population growth, have seen electricity demand rise for the first time since 2005.

At the same time, refurbishment schedules at Ontario's nuclear facilities and expiring electricity supply and capacity contracts mean that additional electricity resources will be required to meet Ontario's growing needs.

Forecasts indicate Ontario's electricity demand could continue to rise sharply due to growth in several sectors, including digital services and artificial intelligence.

How much capacity is IESO procuring?

The IESO has already procured almost 3,000 megawatts (MW) of new battery storage from 26 projects, ranging from 5 MW to 390 MW in capacity, and representing significant economic interest from Indigenous communities. These projects will enter service from 2025 to 2028.

The Second Long-Term Procurement (LT2) will procure up to 1,600 megawatts (MW) of additional capacity resources that can enter service by 2034. This is enough capacity to meet the peak needs of about 1.6 million homes. The first LT2 window is expected to procure 600 MW of capacity that can come online from 2029 to 2030.

When will the Long-Term 2 procurement process launch?

The LT2 RFP would officially launch when the Request for Proposals documents are finalized. Proponents would then have a period of time to submit proposals. IESO is expecting to publish final LT2 RFP documents in Q1 2025 and targeting a Q3 2025 deadline for energy proposals and a Q4 2025 deadline for capacity proposals.

Timelines

How long will it take for the procurement to be complete?

The IESO is proposing up to 4 annual windows for bid submissions. The first submission window would have a proposal submission deadline in Q3 2025, with contracts awarded in Q1 2026 and expected commercial operation in 2029/2030.

Subsequent annual submission windows are expected to follow a similar schedule. All LT2 contracts must be awarded by March 31, 2029, with all projects in service by May 1, 2034.

Municipal Roles and Responsibilities

What decisions are municipalities responsible for in this procurement process?

Communities can't grow without more electricity, and they also need to have a voice in how their energy needs will be met. The IESO's procurement process will enable municipalities to engage with developers on their terms to ensure that safety and environmental impacts are understood and explore additional project benefits for the community.

Proponents must obtain a municipal support resolution at the time of proposal submission for all projects that are in a municipality including projects on Crown land within an organized municipality. Once a contract has been awarded under the proposed LT2 RFP and before a project is constructed, municipalities would be involved in approving zoning by-law amendments (where required), issuing building permits, and agricultural impact assessments if required.

What are the zoning requirements for potential electricity generation projects?

Zoning by-laws vary from municipality to municipality across the province. Developers need to work with the municipality to ensure that they obtain any necessary zoning by-law amendments or other permissions required under the Planning Act such as site plan approvals.

Community Benefit Agreements

What is a Community Benefit Agreement (CBA)?

A community benefit agreement is a contract negotiated and signed by a municipality and a developer that requires the developer to provide specific funding, amenities and/or mitigations to the local community or neighbourhood. The municipality can stipulate that a CBA be a requirement for a municipal support resolution.

Examples of provisions of CBAs could include, but are not limited to, lump sum payments, output-based payments, support for training and other municipal costs like firefighting equipment.

Is a CBA required?

No, developers are not required to sign a CBA in order to be eligible for the proposed LT2 RFP. However, municipalities and developers are encouraged to seek to negotiate and conclude a CBA to address priorities and opportunities in a potential host community. Municipalities may choose to require a CBA as a condition in passing a municipal support resolution.

How can Indigenous communities and/or Indigenous businesses participate in and benefit from a proposed project?

Indigenous communities play an important role in the procurement process for the proposed LT2 RFP. Projects that include Indigenous partnerships would be given additional consideration during the IESO proposal evaluation process.

Municipal Support Resolution

What is a Municipal Support Resolution?

Municipalities are responsible for deciding whether to host a project or projects within their jurisdiction in the IESO's long term procurements. A municipality can demonstrate their willingness to host these projects through a municipal support resolution. The resolution is a mandatory requirement in the IESO's procurement and must be provided at the time of bid submission for proposed LT2 RFP (if the necessary approvals are obtained).

A municipal support resolution indicates that the municipality would support the development, construction and operation of a project, should it be selected under the procurement, and provided it can obtain all necessary permits and approvals.

In consultation with the Ministry of Energy and Electrification, the IESO has provided a template municipal support resolution, for consideration to municipalities, on their LT2 RFP webpage. Municipalities should review this IESO template as the resolution must include sufficient detail, and comment on specific items, for the proposed project to be eligible in LT2.

What if our community does not want a project and does not issue a Municipal Support Resolution?

If a proposal was submitted for a project within the municipal boundaries without a confirmation of municipal support, the proposal would not be able to proceed further in the procurement process.

Environmental/Health/Safety Concerns

What rules are in place to protect the local environment when projects are constructed and operated?

In general, renewable energy projects such as wind, solar and bio-energy generation facilities are required to obtain a Renewable Energy Approval (REA) from the Ministry of the Environment, Conservation and Parks (MECP) prior to proceeding with construction and operation. Each REA is issued with conditions that are intended to mitigate and/or minimize the facility's impacts on the local environment and address health and safety. For more details about REA requirements consult: [Renewable Energy Approvals | ontario.ca](https://www.ontario.ca/gov/renewable-energy-approvals)

Battery Energy Storage Systems and non-renewable energy generation facilities, such as natural gas power plants, are typically required to obtain MECP approvals depending on facility components and emissions, including (but not limited to) Environmental Compliance Approvals (ECAs) for air/noise emissions, wastewater treatment and discharge, and/or waste management.

Each ECA is issued with conditions that are intended to mitigate and/or minimize the facility's impacts on the local environment, and address health and safety. For more

information on ECA requirements consult: [Environmental Compliance Approval | ontario.ca](https://www.ontario.ca).

Will the procurement disrupt wildlife?

There are a number of mechanisms from planning through to ongoing operations of new facilities designed to avoid, identify, monitor and mitigate impacts to fish and wildlife.

The Provincial Planning Statement, 2024 (PPS) and provincial plans (e.g., Greenbelt, ORMCA and NEDPA, etc.) include policies where development can and cannot occur in certain natural heritage features that provide habitat for fish and wildlife. Municipalities must be consistent with the PPS and conform to provincial plans when implementing these policies through municipal official plans and zoning by-laws, and when making day-to-day decisions on planning matters. These planning decisions may also be reinforced through further approval and permitting processes where impacts cannot be avoided.

New renewable energy project proponents are required to obtain a [Renewable Energy Approval \(REA\)](#) from MECP which includes a natural heritage assessment (NHA) as part of their application.

These assessments identify, mitigate and/or avoid to the extent possible, impacts on the natural environment including wildlife. Requirements related to species at risk may also apply depending on project location.

In addition to the NHA requirements, the REA Regulation requires applicants proposing wind power projects to prepare an Environmental Effects Monitoring Plan in accordance with MNR's Bird and Bat Guidelines. These guidelines provide guidance on identifying and assessing bird and bat habitat and addressing potential negative effects on bats and birds and their habitats during the planning, construction and operation of onshore wind power projects in Ontario.

For new waterpower projects, proponents will have to complete a [class environmental assessment](#) which sets out a planning process for small to medium scale waterpower projects, such as new facilities less than 200 megawatts in capacity and most expansion projects. New facilities 200 megawatts or larger must undergo an individual environmental assessment.

During the planning process, the Ministry of Natural Resources (MNR) will identify applicable legislative and regulatory requirements under the Lakes and Rivers Improvement Act (LRIA) that must be satisfied prior to the approval of the location of the dam, its design and construction, and the operating plan for the proposed facility.

Waterpower projects may also be subject to requirements established under federal, provincial and municipal regulatory schemes, such as the federal Fisheries Act and Species at Risk Act, and Ontario's Endangered Species Act.

How close in proximity can projects be to residential areas?

Setbacks for electricity generation facilities depend on a number of factors outlined in several MECP technical guidance documents. These include:

- [Ontario Noise Guidelines for Wind Farms](#)
- [Ontario Compliance Protocol for Wind Turbine Noise](#)
- [Ontario Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning \(NPC-300\)](#)
- [Information to be submitted for approval of stationary sources of sound \(NPC- 233\)](#)

Are there fire risks from battery storage?

In 2023, Energy Storage Canada (ESC) commissioned their “[BESS Thermal Runaway & Fire Risk](#)” report in which an independent engineering firm, BBA, found that none of the battery technologies being proposed in Ontario have ever experienced a runaway fire incident.

The Ontario Fire Marshal (OFM) has confirmed that every Fire Chief in Ontario has a designated advisor within OFM, should the fire department wish to raise questions about BESS fire risk mitigation.

Moreover, Energy Storage Canada (ESC) partnered with the Ontario Association of Fire Chiefs (OAFIC) to launch a ['Solar Electricity and Battery Storage Systems Safety Handbook for Firefighters'](#) in September 2023.

Are there minimum setback requirements for utility scale battery storage?

There are no Canadian Codes or standards that apply directly to battery storage. Municipalities may choose to require developers to conform with existing American Standards such as:

- National Fire Protection Association – USA
 - NFPA 551, Guide for the Evaluation of Fire Risk Assessments 2022 Edition
 - NFPA 850, Recommended Practice for Fire Protection for electric Generating Plants and High Voltage Direct Current Converter Stations 2020 Edition
 - NFPA 855, Standard for Installation of Stationary Energy Storage Systems 2023 Edition
- Underwriters Laboratories – USA
 - UL 1973, Batteries for Stationary and Motive Auxiliary Power Applications 2022 Edition
 - UL 9540, Energy Storage Systems and Equipment 2020 2nd Edition
 - UL 9540A, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems 2019 4th Edition
- Institute of Electrical and Electronics Engineers – USA

- IEEE 979, Guide for Substation Fire Protection 2012 Edition
- IEEE 2030.2.1, Guide for the Design, Operation, and Maintenance of Battery Energy Storage Systems, both Stationary and Mobile, and Application Integrated with Electric Power Systems 2019 Edition

Will projects impact prime agricultural land?

Protecting prime agricultural land is critical to the success of the agri-food industry. To recognize the economic benefits that the agricultural industry provides, while supporting Ontario's growing electricity demand in a way that considers impacts to Ontario's agricultural land and farm businesses, the government has asked the IESO to develop a procurement that, subject to obtaining the necessary approvals:

- Provides rated criteria points for projects that avoid prime agricultural areas.
- Ensures no new projects may be built in specialty crop areas as defined by the municipality's or Northern planning board's Official Plan (e.g., Holland Marsh, Niagara Peninsula Tender Fruit and Grape Area, etc.).
- Builds upon the requirements in the Provincial Planning Statement 2024 and prohibit ground-mounted solar projects from prime agricultural areas as defined by the municipality's or Northern planning board's Official Plan.
- Requires that all other eligible resource types may only locate on lands which constitute Prime Agricultural Areas if they have received municipal council support and completed an Agricultural Impact Assessment (AIA) to the satisfaction of the municipality.
- If an eligible project is proposed in a Prime Agricultural Area, then the municipality's support resolution must include confirmation that the proponent evaluated alternative locations prior to selecting this site.

Cost

What is the projected effect on electricity consumers?

To ensure IESO secures the lowest-cost projects for electricity consumers, the LT2 RFP will be a technology-agnostic competitive procurement.

Successful resources will help meet our emerging energy needs and could include wind, solar, natural gas, energy storage, bioenergy and hydroelectric generation.

There would be no cost to consumers from the proposed LT2 RFP until the projects are in operation. The ultimate cost will depend on the bid submitted into the procurement.

Will the procurement have any effect on municipal finances?

The IESO's procurement process would also enable municipalities to engage with developers on their terms. Municipalities are empowered to explore additional project benefits for the community through, for example, Community Benefit Agreements.

Indigenous Community Engagement and Participation

What steps will be taken to ensure meaningful consultation and engagement is undertaken with Indigenous communities?

The IESO encourages project developers to conduct early and meaningful engagement with Indigenous communities. Early engagement provides an opportunity for proponents to support strong and respectful relationships with Indigenous communities by building respectful relationships, and to gain an understanding of any potential project impacts and how to appropriately mitigate or accommodate those impacts. Proponents will be required to deliver a Pre-Engagement Confirmation Notice to all local municipalities with authority over the proposed site prior to bid submission. The municipal support resolution must confirm that the proponent has committed to undertake, or has undertaken, Indigenous community engagement activities for their proposed project.

Projects may require environmental approvals, permits or authorizations that may have their own respective Indigenous consultation requirements. For technology types that are not subject to a provincial environmental approval framework, such as standalone battery storage projects, the IESO contract includes specific requirements to ensure that the Crown's Duty to Consult is met.

Encouraging meaningful partnerships with Indigenous communities is an important aspect of the overall procurement process. Projects with Indigenous partnerships will be given additional consideration in the proposal evaluation process. Rated criteria points will be available for certain levels of Indigenous participation and for projects situated on the treaty and/or traditional territory(ies) of their Indigenous partner(s).

Can Indigenous communities refuse a project?

Early engagement with Indigenous communities can help to identify the potential for project impacts and how those impacts can be mitigated or accommodated in the early stages of project development. It is also an important opportunity to build the meaningful relationships and partnerships that can result in community support for projects and successful project development.

Projects located on Indigenous Lands, as defined in the IESO's procurements, must have evidence of Indigenous Support, in the form of an Indigenous Support Resolution, a Blanket Indigenous Support Resolution, or a Support Confirmation letter authorized by a Band Council.

If a municipality has further questions, can you provide appropriate contact information for Ministries and/or agencies?

IESO can assist with questions about the LT2 procurement process at engagement@ieso.ca

The Ministry of Agriculture, Food and Agribusiness (OMAFRA) can assist with questions about the Agricultural Impact Assessment and project siting in Prime Agricultural Areas through the Agricultural Information Contact Centre at 1-877-424-1300 or via email at ag.info.omafra@ontario.ca

The Ministry of the Environment, Conservation and Parks (MECP) can assist with questions about wind, solar and bi-energy projects that trigger Renewable Energy Approval requirements (O. Reg 359/09) at REAprogramdelivery@ontario.ca .

For questions about all other types of energy projects that may trigger other MECP approvals/permissions under the EPA, EAA, OWRA, proponents should write to enviropermissions@ontario.ca.

The Ministry of Natural Resources (MNR) can assist with questions about project siting on Crown lands at MNRFRenewableEnergySupport@ontario.ca

EXHIBIT A

FORM OF MUNICIPAL RESOLUTION IN SUPPORT OF PROPOSAL SUBMISSION

Resolution NO: _____ Date: _____

[Note: The Municipal Resolution in Support of Proposal Submission must not be dated earlier than seven (7) months prior to the RFP Effective Date.]

WHEREAS:

1. The Proponent is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals ("**LT2(c-1) RFP**") issued by the Independent Electricity System Operator ("**IESO**").
2. Capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP.
3. The Proponent has delivered, no later than sixty (60) days prior to the Proposal Submission Deadline, a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available.

Unique Project ID of the Long-Term Capacity Services Project (if available): <input Unique Project ID>	
Legal name of the Proponent: <input legal name of the Proponent>	
Name of the Long-Term Capacity Services Project: <input name of the Long-Term Capacity Services Project>	
Technology of the Long-Term Capacity Services Project: <input technology of the Long-Term Capacity Services Project>	

Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW): <i><input the maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW)></i>	
Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: <i><input the applicable description></i> (the "Municipal Project Lands")	

4. Pursuant to the LT2(c-1) RFP, if the Long-Term Capacity Services Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission;

NOW THEREFORE BE IT RESOLVED THAT:

5. The council of *<insert name of Municipality>* _____ supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands.
6. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose.
7. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality.
8. The Municipal Project Lands *<does/does not>* _____ include lands designated as Prime Agricultural Areas in the *<insert name of Municipality>* _____'s Official Plan.
9. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the *<insert name of Municipality>* _____'s Official Plan as of the date of this resolution:
- a. The Municipal Project Lands are not designated as Specialty Crop Areas;

- b. The Long-Term Capacity Services Project is not a Non-Rooftop Solar Project;
 - c. The Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
- If the Proponent is selected as a Selected Proponent under the LT2(c-1) RFP, the council of *<insert name of Municipality>* _____ will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement

DULY RESOLVED BY THE LOCAL MUNICIPALITY

on the ____ day of _____, 20____

<Signature lines for elected representatives. At least one signature is required.>

EXHIBIT B
MUNICIPAL SUPPORT CONFIRMATION

Note: Attach the Municipal Support Confirmation (i.e., Municipal Resolution in Support of Proposal Submission or a Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter).



RE: Fire Department of North Huron - Fire Chief's Monthly Report

To: CAO Trevor Hallam

From: Chad Kregar, Fire Chief – Fire Department of North Huron

Date: October 20, 2025

Subject: 2025 Monthly Fire Report

Fire Call Summary – September 2025

Total Calls: 15

Number	Date	Response Type	Location
25-146	Sep 1 25	Medical	North Huron
25-147	Sep 1 25	No Loss Outdoor Fire	North Huron
25-148	Sep 5 25	False Alarm	North Huron
25-149	Sep 7 25	MVC	North Huron
25-150	Sep 7 25	Alarm	North Huron
25-151	Sep 10 25	Mutual Aid	Bruce County
25-152	Sep 11 25	False Alarm	Morris Turnberry
25-153	Sep 18 25	False Alarm	North Huron
25-154	Sep 22 25	No Loss Outdoor Fire	Central Huron
25-155	Sep 23 25	Vehicle Fire	Morris Turnberry
25-156	Sep 25 25	MVC	Morris Turnberry
25-157	Sep 27 25	MVC	North Huron
25-158	Sep 28 25	Medical	North Huron
25-159	Sep 30 25	False Alarm	North Huron
25-160	Sep 30 25	MVC	Central Huron

Note - There were three calls for service in the coverage area provided by North Huron into Morris-Turnberry during this reporting period.

Significant Incidents

In September 2025, the Fire Department of North Huron responded to 15 calls for service, compared to 26 calls in September of 2024. While this marks a decrease for the month, the department's year-to-date call volume remains higher, with 160 calls recorded so far in 2025 compared to 139 calls during the same period last year.

There were no significant incidents to report for September. All calls were routine in nature and managed effectively. There were no major structure fires, hazardous materials events, or large-scale emergencies requiring extended operations. The department continued to respond to all emergencies with efficiency and professionalism.

September Training Report

Throughout the month of September, the Fire Department of North Huron remained committed to enhancing operational readiness and professional development. In addition to completing regular station duties and apparatus maintenance, members participated in targeted, hands-on training designed to strengthen both municipal and rural firefighting skills. These efforts ensured that equipment, personnel, and procedures were well-prepared for any emergency response, while also supporting the department’s ongoing pursuit of provincial certification standards.

Week	Training Focus	Key Activities
1	Equipment Checks & Station Duties	Routine apparatus, gear inspections, and maintenance to ensure operational readiness.
2	Hose Lay Operations	To develop firefighter proficiency in deploying, advancing, and managing hose lines for effective fire suppression.
3	Saved By the Beep Door Campaign	Saved by the Beep door-to-door campaign in the area with door hangers distributed to residents.

Equipment Checks and Station Duties

Firefighters completed regular apparatus and equipment inspections to ensure full operational readiness. Tasks included checking all trucks, SCBA, hand tools, and PPE for serviceability. Routine station duties such as cleaning, organizing, and inventory control were also completed to maintain a professional and efficient working environment.

Hose Lay Operations

Training centered on hose deployment, advancement, and management to reinforce proficiency in fire suppression tactics. Members practiced forward and reverse hose lays, hydrant connections, and nozzle operations under simulated fire conditions. These exercises improved teamwork, efficiency, and understanding of water movement during rural and structural fire incidents.

Saved by the Beep Door-to-Door Campaign

Firefighters participated in the “Saved by the Beep” public education campaign in the area. Crews distributed door hangers promoting smoke alarm awareness and home fire safety. The campaign served as a valuable community outreach initiative, reminding residents of the importance of working smoke and carbon monoxide alarms and compliance with the Ontario Fire Code.

Certification Testing

Several members of the department participated in Firefighter Level I and II certification testing on September 20 and 21. These tests included both written and practical evaluations conducted in accordance with NFPA 1001 standards. The department is currently awaiting official results from the testing authority. This milestone reflects ongoing commitment to ensuring all firefighters meet provincial certification requirements by the July 2026 compliance deadline.

September 2025 Budget Update

There was no budget concerns identified during the month of September. All operating and capital expenditures remain within approved limits and are tracking as expected for the third quarter.

Truck 7 has officially arrived and has completed its lettering and striping. The unit is currently undergoing installation of its emergency lighting and siren package. Once the installation and final inspections are complete, Truck 7 will be placed into active service. This addition represents a significant step forward in modernizing the department’s fleet and enhancing operational capability.

Equipment & Maintenance Updates

Tanker 4 underwent maintenance this month to replace rear suspension bushings that had worn through normal use. The repair was completed successfully, and the apparatus has returned to full service.

Engine 1 experienced a radiator failure and was out of service for approximately 24 hours while repairs were completed. During this time, Tanker 9 was temporarily relocated from the Blyth Station to backfill coverage and maintain operational readiness in the response area.

Ladder 2 is currently out of service due to a tank-to-pump water leak. The unit has been sent for repair, and service restoration is expected once testing confirms the issue has been resolved.

Overall, all required maintenance was addressed promptly with minimal disruption to response capabilities, ensuring the department continues to operate safely and efficiently.

Fire Chiefs' Update

The Huron County Fire Chiefs continue to meet on a monthly basis, maintaining strong collaboration and open communication across all departments within the county. These regular meetings have proven invaluable for sharing best practices, coordinating training initiatives, and aligning response strategies to ensure consistent service standards. The cooperative approach among the chiefs has strengthened interdepartmental relationships, improved resource sharing, and enhanced overall operational effectiveness. By working closely together, the Huron County Fire Services are better positioned to address emerging challenges, streamline procedures, and deliver a unified, professional response to the communities we serve.

Closing Remarks

As we continue through the year, I want to acknowledge the ongoing commitment and professionalism demonstrated by the members of the Fire Department of North Huron. Their dedication to training, equipment readiness, and public safety remains the cornerstone of our service to the community.

I am encouraged by the progress we have made in both operational preparedness and departmental growth, and I look forward to building upon this momentum in the months ahead. As always, we remain focused on our mission to protect life, property, and the environment through excellence in fire protection and emergency response.



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday September 18, 2025, 1:00 p.m.

Location: 1078 Bruce Rd 12, Formosa, ON, N0G 1W0 and hybrid

Chair: Tom Hutchinson

Members present: Barbara Dobreen, Sue Paterson, Moiken Penner, Jennifer Prenger (virtual, left meeting at 3:14 pm), Larry Allison, Bill Stewart (virtual, left meeting at 3:48pm), Paul Allen, Steve McCabe (virtual), Dave Myette, Bud Halpin, Greg McLean, Mike Niesen

Members absent: Peter Whitten, Kevin Eccles

Staff present: Erik Downing, Adam Chalmers, Donna Lacey, Matt Armstrong, Katie Thomas, Ashley Richards, Jennifer Mead, April McBay.

The meeting was called to order at 1:00 p.m.

1. Land Acknowledgement – read by Gregory McLean

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudenosaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G25-64

Moved by Mike Niesen

Seconded by Sue Paterson

THAT the agenda for the Saugeen Valley Conservation Authority meeting, September 18, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Staff Introductions

The Board of Directors were introduced to a Resources Information Technician contractor and a permanent forestry technician.

5. Adoption of Minutes

5.1 Authority meeting and Special Meeting – July 17, 2025

Motion #G25-65

Moved by Greg McLean

Seconded by Dave Myette

THAT the minutes of the Saugeen Valley Conservation Authority meeting, and Special Meeting: Hearing Training July 17, 2025, be adopted as presented.

Carried

6. Delegation – Sofia Ramirez – McGowan Falls Fence and Access Concerns

The delegation, led by Sofia Ramirez on behalf of residents of the Municipality of West Grey, objected to SVCA's fencing, access restrictions, and perceived new fees at McGowan Falls. She asserted that the changes reduced accessibility, contradicted alleged intent of the land use, and lacked consultation, and evidence to justify safety and vandalism claims. Ms. Ramirez cited a petition, survey results, and proposed alternatives, calling for transparency, and the halting of work.

7. Matters Arising from the Minutes – none

8. New Business

8.1 GM-2025-15: SVCA Operational Plan

The GM/S-T reported that 2024 performance evaluations were completed, and highlighted the ongoing Amish and Mennonite outreach strategy. It was also noted that many target dates for Water Resources projects have shifted following the manager's return from leave.

8.2 GM-2025-16 Program Report

The GM/S-T noted that the 75th Anniversary celebration required significant effort from Corporate Services and Lands staff, with appreciation expressed to all who attended. The event included the official opening of the new Formosa Conservation Area, which was well attended by dignitaries, past staff, and stakeholders.

8.3 GM-2025-17: Fence Installation at Durham Conservation Area Update

The GM/S-T reported that the Durham Conservation Area fence project was completed in summer 2025, fully funded by campground revenues with no municipal levy contribution. SVCA acted squarely within its legislated authority under Ontario Regulation 688/21, which permits fencing, gates, and other measures to manage access and liability. Multiple communication and consultation efforts were undertaken dating back to 2022, including signage, council correspondence, media releases, resident letters, and participation in a public meeting.

Concerns about property ownership and deed stipulations were dismissed, as SVCA is the registered landowner and existing records confirm no restrictions inconsistent with current use. Requests for operational incident statistics were noted as internal business records, not subject to public disclosure. The project was reaffirmed as supporting fairness, risk management, and sound stewardship while ensuring Durham remains accessible and affordable through low-cost passes and free library memberships.

The preceding delegation noted that legal counsel had been consulted, but no legal action has been received by SVCA to date; therefore, any discussion of legal implications was deemed premature. Questions were raised regarding the purchase of passes, which are available online

(mailed to purchasers), for pickup at the Formosa office, or at the Durham CA gatehouse. The delegation also commented on large stones placed at the beach above the dam, with a director inquiring if this was intentional; clarification was provided that the placement formed part of the dam safety plan, recommended by an external professional engineer, to deter unsafe swimming above the dam. It was further noted that SVCA has adjusted the buoy line to improve safety in this area.

8.4 GM-2025-18: 2026 SVCA Preliminary Budget

Motion #G25-50

Moved by Paul Allen

Seconded by Steve McCabe

THAT the SVCA Board of Directors endorse a proposed increase of up to 6% for the 2026 SVCA Budget.

Carried

The Board endorsed the 2026 Preliminary Budget with an increase of up to 6%, confirming this as the lowest proposed in five years and a starting point for staff to build an appropriate and respectful budget. Discussion included a request for plain-language explanation of the Modified Current Value Method to support council communications, and clarification that Forestry is funded partly as a Category 1 service on conservation lands and partly through self-generated revenue from landowner services. The budget will provide stability for mandatory programs, staff capacity, and operations while minimizing municipal impacts.

8.5 EPR-2025-09: Two-Zone Floodplain Management Concept in Specific Areas of Southampton

Motion #G25-67

Moved by Dave Myette

Seconded by Moiken Penner

THAT the Saugeen Valley Conservation Authority accepts the Greenland Consulting Engineers Two-Zone floodplain mapping study for the specific areas of Southampton described in this report.

AND FURTHER THAT the Saugeen Valley Conservation Authority adopts the Two-Zone Floodplain Management Concept for the specific areas of Southampton described in this report, which would come into effect when the appropriate amendments are made to the Town of Saugeen Shores Official Plan and Zoning By-law.

Carried

The Board accepted the Greenland Consulting Engineers study and approved adoption of the Two-Zone Floodplain Management Concept for specific areas of Southampton. This change will permit conditional development in designated flood fringe areas once the Town of Saugeen Shores completes the necessary Official Plan and Zoning By-law amendments.

Directors observed that under the previous one-zone approach the entire floodplain would have been prohibited for development, whereas the two-zone floodplain now distinguishes areas where development remains prohibited and where conditional development is permitted. It was also confirmed that the project boundary was defined by the Town of Saugeen Shores, with the future option to expand the study area at the Town's request.

8.6 EPR-2025-10: Permits Issued

Motion #G25-68

Moved by Sue Paterson

Seconded by Larry Allison

THAT SVCA permit applications 25-102 to 25-175 as approved by staff, be endorsed by the SVCA Board of Directors.

Carried

8.7 LAN-2025-07: Campground Fee Schedule

Motion #G25-69

Moved by Bud Halpin

Seconded by Barbara Dobreen

THAT the SVCA Board of Directors endorse the proposed 2026 fee increase for campgrounds and related rates.

Carried

Director Moiken Penner, seconded by Director Gregory McLean, moved that non-serviced daily and weekly campsites remain at the 2025 fee rate. The amendment did not carry. Discussion noted equitable access concerns, the higher costs of winter camping due to snow removal, the comparable maintenance of serviced and non-serviced sites, and that fees are set using conservation authority and campground comparators.

8.8 LAN-2025-08: Hydro Expansion Durham Conservation Area

Motion #G25-69

Moved by Mike Niesen

Seconded by Larry Allison

THAT the SVCA Board of Directors award RKS Electric the contract for the Hydro Expansion Project at Durham Conservation Area.

Carried

It was confirmed that, in connection with the Durham Conservation Area hydro expansion project, fibre and water lines already planned may be installed concurrently while the trench is open for electrical work. The contractor indicated that, notwithstanding the low cost, all components of the project will be completed to SVCA's specifications.

8.9 Other Business – none

8.10 Closed Session

Motion #G25-52

Moved by Dave Myette

Seconded by Sue Paterson

THAT the Authority move to Closed Session to discuss, in camera, to address matters relating to an identifiable individual(s) and THAT the GM/S-T and recording secretary remain in the meeting.

Carried

9. Adjournment

With no further business to discuss, the meeting was adjourned at 4:28 p.m. following a motion by Sue Paterson and seconded by Paul Allen.

Tom Hutchinson
Chair

Ashley Richards
Recording Secretary

Belmore Arena Board Meeting MINUTES September 15, 2025

Time: 8:00pm Location: Lounge, Belmore Community Centre

Attendees: Jeremy Underwood, Marvin Grimes, Brett McPherson, Jenn VanDyk, Kim Harris, Lindsay Underwood, Chris Inglis, Ian Inglis, Lorne Underwood, Warren Weber, Nigel Van Dyk, Kyra Wright, Wanda Inglis, Coreen Gautreau, Jamie McCallum, Dave Eadie, Randy Scott, Paul Inglis

Guests:

Regrets: Heidi Dupuis, Mark Ireland

Secretary/Recorder: Darlene Loos

<i>Time</i>	<i>ITEM</i>	<i>(Discussion, Approval, Information Sharing)</i>	<i>Meeting Notes/Action Items</i>
8:00	Call to Order Approval of September 15, 2025 Agenda - <i>Jeremy Underwood</i>		Meeting called to order: 8:02pm Motion to approve agenda by Jamie McCallum, 2 nd Kim Harris Any Additions to Agenda? None.
8:02	Approve Previous Mtg Minutes August 18, 2025 (attached) - <i>Board</i>		Motion to approve minutes Dave Eadie, 2 nd Ian Inglis
Agenda Items			
8:05	Update Previous Action Items (below agenda items) - <i>Jeremy Underwood</i>	Standing	Reviewed Action Items below.
8:20	Correspondence - <i>All</i>	Standing	Dave Eadie was contacted about the Women's Institute Stone. Should be set on a concrete base as it's sinking. - There is a time capsule under the stone so base cannot be permanent - o Dave Eadie will look into pricing for next meeting. Meeting with Howick Twp and Morris Turnberry – Caitlin, Trevor, Jeremy, Jenn and Randy (Darlene sent regrets). - Wondered if we as a board would be interested in purchasing/leasing this building from Howick - o Hope is to alleviate the stress of going back and forth and confrontations of the past ▪ Best to work on Terms of Reference and massage it to work for both Belmore and Howick Twp. Other organizations that lease from other Townships would be a good source of info to check out: - Kyra will check into how Teeswater Medical Clinic works.

			- Randy to check with Belgrave and see how they run.
8:25	Grants Update - <i>Kyra Wright</i>	Standing	Vance grant application is ready. Need a few pictures. Meeting with Amy on Wednesday. Project cost: \$14,400 (materials and labour) Applying for \$7200 for materials. Motion that we apply for this grant through Howick by Randy Scott, 2 nd Wanda Inglis. Carried.
8:35	Treasurer's Report - <i>Jenn VanDyk</i>	Standing	Bills to be paid \$686.07 Motion to pay bills by Jenn Van Dyk, 2 nd by Jamie McCallum. Carried. Draft budget needed by end of October for Howick. If anyone has any suggestions of projects/costs for things that should be included on the draft budget let Jenn know.
8:45	Belmore Catering - <i>Chris Inglis/Kim Harris</i>	Committee Report	Very busy. Emails for help will be coming out.
8:55	General Maintenance - <i>Jeremy Underwood/Warren Weber</i>	Committee Report	Plan to get benches put back in.
9:05	Parks Board - <i>Brett McPherson</i>	Committee Report	Not much for this year.
9:15	Rentals - Hall & Lounge - <i>Kim Harris</i>	Committee Report	Bookings are busy. Still looking for bartenders for a couple of shifts. Another Mass Email will be coming out.
9:25	Ice Rentals & Installation - <i>Warren Weber</i>	Committee Report	Ice should be starting November 1 st . Plant should be started around time of October Meeting. A lot of bookings coming in. From different areas – ie Port Elgin. Ice is now \$140/hour Public Skating sponsorships – still requesting \$100/hour.
9:35	Belmore Curling - <i>Dave Eadie</i>	Committee Report	Nothing to report.
9:45	Belmore Figure Skating - <i>Heidi Dupuis, Andrea Warwick</i>	Committee Report	Heidi submitted report via email. Skating is running a Saturday morning program. Nicole Lenselink will be coaching all 3 levels (PreCan, CanSkate and StarSkate). They plan to start on Saturday, November 8 th . Registration opened on Sept 14 th and they already have 12 skaters registered.
9:55	South Bruce - <i>Mark Ireland</i>	Committee Report	Absent – nothing to report.

10:00	Morris-Turnberry - <i>Jamie McCallum</i>	Committee Report	Nothing to report.
10:05	Howick - <i>Marvin Grimes</i>	Committee Report	Nothing to report
10:10	Communication - <i>Lyndsay Underwood</i>	Committee Report	Nothing to report
10:15	Belmore Chamber of Commerce - <i>Lorne Underwood / Chamber Member</i>	Committee Report	March 6 th – AGM. Gord Lang, chair of Plowing Match will be speaking.

Next Meeting – October 20, 2025 at 8pm

Adjournment of Meeting: 9:22pm **Motion to adjourn by:** Coreen Gautreau

Previous Action Items

Lead	Agenda Item/Topic	Actions for Follow Up
Jeremy/ Warren /Kim	General Maintenance	20231218: Jeremy will talk to Paul Inglis regarding closing in gap in table storage container 20240115: A plan has been set to close the gap in the table storage container. 20240226: Paul did measurements and is to be fixing the gap. 20240415: No update on Container 20241118: Rubber matting in players benches needs to be replaced; also patch by door going onto the ice. Jeremy will look into it. 20250818: Brady (Howick Twp) getting a price for rubber flooring from their suppliers. Used for players benches. 20241118: Glass broken along top of timekeepers' box. 20250818: Softener Salt is needed. Jeremy will get some. COMPLETED 20250818: Tap in Ladies Washroom needs repair. Jeremy will ask Ron Baird if he has time to look at it. COMPLETED
Gord Harris / Paul Inglis	Lobby Bench Steel	20240916: larger bench top will be too heavy to move. Will look at making aluminum legs for new top instead of installing on top on the old center bench. 20250317: Jeremy mentioned to install bench top where it is 20250616: To be completed this week. 20250818: No update
Chris/ Lindsay/ Darlene	Review Email List/Board Representation/Org Structure	20250616: Chris and Lindsay will look for a copy of the Org Structure as needs to be updated. Add to July AGENDA 20250721: ON JULY AGENDA 20250721: Chris will update structure document and bring forward updated copy to next meeting.

		20250818: We will keep our Membership at 15, plus three Municipal Members. Chris will update list. Copies to be distributed.
Arena Board	Terms of Reference	20250721: Everyone to take home, review and bring back feedback and suggestions to next meeting 20250721: Committee will be established to review the Draft Terms of Reference and bring suggestions back to this group. 20250818: Committee is still reading through policies and procedures. This will take time. Making a list of questions to discuss with Caitlin and Amy.
Kyra	Grants	20250818: Kyra will begin the grant application process for the Vance Grant. Will need 3 quotes for materials. Will be applying for 100% (<i>will proceed with project if receive 50% or more from the grant</i>). 20250818: Motion made to apply for this grant through Howick.
Warren	Missing Chair Carts	20280818: Warren will check with Teeswater to see if chair carts are still there from when chairs were returned. 20250915: Found and returned. COMPLETED.
Arena Board	Propane	20250421: Check Chambers rates in August/September to potentially lock rate in. 20250520: Jenn will email Sparlings to let them know we have switched. PUT INTO PARKING LOT until August 2025 20250818: Jeremy will call and see what current propane prices are. 20250915: Will give us \$0.499 if we lock in. Our floating price is lower than this price. Won't lock in. COMPLETED
Dave Eadie	Women's Institute Memorial Stone	20250915: Dave will look into getting pricing for a concrete base for the Women's Institute Memorial stone and moving it to a more desirable location.
Kyra /Arena Board	Organizations Which Lease from their Townships	20250915: Kyra will reach out to Teeswater Medical Clinic. 20250915: Randy to check with Belgrave to see how they run.
Parking Lot		
Arena Board/ Howick Twp	Sandblasting & Painting	20221017: Due to unsatisfactory work, Board passed motion to hold back payment to J-K Sandblasting 20221121: Jeremy contacted J-K and advised of partial payment and once he returned to do touchups and around door. J-K advised he could come back in spring but more money would be due. 20221121: Jeremy will advise J-K that Board will pay for lift but will not be paying more money for the job quoted. 20221219: Nothing to Report – defer to next meeting 2023016: Supposed to come – we look. May charge interest on balance owing. 20230228: No further communication.

20230417: Next step is, we need to speak with Howick and see if they will back us if this goes to court.

- Speak to CAO and Operations Manager to see if they can reach out to J-K regarding the contract and our (Belmore and Twp) concerns.

Motion to continue to hold payment and speak to Howick Twp as to next steps.

20230515: J-K will not speak with Jeremy. Only wants to speak to Howick Twp. Howick Twp is in support of us. J-K is 100% at fault for the poor workmanship. Three townships are onboard and have their lawyers working on it. The lawyers want Burnside (Engineers) to come in and assess the work again. The matter is now out of our hands. **MOVE TO PARKING LOT**

20230821: No further update.

20240226: Marvin reported no further word from Lawyer on this matter.

20240226: Jeremy reported something will have to be done with the loose paint before Syrup Festival. Paint is falling off. Would be good to do between shut down and Syrup Festival. Marvin will report this back to Howick Township.

20240318: No updates regarding the bubbling/peeling paint in the arena. Marvin acknowledges something needs to be done before the syrup festival. Marvin will speak with Caitlyn (CAO). Jeremy spoke with Caitlyn today, told her the plan to remove peeling paint; was told to take pictures before doing the work.

20240617: Send an email to the Municipality about the status of this issue. Marvin will speak to Caitlyn and ask them to put a push on things due to Homecoming. Would Marvin ask Municipality if they could pay for sandblasting to Arena and Curling Club to be redone as the legal battle carries on. Formal request from the Arena Board for Howick to put it in their budget. Jamie made motion to send a letter to Howick, 2nd by Kim. Carried. Jenn V will draft a letter to Howick Township and cc other 2 municipality CAOs.

20240715: 3 Municipalities met in Belmore, but no update received from that meeting yet.

20240715: Lawyer has filed.

20241118: Another follow-up meeting with the Insurance Rep. Asked Jeremy dates that suit him.

20250224: Jeremy and Paul Inglis and others have been talking to local Mennonites who are doing sandblasting and painting, all the labour. We would have to supply lifts. They are willing to do the job. \$40/hr. They would supply the manpower. Man in Formosa, coating expert, would come after the sandblasting and advise what type of paint we should use to adhere properly. \$24,000 approximate in labour. We would have to supply 2 lifts. Likely close to \$5000 in rental equipment. This is something we need to consider. One concern is: do they have WSIB coverage. Could do before Homecoming but not before Syrup Festival. Jeremy will look into this further.

Jeremy / Brett	Parks Board	20240715: Willow tree in back corner needs to be taken down before it crashes down. Should do this before winter.
Jeremy/ Warren	General Maintenance – for Summer	20230228: 1) Brine header – preventive maintenance by 2025. ○ 20230821: Need to let Municipali.es know (in November/December) about Brine Header replacement project before their budgets are made. ○ 20231016: working on a couple of quotes for brine headers. ○ 20240617: spoke with Ben and his company should have time to repair it. Moving ahead with this. ○ 2024118: Q1-Q2 should hear whether or not we received grant money ▪ If we don't receive grant, we need to put it into a budget ○ 20250520: Jeremy will confirm with Ben if he can repair. Chamber will need to know by early June. 20250915: BRINE HEADER will be going ahead now and will be completed within a month. - Will need new boards over the Curling Header. Kyra will look for Gord's drawings from a few years ago. Then Kim will ask Gord to look at it. 2) Boards around the ice surface need to be replaced. PUT INTO PARKING LOT
Adjournment:		Next Meeting - Monday, October 20, 2025 at 8:00pm

Land Acknowledgement

Communications Manager Chera Longston presented a video from a Bedford PS French Immersion class. Merci Madame Sbarra!

Good News

North Huron Hosts School Fair

Vice Chair Patricia Smith highlighted the School Fair that invited North Huron area schools and a number of local dignitaries. Students participated in a variety of activities and learned about baking, fire safety, police services and visited a number of displays as well as interacted with animals.



An Indigenous Feast to Celebrate

Trustee Sheila Armstrong-Marshall was pleased to share that she attended the Indigenous Feast on October 5. The event showcased three guest speakers (Chief C. Ritchie, Kris Keeshig, and Paul Nadjiwon), a lunch provided by Chiblow Fish, and workshops including beading, outdoor learning, corn doll making, dancing and more!



Events to Support the Terry Fox Foundation

A number of AMDSB schools hosted events to support the Terry Fox Foundation and its efforts to raise funds for cancer research. In 2024, over \$72,000 was raised, and overall, our schools have raised an incredible \$1.5 million!



Meetings with Local MPPs

Chair Michael Bannerman highlighted recent meetings with Perth-Wellington MPP Matthew Rae and Huron-Bruce MPP Lisa Thompson. He, along with Vice Chair Patricia Smith, Director Graham Shantz and Superintendent of Corporate Services Cheri Carter, discussed their appreciation for their support and recent provincial capital funding, but also pointed out funding shortfalls for staffing that impact other programs like special education and transportation. The meetings laid the foundation for meeting on an annual basis to continue the discussions. Other recent advocacy efforts included a media release to highlight Local Government Week and the importance of the trustee role.

School Showcase

Communications Manager Chera Longston highlighted **Hullett Central Public School**, located in Londesborough (Central Huron - Trustee Deb Logue), which serves approximately 240 students from Kindergarten to Grade 8. While it has no designated feeder school, students transition to Central Huron SS for secondary education. The current building opened in 1966 and is led by Principal Lori Stevens under the supervision of Superintendent Riley Culhane.

Highlights from Hullett Central PS include:

- Indigenous learning: grade 2 to 8 students write personalized land acknowledgements so they have a personal connection to reconciliation efforts.
- Peer mentorship/leadership: older students act as "big buddies" and develop relationships that are mutually beneficial. The leadership team is very active in providing student opportunities as well as community outreach through events like food drives.
- Outdoor learning: Hullett students enjoy amazing outdoor spaces that the School Council members help to enhance.
- Unique learning spaces: Staff are very proud of the variety of learning spaces, including seating options and arrangements, as well as other engaging spaces.



Launch of the Strategic Planning Process

The Board of Trustees are embarking on a strategic planning process throughout the 25-26 school year. The process will involve a full community engagement process and will be looking for feedback from students, staff and families. Stay tuned for more information!

Days of Significance Wrap-Ups (September and October)

Schools celebrated a number of relevant days/weeks/months throughout September and October. The short videos below provide a sampling of these activities!

[September DOS Wrap-up Video](#) by AMDSB Communications

[October DOS Wrap-up Video](#) by AMDSB Communications

Student Trustee Update



Student Senators recited their Declaration of Office/Oath of Allegiance (pictured below). Student Trustees shared that the senate is about to launch a social media campaign introducing each of the student senators and highlighting what they would like to achieve throughout the school year. They are also continuing the equity fund project that will ensure students across secondary schools have equitable access to extra-curricular activities.

Senior Staff Updates

Long-Term Accommodation Plan

Superintendent Cheri Carter provided an overview of the 2025 Long-Term Accommodation Plan (LTAP). The LTAP provides an overview of the student accommodation and capital planning needs in the district. The LTAP culminates with recommendations that will be used to guide work plan priorities and initiatives over the short, medium, and long-term horizons, and is a tool used by AMDSB to facilitate communication and collaboration in support of planning for student accommodation needs. Visit the [Pupil Accommodations and Enrolment Projections page](#) to view the full LTAP.

North Perth Transition Process

The transition process for relocating grade 7 and 8 students from the Listowel Eastdale PS and North Perth Westfield ES catchment areas to Listowel District SS has begun. Two committees have been formed - one that involves board staff members that is arranging all of the logistical details for the move and another that involves students, school staff and parents/caregivers. Full details about this process are posted on the board website: amdsb.ca/northperthboundaryreview2425.

Future Board Meetings

Regular Board Meetings are held in person unless otherwise noted. Links to join the meetings online will be posted on the [Board Meeting page](#) the day before the meeting.

- Tuesday, November 25, 2025 at 4:45 p.m. (Organizational Meeting followed by the Regular Board Meeting and Committee of the Whole, Closed Session)
- Tuesday, December 9, 2025 at 4:45 p.m. (Regular Board Meeting, followed by Committee of the Whole, Closed Session)

Future Meetings/Events with Trustee Representation

- Ad Hoc Policy Committee – Tuesday, October 28, 2025 at 11:00 a.m. (online)
- Parent Involvement Committee – Wednesday, October 29, 2025 at 6:30 p.m. (online)
- Special Education Advisory Committee (SEAC) – Wednesday, November 5, 2025 (online)
- Supervised Alternative Learning (SAL) – Monday, November 24, 2025



October 27, 2025

The Right Honourable Mark Carney P.C., O.C., M.P.
Office of the Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Doug Ford MPP
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Prime Minister Carney and Premier Ford:

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its meeting of October 21, 2025, the Council of the Town of Bradford West Gwillimbury adopted the enclosed motion calling on the Governments of Canada and Ontario to remove the federal and provincial portions of the HST from new homes purchased as primary residences.

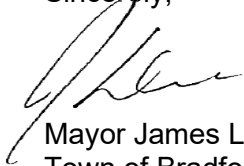
This measure would extend the relief already provided for purpose-built rental housing to families seeking to buy their first home. It represents a practical, immediate step toward improving affordability and supporting new housing supply.

For an average new home in our community, the 13 percent HST adds tens of thousands of dollars to the purchase price, a burden that directly undermines our shared goal of making homeownership affordable for working families and seniors. Removing that tax would provide meaningful relief.

Bradford West Gwillimbury is one of Ontario's fastest-growing municipalities, investing heavily in growth-related infrastructure while working to keep housing within reach. We urge both levels of government to work together on this change as part of a broader strategy to make homeownership attainable again for young Canadians. Simply put, cutting taxes in this way will help make life more affordable.

We would welcome the opportunity to contribute to any federal-provincial review of housing-related taxation and policy tools that can help deliver more affordable homes.

Sincerely,



Mayor James Leduc
Town of Bradford West Gwillimbury



Jonathan Scott
Councillor, Ward 2

encl.

cc:

Hon. François-Phillipe Champagne PC MP
Hon Peter Bethlenfavy MPP
Hon. Caroline Mulroney MPP
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities

Hon. Gregor Robertson PC MP
Hon. Rob Flack MPP
Scot Davidson MP
Association of Municipalities of Ontario (AMO)

October 27, 2025

VIA EMAIL

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its Regular Meeting of Council held on Tuesday, October 21, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-343

Moved by: Councillor Scott

Seconded by: Councillor Duhaney

WHEREAS housing affordability is one of the most pressing issues facing Ontario families;

WHEREAS the federal government recently announced GST relief for first-time homebuyers on new homes, and the Province of Ontario removed the provincial share of HST on new purpose-built rental housing; and

WHEREAS the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home, e.g. about \$117,000 on a \$900,000 home in Bradford before any existing rebates;

THEREFORE, BE IT RESOLVED that the Council of the Town of Bradford West Gwillimbury calls on the Government of Canada to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well; and

BE IT FURTHER RESOLVED that this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

CARRIED

Please find enclosed a letter from Mayor James Leduc and Ward 2 Councillor Jonathan Scott.

Thank you for your consideration of this request.

Regards,

A handwritten signature in blue ink that reads "Tara Reynolds".

Tara Reynolds
Clerk, Town of Bradford West Gwillimbury
(905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: Hon. Mark Carney, Prime Minister of Canada
Hon. François-Philippe Champagne, Minister of Finance
Hon. Gregor Robertson, Minister of Housing, Infrastructure and Communities
Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethenfalvy, Minister of Finance, Ontario
Hon. Rob Flack, Minister of Municipal Affairs and Housing, Ontario
Scot Davidson, MP New Tecumseth-Gwillimbury
Hon. Caroline Mulroney, MPP York-Simcoe
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Municipalities in Ontario



Date:

8 October 2025

2

Moved By:

Councillor Kristen Rodrigues

Seconded By:

Councillor Alex Boughen

Whereas conservation authorities serve a critical function in safeguarding Ontario's natural heritage, overseeing watershed management, mitigating flood risks, and advancing climate resilience;

And whereas the Province of Ontario's recent mandate to freeze conservation authority fees has significantly hindered their capacity to deliver essential services;

And whereas Conservation Authorities are now expected to process an increasing volume of permit applications under a fee structure that remains frozen, despite rising costs of living and wage pressures, further compounding operational and fiscal challenges;

And whereas municipalities are increasingly compelled to absorb the resulting financial shortfalls, leading to unsustainable downloading of costs onto local taxpayers;

And whereas the intent behind the provincial fee freeze was to reduce development-related expenses and accelerate housing supply;

And whereas this policy has inadvertently shifted the financial burden from a user-pay cost recovery model to the municipal tax base, thereby straining local budgets and compromising the principle of fair and equitable funding;

Now Therefore, be it resolved that the Council of the Town of Plympton-Wyoming urges the Province of Ontario to reconsider the fee freeze mandate and to implement a funding framework that protects municipal taxpayers from cost recovery deficits, while supporting a sustainable and balanced approach to conservation authority financing.

✓

Carried

Defeated

Deferred

	Yay	Nay
Gary L. Atkinson	☐	☐
Netty McEwen	☐	☐
Alex Boughen	☐	☐
Kristen Rodrigues	☐	☐
John van Klaveren	☐	☐
Mike Vasey	☐	☐
Bob Woolvett	☐	☐

Outstanding Action Items
Open Session

August 12

Meeting Date	Action Item	Action By	Current Status	Next Step
September 2, 2025	Downtown Decorations	CAO	Staff reviewing potential costs and logistics of placing flags on street light poles seasonally	Report findings to Council.
September 16, 2025	Purchase of Pioneer Park from MVCA	CAO	MVCA and MT Lawyers processing transaction	Closing date to be determined.
September 16, 2025	Disposal of roads and lanes, Plan 100 Brussels	CAO	Purchaser and MT Lawers processing transactions	Closing dates to be determined.
October 7, 2025	Conferences	CAO	Council reviewing personal schedules to select conferences to attend	Staff to return discussion to agenda to authroize Council attendance at selected conferences
October 7, 2025	Municipal Branding Updtate	CAO	Staff preparing budget estimates for branding and logo update	Report findings to Council.



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 53-2025

Being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for its meeting held on November 4, 2025.

WHEREAS Section 9 of the *Municipal Act 2001, S.O. 2001, c. 25* 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 Section 5 (3) of the *Municipal Act 2001, S.O. 2001, c. 25* provides that 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 Municipality of Morris-Turnberry for the November 4, 2025, meeting be confirmed and adopted by By-law;

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held on November 4, 2025, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law; and
2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorize and direct all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;
3. The Mayor and CAO/Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a FIRST and SECOND time, November 4, 2025

Read a THIRD time and FINALLY PASSED, November 4, 2025

Mayor, Jamie Heffer

Clerk, Trevor Hallam