

TOWNSHIP OF HARLEY
MINUTES OF THE REGULAR MEETING OF COUNCIL
of JULY 8TH, 2025
Held at the Harley Municipal Office

Present: **Reeve:** Pauline Archambault
 Councillors: Marc Gosselin
 Sophie MacKewn
 Richard McNaughton
 Clifford Fielder, (*electronic participation*)
 Staff: Krystle Seymour, Clerk-Treasurer
 Allison Doyon, Assistant Clerk-Treasurer
 Guy Godmaire, Road Superintendent
 Others: Brigid Wilkinson & Erin Little, Temiskaming
 Public Library
 Lori Tobin & Johnathan Gravel, ABO Energy
 Sylvie Rioux & Martina Gahwiler, Wind Turbine Concerns
 9 Members of the Public
Regrets: None

1. Call Meeting to Order & Adoption of Agenda:

2025-090 **Moved:** Marc Gosselin **Seconded:** Richard McNaughton
 That we, the Council of the Township of Harley do hereby, open the Regular Meeting of Council of July 8th, 2025 at 7:30 p.m.
 “CARRIED”

2025-091 **Moved:** Richard McNaughton **Seconded:** Sophie MacKewn
 That we, the Council of the Township of Harley do hereby, accept the agenda as presented.
 “CARRIED”

2. Adoption of Minutes:

a. Regular Meeting of June 10th, 2025.

2025-092 **Moved:** Sophie MacKewn **Seconded:** Marc Gosselin
 That we, the Council of the Township of Harley do hereby, adopt the following minutes:
 a. Regular Meeting of June 10th, 2025 as amended.
 Page 2: Typo in Fire Report “not” should read “no”
 “CARRIED”

3. Disclosure of Pecuniary Interest:

None

4. Delegations:

- a. Brigid Wilkinson & Erin Little – Temiskaming Shore Public Library**
- Brigid Wilkinson presented Council with the annual report from the Temiskaming Public Library. An updated contract for library services is attached for Council’s consideration to remain as a contracting municipality with the City library for the next two (2) years. Data shows an increase in the number of Harley residents using the library year over year. The library has a large number of services residents can access beyond book lending. All contracting Township residents have full access to all services.
- Councillor MacKewn asked if the rate per person would remain the same as the current contract. Brigid responded that the expiring contract was signed at a price of \$28 per household and the new contract is being offered at a rate of \$29 per household. This translates to a \$200 total

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increase to the Township as per current statistics used for number of households.

2025-093 **Moved:** **Clifford Fielder** **Seconded:** **Marc Gosselin**
That we, the Council of the Township of Harley do hereby, acknowledge receipt of Temiskaming Shores’ Public Library services presentation regarding the renewal of the Township’s 2-year library contract for the following years and household amounts:

Fiscal Year	\$/Household*
2026	\$29.00
2027	\$29.00

*based on the most recent Census data collected by Statistics Canada

and;

Direct municipal staff to prepare a by-law to authorize such agreement to be presented for council’s consideration at the following Regular Meeting of August 12th, 2025.
“CARRIED”

b. Lori Tobin & Johnathan Gravel – ABO Energy – Temiskaming Wind Farm Development Plan
ABO Energy presented their proposal for a wind turbine project in the Temiskaming Shores and surrounding area. The province is seeking proposals to purchase energy in an effort to produce power within Ontario, and listed Northern Ontario as a preferred location for projects. The Temiskaming area offers strong winds and proximity to transmission stations and ABO would like to submit a bid for the upcoming October deadline and requires councils support to do so through a municipal support resolution (MSR). An MSR allows ABO to bid on the project but does not ensure project approval. It is mandatory for developers to have an MSR to bid, but it can be revoked by the Township at any time and does not mean the project will be awarded a contract. The total project is anticipated to be 150MW, which would likely be approximately 20 turbines. Information has started to be collected in the form of agriculture studies, water studies, environmental studies, noise studies, as well as collecting other information in regards to wind speeds. Results from these studies are anticipated to be shared at the public house tentatively scheduled for August 7th . ABO plans to hire local individuals for ongoing maintenance and the construction phase of the project. The municipality would gain assessment value on property within the township that hold turbines, which in turn would increase tax revenue.

There are project benefits to the Township in the form of:
-Community Benefit Funds (to support community initiatives)
-Township Property Taxes (increase to property assessments allowing for additional property tax revenue) *(brief summary only, entire presentation is available through the municipal office)*

ABO gave council an opportunity to ask questions. A summary is provided below:

Q: Councillor MacKewn asked how many land owner agreements have been signed with ABO to date.

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A: ABO has one landowner signed up who owns multiple properties.

Q: Councillor MacKewn asked if there are any complications that could arise if the contracted landowner decides to sell the property.

A: The agreement is registered on title and therefore remains with the property. The contract would transfer to the new land owner in the case of a property sale.

Q: Councillor MacKewn asked at what point do the contracted landowners get paid.

A: As soon as the contract is signed payments will start and they will increase as the project progresses to the construction and operation phase.

Q: Councillor MacKewn asked if the agreed upon price with landowners fluctuates in relation to energy production outputs.

A: There is a minimum amount agreed to and the landowner receives a percentage of the revenue, so payments can fluctuate up as production increases and will not go below a minimum amount.

Q: Councillor MacKewn asked if they require a special zoning for the turbines to be erected.

A: Johnathan said he did not believe they were required.

The Clerk-Treasurer noted that as per the municipal planner, zoning by-law amendments would be required under the current zoning by-law.

Q: Councillor MacKewn asked how decommissioning would take place in the event that ABO no longer exists during that stage of the project.

A: A fund is created and is set aside to pay for the decommissioning stage of the turbine project. This stays in place for the life of the contract and ABO has no access to it. The number is calculated by a professional engineer to ensure an accurate figure is produced.

Q: Councillor MacKewn asked how long it would take for the project to develop from start to finish.

A: If results from the pending studies are positive and a bid is submitted in October and ABO is awarded a contract in April of 2026, the project could be fully operational by 2029.

Q: Reeve Archambeault asked why the Temiskaming Shores area was chosen for a wind project as opposed to regions further north of here.

A: The province has said they would prioritize projects in the northern part of the Province. This area was then evaluated by the team at ABO and deemed to be favorable due to the good wind speeds and the close proximity to the transmission station in Dymond which has space available for a project of this size.

Q: The Road Superintendent asked how this type of project would affect the municipal roads and who would pay for the damages that would occur due to the heavy equipment needed for construction and ongoing maintenance.

A: ABO will build new and upgrade private roads on the leased lands and will work with the municipality on additional road usage issues.

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Q: Councillor MacKewn asked if they had contacted the Hilliardton Marsh to be included in the environmental/nature studies.

A: The environmental studies include a variety of factors and if those working on the studies have not yet contacted the marsh, they likely would in the future.

Q: Councillor MacKewn was informed by a member of the opposition that councillors may face liability should this project move forward, and asked if ABO could comment on any potential liability for council members.

A: ABO will work closely with the municipality to prevent issues from happening, but there should be no personal liability concerns for individual members of council.

Q: Councillor MacKewn asked if the energy produced by this project is guaranteed to stay in Ontario.

A: Generally, yes it would stay in Ontario. Low voltage energy (which this project would produce) tends to remain close to where it is generated since energy is lost the further it travels.

Q: Councillor Fielder asked when they first started working on this wind turbine proposal in the area.

A: ABO began gathering information about one year ago which takes place before companies can approach communities with their proposals so they can better answer questions.

Q: Reeve Archambeault asked if the township or residents would see a reduction in hydro costs.

A: ABO does not have control over the cost of electricity, but the municipalities would receive more revenue through taxes due to increased assessments on lands that host wind turbines. ABO can review the projected tax increase for the Township of Harley's information.

Q: Reeve Archambeault asked why they should consider this type of project given the information circulating about negative impacts from other similar projects.

A: The project will generate benefits to the community through job creation, tax revenues, community funds, and road upgrades.

Q: Reeve Archambeault asked about the process of turbine maintenance and the process of decommissioning.

A: 95% of turbines can be recycled when it's time to decommission. Wind turbines are maintained to high standards and any repair work is typically done quickly to ensure the turbines continue to operate. ABO would also be willing to work with the local Fire Department and provide training on how to handle a turbine fire should the need arise.

Q: Councillor MacKewn asked if the community fund mentioned earlier is provided to all participating communities and meant to be shared, or rather to each municipality separately.

A: The participating communities can collaboratively decide how best to spend the money in the community and it would be up to their discretion.

Q: Reeve Archambeault asked if ABO had a project close by.

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A: There are a few in Ontario, but they are in the planning/building stage at the moment and not in operation yet.

ABO will be in touch with municipal staff on updates in regards to their Open House to be held in August.

2025-094 **Moved: Marc Gosselin Seconded: Richard McNaughton**
That we, the Council of the Township of Harley do hereby, acknowledge receipt of presentation by Lori Tobin and Jonathan Gravel of ABO Energy regarding a Temiskaming Wind Farm Development Plan.
“CARRIED”

c. Sylvie Rioux & Martina Gahwiler – Wind Turbine Project Concerns

Martina and Sylvie presented to Council their concerns regarding the proposed wind turbine projects in our area. Concerns relate to:

-Potential and known environmental impacts (livestock, ground water, landfills, species and migratory species)

-Decrease in property values leading to tax erosion

-Generational legacy

-Human Health impacts

-Noise pollution

The opposition group will be holding a public meeting on Wednesday July 30th at 5 p.m. at the Riverside Place for any members of the public to attend. There will be guest speakers making presentations. The group has started a petition (online and paper) and to date 25 Harley residents have signed it outlining their opposition to a wind turbine project. Council was asked to consider passing a resolution or by-law declaring the municipality is an unwilling host to wind turbines. *(brief summary only, entire presentation is available through the municipal office)*

2025-095 **Moved: Richard McNaughton Seconded: Sophie MacKewn**
That we, the Council of the Township of Harley do hereby, acknowledge receipt of presentation by Sylvie Rioux & Martina Gahwiler regarding their concerns about a potential wind turbine project in the Township of Harley.
“CARRIED”

5. Payment of Accounts – Voucher No. 2025-06

2025-096 **Moved: Sophie MacKewn Seconded: Clifford Fielder**
That we, the Council of the Township of Harley, do hereby, approve the payment of accounts as presented:

Roads	\$41,497.18
Fire	\$131.18
Recreation	\$2,107.63
Admin	<u>\$100,428.19</u>
Total Voucher 2025-06	\$144,164.18

“CARRIED”

6. Reports from Staff & Others:

a. Roads Department Report

The Road Superintendent reports that road-side grass was cut and the newly hired employee is doing very well. The Superintendent is working on obtaining quotes for gravel work that needs to be completed this

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season and a tender for a new truck has been sent out and we are awaiting results.

b. Fire Department Report

The Fire Chief Report states that the Department responded to 1 call during the month of June for a tree on a hydro wire. The fire had extinguished itself prior to arrival. Lastly, the Department did not hold a July meeting as part of their summer break.

c. Others

i. Eco-Logix's Landfill Report – May 2025

ii. NEPH Meeting Minutes – May 8th, 2025

iii. Treasurer's Report – June 2025

Reports from Council and Staff [no item]

The Clerk-Treasurer provided recently received information from the IESO that outlined information for councils information including Council's ability to determine the level or degree of community engagement required by developers to be deemed satisfactory by a host community for a bid in their upcoming procurement in October of 2025 and provided further clarification on how a municipal support resolution would be interpreted and used by the IESO if received.

The Clerk-Treasurer also outlined that a presentation is scheduled for the August 2025 meeting by Hemson Consulting to present the latest Asset Management Plan to finalize that project.

2025-097 **Moved: Marc Gosselin Seconded: Sophie MacKewn**
That we, the Council of the Township of Harley do hereby, acknowledge receipt and accept the following reports/minutes, and that it be filed along with the minutes of the regular meeting:

- a. Roads Department Report
- b. Fire Department Report
- c. Others
 - i. Eco-Logix's Landfill Report – May 2025
 - ii. NEPH Meeting Minutes – May 8th, 2025
 - iii. Treasurer's Report – June 2025
 - iv. Reports from Council and Staff [no item]

“CARRIED”

7. Correspondence for Council's Consideration:

a. Town of LaSalle – Northern Health Travel Grant Program

No Action

b. Township of Black River-Matheson – Exemption to Mandatory Firefighting Certification

No Action

c. District of Parry Sound Municipal Association – Supporting Municipal Ethics Trough Access and Education

2025-098 **Moved: Sophie MacKewn Seconded: Clifford Fielder**
That we, the Council of the Township of Harley do hereby, support the District of Parry Sound Municipal Association's resolution regarding their support for municipal ethics through access and education; and

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Direct municipal staff to issue a copy of this resolution to the District of Parry Sound Municipal Association.

“CARRIED”

**d. Town of Bradford West Gwillimbury – Increased Income Support
Thresholds for Canadian Veterans**

2025-099 **Moved: Marc Gosselin Seconded: Richard McNaughton**
That we, the Council of the Township of Harley do hereby, support the Town of Bradford West Gwillimbury’s resolution regarding their advocacy for increased income support thresholds for Canadian Veterans; and

Direct municipal staff to issue a copy of this resolution to the Town of Bradford West Gwillimbury.

“CARRIED”

**e. MPP John Vanthof – Bill 49, Northern Highway 11 and 17 Safety
Act, 2025**

2025-100 **Moved: Richard McNaughton Seconded: Marc Gosselin**
That we, the Council of the Township of Harley do hereby, support the Private Members’s Bill, *The Northern Highways 11 and 17 Safety Act, 2025* proposed by MPP Guy Bourgouin, MPP Lise Vaugeois and MPP John Vanthof; and

Direct municipal staff to issue a copy of this resolution to the Minister of Transportation; the Minister of Municipal Affairs & Housing; and MPP John Vanthof.

“CARRIED”

8. Correspondence for Council’s Information:

None

9. Other Business:

a. Memo 25-009 – Official Results – RFQ-2025-01

2025-101 **Moved: Sophie MacKewn Seconded: Clifford Fielder**
That we, the Council of the Township of Harley do hereby acknowledge receipt of *Memo-25-009 - Official Results - RFQ-2025-01 – SST on Development Rd*, which was a request for quote to apply a single application of surface treatment along Development Rd west of Highway 11; and

Direct municipal staff to prepare a by-law to be presented at the regular meeting of July 8th, for councils’ consideration to enter an agreement with Miller Paving Limited for the total amount of \$63,281.25 plus HST.

“CARRIED”

10. By-Laws:

a. By-Law 2025-10 Being a by-law to authorize the Corporation of the Township of Harley to enter into an agreement with Miller Paving Limited for the surface treatment of Development Road
[three readings]

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2025-102 **Moved:** **Marc Gosselin** **Seconded:** **Richard McNaughton**
That **By-Law 2025-10**, being a by-law to authorize the Corporation of the Township of Harley to enter into an agreement with Miller Paving Limited for the surface treatment of Development Road, be received and read a first and second time.
"CARRIED"

2025-103 **Moved:** **Richard McNaughton** **Seconded:** **Sophie MacKewn**
That **By-Law 2025-10**, being a by-law to authorize the Corporation of the Township of Harley to enter into an agreement with Miller Paving Limited for the surface treatment of Development Road, be received and read a third time and hereby engrossed in the By-Law book.
"CARRIED"

11. Resolution to Move to Closed Session:
None

12. Adjournment:

2025-104 **Moved:** **Marc Gosselin** **Seconded:** **Clifford Fielder**
That we, the Council of the Township of Harley do hereby, adjourn the Regular Meeting at 9:49 p.m. and will meet again on August 12th, 2025 or at the call of the Reeve.
"CARRIED"

 
Pauline Archambault, Reeve Krystle Seymour, Clerk-Treasurer