

TOWNSHIP OF HARLEY
MINUTES OF THE PUBLIC MEETING OF COUNCIL
of OCTOBER 14TH, 2025
Held at the Harley Municipal Office

Present: **Reeve:** Pauline Archambault
 Councillors: Clifford Fielder, Marc Gosselin, Sophie MacKewn,
 Richard McNaughton
 Staff: Krystle Seymour, Clerk-Treasurer
 Guy Godmaire, Road Superintendent
Regrets: None
Others: Brandon Tuinema – Co-op Regionale

1. Call Meeting to Order & Adoption of Agenda:

2025-133 **Moved:** Marc Gosselin **Seconded:** Richard McNaughton
That we, the Council of the Township of Harley do hereby, open the Public Meeting of Council of October 14th, 2025 at 7:00 p.m.
“CARRIED”

2025-134 **Moved:** Richard McNaughton **Seconded:** Sophie MacKewn
That we, the Council of the Township of Harley do hereby, accept the agenda as presented.
“CARRIED”

2. Summary of Consent Application 205-B01-Co-op Regionale:

- a. Consent Application 2025-B01-Co-op Regionale
- b. Supporting Documentation
 - i. Geotechnical Investigation Report
 - ii. Phase II Environmental Site Assessment
 - iii. Packard Well Drilling – Potable Water
 - iv. Stormwater Management Approach
 - v. Site Plan
 - vi. D-6 Compatibility Study
 - vii. Topographic Information
 - viii. Sewage System File Search & Inspection

3. Staff Report:

- a. TMSA Planning Application Assessment – 2025-B01-Co-op Regionale

4. Comments from the Public:

- a. Response from MTO

5. Comments from Council: [no item]

6. Council’s Decision:

2025-135 **Moved:** Clifford Fielder **Seconded:** Marc Gosselin
That we, the Council of the Township of Harley do hereby, acknowledge receipt of TMSA’s Planning Application Assessment report dated October 8th, 2025 regarding application for consent *2025-B01-Co-op Regionale* and have considered the recommendations therein; and

Acknowledge that one written comment was received regarding the application for consent *2025-B01-Co-op Regionale* prior to the Public

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Meeting of October 14th, 2025 from the Ministry of Transportation (MTO)
noting that:

Retained Property:

- All access must remain from Development Rd. No new access to Hwy 11 will be permitted.
- An **MTO Building/Land Use Permit** is required for the placement of any new buildings/structures within 395.0 meters from the centre-point of the intersection of Hwy 11 and Development Rd.
- **MTO Sign Permits** are required for any signage on the property within 400 meters of the Hwy 11 property line that is visible to the travelled portion of the Hwy 11.
- Any future development or change in land use must be subject to MTO review/approval.

Severed Property:

- The proposed severed property is located outside MTO's permit control area (PCA); therefore, no MTO permits are required,
- If there is an anticipation increase in traffic volume to be generated by the bulk fertilizer storage facility, MTO requests any traffic studies conducted for the proposed development be circulated to the MTO in order to assess the intersection of Hwy 11 and Development Rd.

And that this information was provided to the applicant and will be kept on file for consideration at the building permit submission phase;

Now therefore, we the Corporation of the Township of Harley do hereby grant the provisional consent of planning application *2025-B01-Co-op Regionale*, subject to the conditions in the Township of Harley's Consent Approval Authority Notice of Decision, which must be fulfilled within a two-year period from the date of this Decision:

1. The following documents shall be provided to the Clerk for the transaction described;
 - a. A copy of the signed Acknowledgement and Direction;
 - b. The "Transfer in Preparation" and/or "Transfer Easement in Preparation"
 - c. A Planning Act Certificate Schedule on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on Page 1 of the "Transfer in Preparation" and/or "Transfer Easement in Preparation";
 - d. A reference plan of survey which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which consent approval relates;
 - (i) The reference plan of survey must include parts for the retained lot and severed lot;
 - (ii) The reference plan of survey must include the dimensions and areas of each part included on the plan.
2. That the applicant provide the detailed grading plan and supporting stormwater management calculations as outlined in the stormwater

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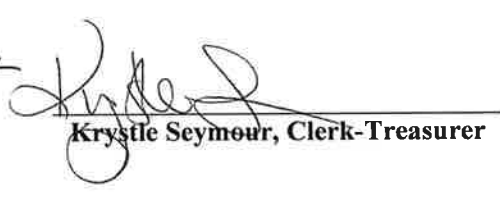
management approach letter, for the Townships' review and acceptance prior to the issuance of the building permit;

- a. That the applicant enters into a stormwater management agreement with the Township;
 - b. That the applicant's solicitor provides an undertaking agreeing to register the stormwater management agreement on title to the severed property upon the registration of the severed property at the Land Registry Office;
3. That the Township of Harley receives a payment of the value of 2% of the land for cash-in-lieu of parkland dedication, pursuant to Section 53(13) of the Planning Act.
- "CARRIED"

7. Adjournment:

2025-136 **Moved:** Marc Gosselin **Seconded:** Sophie MacKewn
That we, the Council of the Township of Harley do hereby, adjourn the Public Meeting at 7:24 p.m.
"CARRIED"


Pauline Archambault, Reeve


Krystle Seymour, Clerk-Treasurer