

The Corporation of the City of Kawartha Lakes

Agenda

Committee of the Whole Meeting

COW2025-09

Tuesday, November 4, 2025

Open Session Commencing at 1:00 p.m.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Doug Elmslie

Deputy Mayor Charlie McDonald

Councillor Ron Ashmore

Councillor Mark Doble

Councillor Dan Joyce

Councillor Mike Perry

Councillor Tracy Richardson

Councillor Pat Warren

Councillor Emmett Yeo

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To speak to an Item on this Agenda you must submit a completed Deputation Request Form by Friday, October 31, 2025 at 12:00 p.m.

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1.	Call to Order	
2.	Adoption of Agenda	
3.	Disclosure of Pecuniary Interest	
4.	Deputations	
4.1	COW2025-09.4.1	12 - 14
	Overview of a Proposed Electrified Passenger Rail Service between Toronto and Quebec	
	Alexis Doyle, Manager of Community Relations, ALTO	
	That the deputation of Alexis Doyle, of ALTO, regarding an Overview of a Proposed Electrified Passenger Rail Service between Toronto and Quebec, be received; and	
	That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.	
4.2	COW2025-09.4.2	15 - 17
	Objection to the Proposed Sale of the Road Allowances Adjacent to Lot 2 and Lot 3, Concession 3, Laxton	
	Relating to Item 7.1.2 on the Agenda	
	Carl Baldwin	
	That the deputation of Carl Baldwin, regarding an Objection to the Proposed Sale of the Road Allowances Adjacent to Lot 2 and Lot 3, Concession 3, Laxton, be received; and	
	That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.	
4.3	COW2025-09.4.3	18 - 22
	Request to Lease Land to Address an Encroachment at 84 Talbot River Road	
	Edward Fowlston	
	Gina Fowlston	

That the deputation of Edward Fowlston and Gina Fowlston, **regarding a Request to Lease Land to Address an Encroachment at 84 Talbot River Road**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

4.4 COW2025-09.4.4 23 - 27

Overview of an Application for a HGTV Home Town Takeover in Fenelon Falls

Nancy L'Estrange

That the deputation of Nancy L'Estrange, **regarding an Overview of an Application for an HGTV Home Town Takeover in Fenelon Falls**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

4.5 COW2025-09.4.5 28 - 35

Request for a Review of the Greenbelt Legislation

Ron Awde

That the deputation of Ron Awde, **regarding a Request for a Review of the Greenbelt Legislation**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

4.6 COW2025-09.4.6 36 - 130

Request for Municipal Support for a Proposed Battery Energy Storage System Project Located at 1246 Northline Road

Matt Kennedy, Skyline Energy

Bo Castellan, Skyline Energy

That the deputation of Matt Kennedy and Bo Castellan, of Skyline Energy, **regarding a Request for Municipal Support for a Proposed Battery Energy Storage System Project Located at 1246 Northline Road**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Request for Municipal Support for a Proposed Battery Energy Storage System Project Located at 25093 Simcoe Street and 207 Farms Road
Alex Simakov, Head of Policy and Partnership - Neoen

That the deputation of Alex Simakov, Head of Policy and Partnership, Neoen, **regarding a Request for Municipal Support for a Proposed Battery Energy Storage System Project Located at 25093 Simcoe Street and 207 Farms Road**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Woodville Battery Energy Storage Project Being Development by Neoen
John Rowinski, on behalf of Zhaaboshkaatoon Ltd.
Patrick Gillette, on behalf of Zhaaboshkaatoon Ltd.

That the deputation of John Rowinski and Patrick Gillette, **regarding a Battery Energy Storage Project Being Developed by Neoen**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

5. Correspondence

Objection to the Sale of the Proposed Road Allowance Adjacent to Part of Lot 2, Concession 1, being Part 1 on Plan 57R-6408, Verulam
Relating to Item 7.1.3 on the Agenda
Richard Oliver
Sherry Nielsen

That the correspondence from Richard Oliver and Sherry Nielsen, **regarding an Objection to the Sale of the Proposed Road Allowance Adjacent to Part of Lot 2, Concession 1, being Part 1 on Plan 57R-6408, Verulam**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

6. Presentations

6.1	COW2025-09.6.1	141 - 203
	Overview of the Bobcaygeon Dam Project Nancy Aspden, Director, Integrated Watershed Management, Kawartha Conservation Brett Tregunno, Aquatic Biologist, Kawartha Conservation That the presentation by Nancy Aspden, Director of Integrated Watershed Management, and Brett Tregunno, Aquatic Biologist, with Kawartha Conservation, regarding an Overview of the Bobcaygeon Dam Project , be received; and That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.	
6.2	COW2025-09.6.2	204 - 223
	Water-Wastewater Rate Study Presentation Dr. Adam Found, Manager of Corporate Assets Sean-Michael Stephen, Partner, Watson and Associates Economists Ltd. That the presentation by Dr. Adam Found, Manager of Corporate Assets, and Sean-Michael Stephen, Partner, Watson and Associates Economists Ltd., regarding the Water-Wastewater Rate Study , be received; and That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.	
7.	Consent Matters That all of the proposed recommendations shown in Section 7.1 of the Agenda be approved by the Committee of the Whole in the order that they appear on the Agenda, sequentially numbered and forwarded to Council for consideration at the next Regular Council Meeting.	
7.1	Reports	
7.1.1	CLK2025-008	224 - 230
	Municipal Election 2026 - Voting Method Cathie Ritchie, City Clerk	

That Report CLK2025-008, **Municipal Elections 2026 – Voting Method**, be received;

That internet/telephone voting be approved as the voting method for the 2026 municipal election;

That internet/telephone voting be approved as the voting method for any by-elections for the position of Mayor during the 2026-2030 term of Council;

That internet voting be approved as the voting method for any by-elections for the position of ward Councillor or School Board Trustee during the 2026-2030 term of Council;

That a by-law be brought forward to Council authorizing the alternative voting method and advance voting as prescribed by Section 42 of the Municipal Elections Act, 1996, S.O. c 32 as amended; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

7.1.2

RS2025-038

231 - 237

**Proposed Surplus Declaration, Closure and Sale of Road Allowances
Adjacent to Lot 2 and Lot 3, Concession 3, Laxton**
Madison MacCormack, Law Clerk - Realty Services

That Report RS2025-038, **Proposed Surplus Declaration, Closure and Sale of Road Allowances adjacent to Lot 2 and Lot 3, Concession 3, Laxton**, be received;

That the subject property, being road allowances legally described as Part of the Road Allowance between Concession 2 and Concession 3; Laxton; Kawartha Lakes (Part of PIN: 63112-0209); and Road Allowance between Lot 3 and Lot 4, Concession 3, Laxton; Kawartha Lakes (PIN: 63112-0223), be declared surplus to municipal needs;

That the sale of the road allowance to the adjoining landowner be supported, in principle, in accordance with the provisions of By-Law 2018-020, as amended, and the Municipal Act, 2001, and subject to the parties entering into a conditional Agreement of Purchase and Sale (including a condition that the subject road allowance merge with the purchaser's adjacent properties on closing);

That the sale of the road allowances be conditional upon the subject road allowances reverting to City ownership at the conclusion of the purchaser's project term (estimated at 30 years);

That Council set the value of the land at the set price of \$2.50 per square foot of interior road allowance, unless the purchasers wish to pay for an appraisal, in which case, Council set the value of the land at the lower of the set price of \$2.50 per square foot of interior road allowance or the appraised value;

That staff be directed to commence the process to stop up and close the said road allowance;

That a by-law (with any amendments deemed necessary) to close the road and authorize its disposition shall be passed, if appropriate;

That a deeming by-law be passed contemporaneously with the disposition by-law, if required;

That the Mayor and Clerk be authorized to sign all documents to facilitate the road closing and conveyance of the lands; and

That these recommendations be brought forward to Council for consideration at the next Regular Council Meeting.

7.1.3

RS2025-039

238 - 246

Proposed Surplus Declaration, Closure and Sale of Road Allowance Adjacent to 81 Harvest Road, Verulam
Madison MacCormack, Law Clerk - Realty Services

That Report RS2025-039, Proposed Surplus Declaration, Closure and Sale of Road Allowance adjacent to 81 Harvest Road, be received.

7.1.4 PLAN2025-051 247 - 333

Telecommunications and Antenna System Siting Policy Update

Nicolas Smith, Planner II - Policy

That Report PLAN2025-051, CP2018-014 Telecommunications and Antenna System Siting Policy Update 2025, be received for information;

That the policy entitled Telecommunications and Antenna System Siting Policy, attached as Appendix C to Report PLAN2025-051, be adopted and numbered for inclusion in the City's Policy Manual, replacing all predecessor versions; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

7.1.5	WM2025-008	334 - 341
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Leaf and Yard Curbside Collection Service Review

Heather Dzurko, Manager, Waste Management

That Report WM2025-008, Leaf and Yard Curbside Collection Service Review, be received;

That the existing level of curbside leaf and yard collection service be maintained;

That Staff consider options for leaf and yard collection as part of the next waste collection contract; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

7.1.6 WWW2025-004 342 - 364

Level of Service Policy - Water and Wastewater Update

Amber Hayter, Manager, Water and Wastewater

That Report WWW2025-004, **Level of Service Policy – Water and Wastewater Update**, be received;

That the policy entitled the Level of Service Policy Water and Wastewater, attached as Appendix B to Report WWW2025-004, be adopted and numbered for inclusion in the City’s Policy Manual, replacing all predecessor versions; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

7.1.7

RD2025-004

365 - 553

Salt Management Plan Update

Chris Porter, Manager, Roads Operations

That Report RD2025-004, **Salt Management Plan Update**, be received;

That the 2025 Salt Management Plan, attached as Appendix A to Report RD2025-004, be approved and adopted to guide the management of road salt related to winter control operations; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting

7.2

Items Extracted from Consent

8.

New or Other Business

8.1

COW2025-09.8.1

554 - 557

Memorandum Regarding Automated Speed Enforcement Cameras

Councillor Perry

That the Memorandum from Councillor Perry, **regarding Automated Speed Enforcement Cameras**, be received;

That the resolution by the Town of Midland, expressing opposition to the ban of automated speed enforcement, be supported;

That a copy of this resolution be forwarded to the Ministry of Municipal Affairs and Housing, the Ministry of Transportation and local M.P.P. Laurie Scott; and

That this recommendation be forwarded to Council for consideration at the next Regular Council Meeting.

Memorandum Regarding Mental Health, Homelessness and Addictions
Councillor Warren

That the Memorandum from Councillor Warren, **regarding Mental Health, Homelessness, and Addictions**, be received;

That the resolution from Niagara Region to advocate for a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness, and addiction, including identifying gaps in programs and services that support housing, addiction treatment, and mental health in vulnerable populations, be supported;

That a copy be forwarded to the Ministry of Health, the Ministry of Municipal Affairs and Housing, the Ministry of Children, Community and Social Services, and local M.P.P. Laurie Scott; and

That this recommendation be forwarded to Council for consideration at the next Regular Council Meeting.

Memorandum Regarding a Support Resolution Urging the Federal Government to Keep Climate Change as a Foremost National Priority
Councillor Warren

That the Memorandum from Councillor Warren, **regarding Support Resolution Urging the Federal Government to Keep Climate Change as a Foremost National Priority**, be received;

That the resolution from the Municipality of Bluewater, be supported, calling on the Federal Government to maintain climate change as a top national priority, reflected in legislation, national planning, funding and public policy through the following measures:

- Prioritizing investments in the clean energy transition in the upcoming Federal Budget;
- Continuing to support municipalities in their efforts to mitigate and adapt to climate change, including through sustainable infrastructure funding, disaster preparedness support, and clean energy investments since municipalities have the ability to influence change in ~50% of emissions within Canada;
- Accelerating the transition to a low-carbon economy, ensuring that it is just, inclusive, and economically beneficial for all regions and communities;
- Engaging in transparent, science-based policymaking that reflects the urgency of the climate crisis and the lived experiences of Canadians;
- Collaborating with Indigenous communities and respect Indigenous knowledge and leadership in addressing climate;
- Continuing to report annually on national progress in reducing emissions and implementing adaptation strategies;

That a copy of this recommendation be forwarded to the Prime Minister of Canada, the Minister of Environment and Climate Change, the Premier of Ontario, the local Member of Parliament Jamie Schmale, the Federation of Canadian Municipalities, and the Association of Municipalities of Ontario; and

That this recommendation be forwarded to Council for consideration at the next Regular Council Meeting.

9. Adjournment