

**THE CORPORATION OF THE TOWNSHIP OF ADELAIDE METCALFE
COUNCIL MINUTES**

Monday, June 2, 2025

Present: Mayor Clarke, Councillor MacKinnon, Councillor Kingma

Regrets: Councillor Brodie

Also Present: Morgan Calvert - CAO, Coulter Cahill - Public Works
Manager, Johnny Pereira - Treasurer, Mike Barnier - Clerk

ELECTRONIC MEETING PARTICIPATION – LIVE STREAM TO YOUTUBE

1. CALL TO ORDER

At 6:00 pm, Mayor Clarke called the meeting to order.

Mayor Clarke recognized induction of former Adelaide Metcalfe resident Burton Matthews to the Middlesex County Agricultural Hall of Fame.

2. SILENT REFLECTION - **NOTE CELL PHONES AND ELECTRONIC
DEVICES TO BE SET ON SILENT OR VIBRATE**

**3. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE
THEREOF**

No Pecuniary interest declared for the June 2, 2025 Special Meeting of Council.

Councillor Kingma declared Pecuniary Interest on Item 9.a "Ward Drain - Accept Petition and Appoint Engineer" from the May 20th, 2025 Meeting of Council. Councillor Kingma was absent from the May 20th, 2025 Meeting of Council.

4. DELEGATIONS & TIMED EVENTS

4.a VENFOR INC. Project Briefing Presentation - Wind Turbine Proposal

Calvert provided background information and a history of the Venfor Wind Turbine proposal. Calvert explained that the purpose of the meeting was to share information regarding the proposal and noted that some details were proprietary and would need to be discussed in Closed Session.

Calvert clarified that no decisions were being made at the meeting and that formal community engagement would occur at a later stage.

Budd of Venfor Inc. introduced Mackie and Dr. Salmon as part of the project team. Budd provided an overview of Venfor Inc., explaining that it is an early-stage development company seeking a larger investment partner to advance the project.

Budd stated that if the project progressed as planned, Venfor hoped to submit an application to the Independent Electricity System Operator (IESO) for the Long-Term 2 (LT2) procurement process by October 16, 2025. Budd emphasized the long-term need for electricity in Ontario and suggested that the area could benefit from the proposed project.

Budd noted that the community could receive financial benefits at no cost to residents. Budd also mentioned that a draft Road User Agreement had been prepared to protect taxpayers and that the project was expected to last 20 to 30 years, with benefits indexed over the contract's duration.

Budd explained that Venfor had secured option agreements with some landowners and had approximately 3,000 acres under option for the project. Budd noted that the physical footprint of each turbine would be less than one acre, with an access road established in consultation with the landowner. Budd confirmed that landowners would not be subject to increased taxes due to reassessment from turbine installations.

Budd stated that Venfor would collaborate with the municipality on turbine siting and cabling along municipal roads and intended to bury wires wherever feasible. Budd confirmed that all projects would require an agricultural impact assessment.

Regarding community benefits, Budd indicated that Venfor proposed a straightforward Community Benefits Agreement with minimal restrictions on how the Township may use the funds. Budd stated that the agreement would provide \$300,000 per 100 megawatts of installed capacity and characterized this as above market rate.

Budd also noted that Venfor was seeking a First Nations partner for equity ownership in the project.

Budd emphasized that the project could not proceed or file an application by the October 16, 2025 deadline without municipal support. Budd confirmed that, if awarded, a rigorous study and approval process would follow.

Mackie estimated that it would take approximately four years to begin commercial operation of the project.

Salmon outlined the siting considerations for wind turbines, including spacing between turbines, setbacks from occupied residences and sensitive land uses, environmental constraints, and noise requirements.

Councillor Kingma asked whether setback requirements were the same for larger turbines. Salmon responded that turbine size does impact setback requirements. When Councillor Kingma asked whether larger turbines generate more low-frequency sound, Salmon stated that this was outside his expertise but that the question would be investigated further.

Councillor MacKinnon asked whether community benefit funding would begin at the time of project approval or once turbines became operational. Budd confirmed that payments would begin upon turbine operation.

Councillor MacKinnon inquired about the 3,000 acres under option and whether this involved nine landowners. Salmon clarified that 16 properties comprising approximately 2,000 acres were under option, involving an estimated 11 property owners, though exact numbers were difficult to confirm due to varying property ownership structures.

Mayor Clarke asked whether the 2,000 acres referenced applied solely to Adelaide Metcalfe or included other areas such as Brooke-Alvinston. Salmon clarified that the full 3,000 acres applied to the entire project area.

Mayor Clarke noted that landowners along Egremont Drive had previously received payments despite not hosting turbines. Mayor Clarke asked if landowners who had agreed to participate but did not ultimately host a turbine would be compensated. Budd indicated that such landowners are generally compensated annually, even if no turbine is placed on their property.

Mayor Clarke asked whether the turbine footprint would be assessed differently for tax purposes. Budd responded that the area would likely be assessed at a higher tax rate. Budd confirmed that property owners would not be burdened with increased costs. Pereira confirmed that previous wind turbine developments were assessed by MPAC as industrial properties.

Mayor Clarke asked whether the Official Plan had been considered in siting decisions. Salmon confirmed that mapping was used to align turbine

locations with planning and environmental constraints, and that at least one proposed location conflicted with environmental zoning.

Mayor Clarke inquired whether banks were requesting non-disturbance agreements. Budd stated that this issue had not been raised.

Mayor Clarke also asked whether the project intended to use the proposed Longwoods Hydro project. Budd responded that Venfor would not use the Longwoods Hydro project and intended to utilize existing transmission lines and capacity.

Councillor Kingma asked whether the 550-metre setback applied to larger turbines. Salmon confirmed that the requirement had not changed. When Councillor Kingma asked whether Salmon believed the setback should be increased and if Salmon had lobbied for such a change, Salmon responded that no lobbying had taken place. Salmon noted that the 550-metre setback acts as a proxy for noise compliance, which must still be independently verified.

Councillor Kingma asked how Venfor would respond if community consultation resulted in requests for greater setbacks. Salmon stated that project design would remain guided by Ministry of Environment, Conservation and Parks (MECP) regulations. When Councillor Kingma asked whether the IESO had made any overtures to MECP about changing setback requirements, both Salmon and Budd indicated they were unaware of any such discussions. Salmon added that increasing setbacks may reduce the number of suitable turbine locations.

Mayor Clarke asked what would happen if Venfor were unsuccessful in filing an application by the October 16, 2025 deadline. Budd explained that the LT2 procurement process includes four annual submission windows, but there is concern that future transmission capacity may no longer be available.

Councillor MacKinnon asked whether larger turbines posed a greater threat to birds and bats. Salmon stated this was not his area of expertise but suggested the impact would likely be marginal, as larger turbines rotate more slowly.

MOVED by Councillor Kingma

SECONDED by Councillor MacKinnon

THAT Council receive the Venfor Inc. Project Briefing Presentation - Wind Turbine Proposal

CARRIED.

5. CLOSED SESSION

MOVED by Councillor MacKinnon

SECONDED by Councillor Kingma

THAT Council adjourn to closed session at 6:59 pm pursuant to Section 239(2) of the Municipal Act, 2001, as amended, to discuss the following matter(s);

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (VENFOR INC Wind Turbine Proposal)

CARRIED.

5.a CALL TO ORDER

5.b DISCLOSURE OF PECUNIARY INTEREST

5.c ADOPTION OF MINUTES

5.c.a CLOSED Session Minutes - April 22nd, 2025

5.d CLOSED SESSION ITEMS

5.d.a VENFOR INC Wind Turbine Proposal

5.e CLOSED SESSION ADJOURNMENT

Council arose from Closed Session at 7:51 pm

5.f RISE & REPORT

There was no recommendation arising from Closed Session.

6. OTHER BUSINESS

Mayor Clarke indicated that the Annual Kerwood Ball Tournament was taking place at Kerwood Park on June 6th, 7th and 9th.

7. BY-LAWS

7.a By-Law 28 of 2025 - Confirming June 2nd, 2025

MOVED by Councillor MacKinnon

SECONDED by Councillor Kingma

THAT By-Law 28 of 2025 (Confirming June 2nd, 2025) receive first, second, and third and final readings.

CARRIED.

8. ADJOURNMENT

MOVED by Councillor Kingma

SECONDED by Councillor MacKinnon

THAT the meeting be adjourned at 7:52 PM.

CARRIED.


Sue Clarke, Mayor


Michael Barnier, Clerk

