



## **“SPECIAL” COUNCIL MEETING AGENDA**

Tuesday, September 15<sup>th</sup>, 2026  
5:30 p.m.

Municipal Office – Council Chambers – 217 Harper Road

Livestream Link: [Livestream Link](#)

---

5:30 p.m. “Special” Council Meeting

**Chair, Reeve Rob Rainer**

- 1. CALL TO ORDER**
- 2. NOTICE OF LIVESTREAMING**
- 3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST  
AND GENERAL NATURE THEREOF**
- 4. NEW/OTHER BUSINESS**

- i) **Suspension of the Procedural By-Law.**

*Suggested Motion by Councillor Marilyn Thomas:*

**“THAT,** Section 11.2.2.1 of the Procedural By-Law be suspended in relation to a Notice of Intention to Reconsider a Motion in that it be dealt with as the next order of business.”

- ii) **Notice of Intention to Reconsider – Maberly Pines Subdivision – Capital Charge Update and Next Steps – Road Work.**  
(New information has been brought forward)

iii) **Reconsideration – Maberly Pines Subdivision – Capital Charge Update and Next Steps – Road Work.**

*(This motion must be moved and seconded and approved by a three-quarters vote of those present and voting; no discussion of the original motion shall be allowed unless the motion for reconsideration is approved.)*

*Suggested Motion by Councillor Angela Pierman:*

**“THAT,** Resolution #C-2026-06-10 regarding the Maberly Pines Subdivision – Capital Charge Update and Next Steps – Road Work, be reconsidered as the next order of business due to new information.”

iv) **Report #PW-2026-17 – Maberly Pines Subdivision – Capital Charge Update and Next Steps Update – Road Work – attached, page 5.**

Sean Ervin, Public Works Manager

*(The Public Works Manager will overview the new information.)*

*(The original Motion below is stated in the exact manner in which it was first presented. Debate can occur as though the motion has never been voted on. It is suggested that an amendment to Resolution #C-2026-06-10 be moved and seconded in order to address the new information.)*

**RESOLUTION #C-2026-06-10**

**MOVED BY:** Greg Hallam

**SECONDED BY:** Keith Kerr

**“THAT,** Tender #2025-PW-004 for the Maberly Pines Subdivision – Road Work be awarded to Crains’ Construction Ltd. to complete the brushing, road base work, and rock check dams and hydroseeding in 2026 and the surface treatment in 2027 for the Maberly Pines Subdivision;

**THAT,** the roads within the Maberly Pines Subdivision be assumed once the brushing, road base work, and rock check dams and hydroseeding is completed for the Maberly Pines Subdivision;

**AND THAT,** once the costs for the work are known, a capital charge (excluding the rock chuck dams and hydro seeding) under Part XII of the Municipal Act, 2001, be applied to the benefiting properties.”

*(Suggested amendment to Resolution #C-2026-06-10 in order to address the new information.)*

*Suggested Motion by Councillor Wayne Baker:*

**“THAT,** Resolution #C-2026-06-10 be amended to replace the year 2027 with the year 2026 in relation to when the surface treatment work would be completed.”

*(Should the amendment above be adopted, the original motion would now read as follows and requires a vote.)*

**RESOLUTION #C-2026-06-10**

**MOVED BY:** Greg Hallam

**SECONDED BY:** Keith Kerr

***“THAT,** Tender #2025-PW-004 for the Maberly Pines Subdivision – Road Work be awarded to Crains’ Construction Ltd. to complete the brushing, road base work, and rock check dams and hydroseeding in 2026 and the surface treatment in 2026 for the Maberly Pines Subdivision;*

***THAT,** the roads within the Maberly Pines Subdivision be assumed once the brushing, road base work, and rock check dams and hydroseeding is completed for the Maberly Pines Subdivision;*

***AND THAT,** once the costs for the work are known, a capital charge (excluding the rock chuck dams and hydro seeding) under Part XII of the Municipal Act, 2001, be applied to the benefiting properties.”*

**5. ADJOURNMENT**

# **NEW/OTHER BUSINESS**

**COMMITTEE OF THE WHOLE**September 15<sup>th</sup>, 2026

Report #PW-2026-17

Sean Ervin, Public Works Manager

**MABERLY PINES SUBDIVISION  
ROAD WORK – SURFACE TREATMENT****STAFF RECOMMENDATION(S)**

It is recommended:

**“THAT**, the surface treatment application for the Maberly Pines Subdivision proceed in 2026.”

**BACKGROUND**

At the June 16<sup>th</sup>, 2026 Council Meeting, the following resolution was adopted by Council:

**RESOLUTION #C-2026-06-10****MOVED BY:** Greg Hallam**SECONDED BY:** Keith Kerr

**“THAT**, Tender #2025-PW-004 for the Maberly Pines Subdivision – Road Work be awarded to Crains’ Construction Ltd. to complete the brushing, road base work, and rock check dams and hydroseeding in 2026 and the surface treatment in 2027 for the Maberly Pines Subdivision;

**THAT**, the roads within the Maberly Pines Subdivision be assumed once the brushing, road base work, and rock check dams and hydroseeding is completed for the Maberly Pines Subdivision;

**AND THAT**, once the costs for the work are known, a capital charge (excluding the rock check dams and hydro seeding) under Part XII of the Municipal Act, 2001, be applied to the benefiting properties.”

The roadwork in the Maberly Pines Subdivision began on August 24<sup>th</sup>, 2026. The Contractor, Crains’ Construction, has completed the work efficiently and the brushing, road base work, and rock check dams were completed as of September 10<sup>th</sup>, 2026. The road is ready for the application of the surface treatment.

## **DISCUSSION**

Originally, the thought was to delay the surface treatment application until 2027 to review the performance of the road base during the spring thaw as the materials of the road base were unknown. However, after the brush and organic materials were removed, the original road base was uncovered and determined to be constructed of pit-run material and sand. The road base is better than anticipated and did not appear to deflect in any manor during the hauling of new gravel. The contractor and subcontractor would like to proceed with the surface treatment application this fall to complete the project.

## **OPTIONS CONSIDERED**

**Option #1 – (Recommended)** The surface treatment application proceed in 2026, rather than wait until 2027 as previously directed.

**Option #2** – Not allow the surface treatment application to proceed in 2026. This option has significant cost implications as noted in the report.

## **FINANCIAL CONSIDERATIONS**

The original Tender closed in 2025; however, the Work was delayed due to lengthy discussions with Hydro One. Once direction was provided to proceed with the Work, the Township and the Contractor agreed to make slight unit price adjustments based on the Ministry of Transportation Ontario Provincial Standard Specifications due to the increase in price of diesel fuel. The adjustments increased the price of the surface treatment by \$0.11/m<sup>2</sup>. The adjusted price of surface treatment is below the current market price for surface treatment, by about \$0.75-\$1.00/m<sup>2</sup>.

The Contractors subcontractor has notified the Contractor that they can no longer hold the unit price due to the ongoing price increase of diesel fuel. If the surface treatment application was to wait until next summer, the unit price would have to increase by \$2.00 to \$2.50 per m<sup>2</sup>. This would add an additional \$36,000 to \$45,000 to the Contract.

## **STRATEGIC PLAN LINK**

None considered.

## **CLIMATE CONSIDERATIONS**

None considered.

## **CONCLUSIONS**

Although the news of the price increase is concerning, especially for future road projects, it should not be surprising with what is occurring with the global economy. The contractor, and subcontractor, have been accommodating with the lengthy delay from the time of the Tender closing date to the actual award. This timeframe is typically 60 to 90 days, where the price is

locked in, however, this contract was delayed by 14 months from the originally anticipated execution date.

Staff and the contractor are confident that the surface treatment application can proceed in 2026 without any significant risks. The surface treatment will also be easier to maintain this upcoming winter as the hard-surfaced roads are less-susceptible to freezing rain events versus a gravel road. There will also not be an issue with plowing off the newly placed gravel this winter.

The capital charge will still be applied sometime in 2027 as there are still some outstanding costs related to the road assumption process.

## **ATTACHMENTS**

None

**Prepared and Submitted By:**

**Approved for Submission By:**

**Sean Ervin,  
Public Works Manager**

**Amanda Mabo,  
Chief Administrative Officer/Clerk**