



**The Corporation of the City of Temiskaming Shores  
Committee of the Whole Meeting  
Minutes  
Tuesday, June 03, 2025 03:00 PM  
City Hall - Council Chambers - 325 Farr Drive**

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Council: Deputy Mayor Danny Whalen, Councillors Dan Dawson, Melanie Ducharme (virtual), Ian Graydon, and Nadia Pelletier-Lavigne

Present: Logan Belanger, Municipal Clerk  
Sandra Lee, City Manager  
Shelly Zubryck, Director of Corporate Services  
Mathew Bahm, Director of Recreation  
Steve Burnett, Manager of Environmental Services  
Mitch McCrank, Manager of Transportation Services  
Stephanie Leveille, Treasurer

Regrets: Mayor Jeff Laferriere  
Councillor Mark Wilson

Media: 1

Delegates: N/A

Members of the Public: 4

**1. Land Acknowledgement**

We acknowledge that we live, work, and gather on the traditional and unceded Territory of the Algonquin People, specifically the Timiskaming First Nation.

We recognize the presence of the Timiskaming First Nation in our community since time immemorial and honour their long history of welcoming many Nations to this beautiful territory and uphold and uplift their voice and values.

**2. Call to Order**

The meeting was called to order by Deputy Mayor Whalen at 3:00 p.m.

**3. Review of Revisions or Deletions to Agenda**

None

**4. Approval of Agenda**

Motion Number **2025-196**

**Moved By** Councillor Graydon

**Seconded By** Councillor Dawson

Be it resolved that City Council approves the agenda as printed.

**Carried**

**5. Disclosure of Pecuniary Interest and General Nature**

**a. Councillor Dawson - Administrative Report No. CS-025-2025 - Land Leases – 484 Ferguson Ave. and 485 Ferguson Ave.**

Declared a Conflict of Pecuniary Interest related to Section 10) Corporate Services, item 5) titled Administrative Report No. CS-025-2025 - Land Leases – 484 Ferguson Ave. and 485 Ferguson Ave, as Whiskey Jack Beer Company is owned by family.

**6. Public Meetings pursuant to the Planning Act, Municipal Act and other Statutes**

**a. Zoning By-law Amendment Application No. ZBA-2025-05**

**Applicant/ Owner:** Bryan and Jennifer Borecki

**Subject Land:** 484 Ferguson Avenue

**Purpose:** Rezone the subject land from General Commercial - C1A to General Commercial with an exception - C1A-2, to permit kennel space for a Cat Cafe

Deputy Mayor Whalen outlined that the purpose of this public meeting is for one (1) Zoning By-law amendment application. The Planning Act requires that a public meeting be held before Council decides whether to pass a by-law adopting a proposed amendment.

The public meeting serves two purposes: first, to present to Council and the public the details and background to the proposed amendments and second, to receive comments from the public and agencies before a decision is made by Council.

Deputy Mayor Whalen declared the meeting to be open and to be a public meeting pursuant to Section 34 of the Planning Act, and requested the Director of Corporate Services to outline the details of the application.

Shelly Zubryck, Director of Corporate Services, advised that the purpose of the application is to rezone the subject land from General Commercial (C1A), to General Commercial with an exception (C1A-2), to permit kennel space for a Cat Café. It was also noted that the property is designated Town Centre in the City's Official Plan, and the property will continue to be used as a restaurant/caf  ; however, the proposed zoning would permit a kennel space up to 176 square feet.

Next steps would include an administrative, planning report and draft by-law for consideration at a future Committee of the Whole meeting.

Notice of the public hearing was advertised in the Temiskaming Speaker beginning on May 7th, 2025 and to surrounding property owners, in accordance with the statutory notice requirements of the Planning Act.

The Application was also circulated to City staff, and no concerns or objections have been received, and no comments or concerns have been received from external agencies or members of the public.

Deputy Mayor Whalen inquired if there were any comments from members of the public or Council, and no questions were received. Mr. Bryan Borecki, owner of the property/ applicant provided an overview of the proposed business, along with shelter/pet adoption partnerships, and described the community support that has been received.

Councillor Dawson inquired if the amendment permits cats and dogs, and it was clarified that the application was for cats, within the designated kennel space only.

Deputy Mayor Whalen declared that this public meeting is closed, and Council will give due consideration to the application.

**7. Public Works**

**a. Delegations / Communications**

None

**b. Administrative Reports**

**1. Administrative Report No. PW-017-2025 - Engineering Award – Intersections & Georgina Active Travel Path**

**Motion Number 2025-197**

**Moved By Councillor Pelletier-Lavigne**

**Seconded By Councillor Graydon**

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. PW-017-2025; and

That Council directs staff to prepare the necessary by-law to enter into an agreement with D.M. Wills for engineering services associated with intersection improvements at Rorke Avenue and Main Street, and Main Street and Ferguson Avenue, as well as the Active Travel Path connecting link along Georgina Avenue, in the amount of \$68,550.00 plus applicable taxes, for consideration at the June 17, 2025, Regular Council meeting.

**Carried**

**2. Administrative Report No. PW-018-2025 - Municipal Housing Infrastructure Program – Health and Safety Water Stream Fund**

**Motion Number 2025-198**

**Moved By Councillor Ducharme**

**Seconded By Councillor Dawson**

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. PW-018-2025; and

That Council hereby supports the submission of a funding application to the Health and Safety Water Stream Fund for the New Liskeard Lagoon Aeration/ Capacity Project with an estimated cost of \$ 6,480,000, should Provincial and Federal stacking of funds be available; or

That Council hereby supports the submission of a funding application to the Health and Safety Water Stream Fund for the Montgomery Avenue Reconstruction Project with an

estimated cost of \$ 3,561,300, should Provincial and Federal stacking of funds not be available.

**Carried**

**c. New Business**

None

**8. Recreation Services**

**a. Delegations / Communications**

None

**b. Administrative Reports**

**1. Memo No. 015-2025-RS - Recreation Operations Update (June)**

Motion Number **2025-199**

**Moved By** Councillor Pelletier-Lavigne

**Seconded By** Councillor Dawson

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 015-2025-RS, regarding the Recreation Operations Update for the Month of May 2025, for information purposes.

**Carried**

**2. Memo No. 016-2025-RS - NOHFC People and Talent Application**

Motion Number **2025-200** **Moved By**

Councillor Graydon

**Seconded By** Councillor Ducharme

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 016-2025-RS; and

That Council approve a funding application to the NOHFC People and Talent - Workforce Development Stream, in the amount of \$35,000 to hire a contract Recreation Programmer within the Recreation Department for a 1-year period.

**Carried**

**c. New Business**

None

**9. Fire Services**

**a. Delegations / Communications**

None

**b. Administrative Reports**

**1. Fire Activity Report – June 3, 2025**

**Motion Number 2025-201**

**Moved By Councillor Graydon**

**Seconded By Councillor Pelletier-Lavigne**

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of the Fire Activity Report for the period from April 23, 2025 to May 27, 2025, for information purposes.

**Carried**

**2. Administrative Report No. PPP-008-2025 - Appointment of Volunteer Firefighter**

**Motion Number 2025-202**

**Moved By Councillor Graydon**

**Seconded By Councillor Ducharme**

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. PPP-008-2025; and

That Council hereby appoints Sebastien Bedard as Volunteer Firefighter to the Temiskaming Shores Fire Department in accordance with the Recruitment and Retention Program.

**Carried**

**c. New Business**

None

**10. Corporate Services**

**a. Delegations / Communications**

None

**b. Administrative Reports**

**1. Memo No. 017-2025-CS - Shared Tower Inc. Concurrence Request**

Motion Number **2025-203**

**Moved By** Councillor Dawson

**Seconded By** Councillor Pelletier-Lavigne

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 017-2025-CS; and

That Council provides concurrence for the ground antenna infrastructure for Shared Tower Inc. which is to be located at 374 Niven Street South; and

Further directs the Municipal Clerk to prepare the necessary notification letter.

**Carried**

**2. Memo No. 018-2025-CS - Economic Development Update: May 2025**

Motion Number **2025-204**

**Moved By** Councillor Graydon

**Seconded By** Councillor Dawson

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Memo No. 018-2025-CS, regarding the Economic Development Update for May 2025, for information purposes.

**Carried**

**3. Administrative Report No. CS-015-2025-01 Supplemental - Update - Ontario Expanded Strong Mayor Powers**

Motion Number **2025-205**

**Moved By** Councillor Dawson

**Seconded By** Councillor Graydon

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Supplemental Administrative Report No. CS-015-2025-01, titled Update - Ontario Expanded Strong Mayor Powers, for information purposes.

**Carried**

**4. Administrative Report No. CS-024-2025 - Farr Park Concession Lease**

**Motion Number 2025-206**

**Moved By Councillor Pelletier-Lavigne**

**Seconded By Councillor Ducharme**

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CS-024-2025; and

That Council directs staff to prepare the necessary by-law to enter into a lease agreement with Ms. Linda Gagne, owner and operator of the Fry Pitt for the the use of the Farr Park Concession Stand from May 1, 2025 to April 30, 2028, for consideration at the June 17, 2025 Regular Meeting of Council.

**Carried**

**5. Administrative Report No. CS-025-2025 - Land Leases – 484 Ferguson Ave. and 485 Ferguson Ave.**

Councillor Dawson declared a conflict on this item. (Conflict of Pecuniary Interest related to Section 10) Corporate Services, item 5) titled Administrative Report No. CS-025-2025 - Land Leases – 484 Ferguson Ave. and 485 Ferguson Ave, as Whiskey Jack Beer Company is owned by family)

**Motion Number 2025-207**

**Moved By Councillor Graydon**

**Seconded By Councillor Pelletier-Lavigne**

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CS-025-2025;

That Council directs staff to prepare the necessary by-law to enter into a land lease agreement with Bryan and Jennifer Borecki (484 Ferguson Ave.), for consideration at the June 17, 2025 Regular Council meeting; and

That Council directs staff to prepare the necessary by-law to enter into a land lease agreement with Whiskey Jack Beer Company (485 Ferguson Ave), for consideration at the June 17, 2025 Regular Council Meeting.

**Carried**

**6. Administrative Report No. CS-026-2025 - Land Lease – Temiskaming and Northern Ontario Sno Travellers**

**Motion Number 2025-208**

**Moved By** Councillor Dawson

**Seconded By** Councillor Pelletier-Lavigne

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CS-026-2025; and

That Council directs staff to prepare the necessary by-law to renew the lease agreement with the Temiskaming and Northern Ontario Sno Travellers, for the lease of lands and premises for a period of five (5) years, for consideration at the June 17, 2025 Regular Council meeting.

**Carried**

**7. Administrative Report No. CS-027-2025 - Sale of Municipal Property - Part of Unopened Road Allowances – Blackwell Street and Russell Street**

**Motion Number 2025-209**

**Moved By** Councillor Graydon

**Seconded By** Councillor Ducharme

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CS-027-2025;

That Council directs staff to continue with the disposition of municipal road allowances, being:

- a. Part of Blackwell Street (unopened road allowance), described as Part 2 on Plan 54R- 6484; and
- b. Part of Russell Street (unopened road allowance), described as Part 5 on Plan 54R-6484;  
in accordance with By-law No. 2015-160; and

That Council delegates authority to the Mayor and Municipal Clerk to execute the Agreement of Purchase and Sale with Tri-Town Secured Storage Inc. as Purchaser for

the above-described road allowances, for a combined total of \$6,600 plus taxes (if applicable) plus all associated costs (legal, registration, survey, administration, etc.), in accordance with By-law No. 2015-160, to be confirmed by By-law at the June 17, 2025 Regular Council meeting.

**Carried**

**8. Administrative Report No. CS-028-2025 - Haileybury Food Bank Lease**

**Motion Number 2025-210**

**Moved By** Councillor Dawson

**Seconded By** Councillor Ducharme

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CS-028-2025; and

That Council directs staff to prepare the necessary by-law to extend the lease for the Haileybury Food Bank for a period of 10 years, for the rental of space at 500 Broadway Street, at a rate of \$1.00/year, for consideration at the June 17, 2025 Regular Council Meeting.

**Carried**

**9. Administrative Report CS-029-2025 - Municipal Employee Benefits**

**Motion Number 2025-211**

**Moved By** Councillor Pelletier-Lavigne

**Seconded By** Councillor Graydon

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report CS-029-2025;

That Council directs staff to renew the Manulife Benefit Plan administered through Gallagher Benefit Services Canada Group Inc.; and

That Council approves the Municipal Employee Benefit Plan with premiums of \$209,748 for 2025-2026, in addition to the costs paid by the City for health benefits, as they are incurred with applicable administrative fees under the Administrative Services Only portion of the Plan.

**Carried**

**c. New Business**

None

**11. Schedule of Council Meetings**

- a. **Regular Council Meeting – June 17, 2025 starting at 6:00 p.m.**
- b. **Committee of the Whole Meeting – July 8, 2025 starting at 3:00 p.m., followed immediately by the Regular Council Meeting**

**12. Closed Session**

None

**13. Adjournment**

**Moved By Councillor Graydon**  
**Seconded By Councillor Ducharme**

Be it resolved that Council hereby adjourns its meeting at 3:45 p.m.

**Carried**



Mayor



Municipal Clerk