



**The Corporation of the City of Temiskaming Shores
Regular Meeting of Council
Minutes
May 20, 2025 06:00 PM
City Hall - Council Chambers - 325 Farr Drive**

| | |
|------------------------|---|
| Council: | Mayor Jeff Laferriere and Councillors Dan Dawson, Melanie Ducharme, Ian Graydon, Nadia Pelletier-Lavigne, Mark Wilson, and Danny Whalen |
| Present: | Logan Belanger, Municipal Clerk Sandra Lee, City Manager Shelly Zubych, Director of Corporate Services Mathew Bahm, Director of Recreation Steve Langford, Fire Chief Brad Hearn, Information Technology Steve Burnett, Manager of Environmental Services Mitch McCrank, Manager of Transportation Services Stephanie Leveille, Treasurer |
| Regrets: | N/A |
| Media: | 1 |
| Delegates: | Jon Clifford, ABO Energy |
| Members of the Public: | 2 |

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 Mayor Laferriere at 6:00 p.m.

3. Review of Revisions or Deletions to Agenda

None

4. Approval of Agenda

Motion Number **2025-183**

Moved By Councillor Graydon

Seconded By Councillor Whalen

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

Carried

5. Disclosure of Pecuniary Interest and General Nature

None

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

None

7. Review and Adoption of Council Minutes

Motion Number **2025-184**

Moved By Councillor Dawson

Seconded By Councillor Wilson

Be it resolved that City Council approves the minutes of the City of Temiskaming Shores Council and Committee of the Whole meetings (referenced below), as printed.

Carried

a. Regular Council Meeting – April 15, 2025

b. Committee of the Whole Meeting – April 29, 2025

c. Special Council Meeting – April 29, 2025

8. Presentations/Delegations

a. Jon Clifford, Senior Project Manager and Dave Berrade, Social Impact and Engagement Lead – ABO Energy

Re: Temiskaming Wind Farm Development Plan, May 2025

Mr. Jon Clifford, Senior Project Manager with ABO Energy, presented an overview of the proposed Temiskaming Wind Farm and requested Council support to accompany ABO's submission to the IESO's upcoming procurement program.

The proposed 100–150 MW wind project would be located west of New Liskeard, primarily within Temiskaming Shores, and consist of approximately 20 turbines (6–7 MW each). The project footprint is on private lands, with potential for infrastructure in municipal rights-of-way, subject to City approval. Connection is planned to the nearby 230kV transmission line, with current capacity limitations estimated at 150 MW.

ABO is conducting preliminary environmental and technical studies within a defined “zone of investigation,” which will be refined as development progresses. Final turbine siting and designs will follow completion of environmental and acoustic assessments. ABO aims to submit its RFP proposal by October 2025.

Environmental permitting is not required at the RFP stage; however, ABO is advancing studies to inform the project. If successful, full environmental approvals and technical reports will be submitted post-RFP to the Ministry of Environment.

Mr. Clifford highlighted ABO's commitment to community engagement, economic benefits, and local partnerships. A community benefit fund and landowner-specific benefits are planned. The project is expected to produce 275,940 MWh annually, enough to power 29,000 homes.

ABO plans further municipal meetings and a public open house in late July or early August to share findings and gather input.

Mayor Laferriere thanked Mr. Clifford for the presentation, and invited questions from members of Council.

Councillor Wilson asked about other projects; Mr. Clifford confirmed this is the most advanced in the region.

Councillor Graydon inquired about turbine procurement and project experience. Mr. Clifford confirmed turbines will be sourced externally, with construction contracted out. ABO has recently completed a project in Alberta and has another underway in Nova Scotia.

Councillor Whalen asked about decommissioning responsibility and tax benefits. Mr. Clifford noted a decommissioning fund is established at project outset.

Councillor Dawson asked if energy would stay local. Mr. Clifford advised energy will feed into the grid.

Mayor Laferriere requested a summary of public consultation results be provided to Council in September.

9. Correspondence/Communications

Motion Number **2025-185**

Moved By Councillor Graydon

Seconded By Councillor Whalen

Be it resolved that the Council for the City of Temiskaming Shores agrees to deal with Communication Items 10 a) through 10 f), in accordance with the agenda references.

Carried

a. Carolyn Lance, Council Services Coordinator – Town of Georgina

Re: Resolution of support regarding salt management, 2025-04-07

Reference: Received for Information

Note: Councillor Pelletier-Lavigne requested this item be returned for Council consideration.

b. Dave Beres, Deputy Mayor – Town of Tillsonburg

Re: Tillsonburg's resolution regarding strong mayor powers, 2025-04-15

Reference: Presented under New Business, for consideration

c. Honourable Rob Flack, Minister of Municipal Affairs and Housing

Re: Expanded strong mayor powers as of May 1, 2025, 2025-05-01

Reference: Received for Information

d. Honourable Rob Flack, Minister of Municipal Affairs and Housing

Re: Bill 17 – Protect Ontario by Building Faster and Smarter Act, 2025, 2025-05-13

Reference: Received for Information

e. Mr. Paul Dinel, Resident

Re: Request to purchase municipal land, 2025-05-08

Reference: Referred to the Clerk to process in accordance with the City's Disposition of Land By-law No. 2015-160

f. Federation of Northern Ontario Municipalities (FONOM)

Re: FONOM Annual Meeting Resolutions from the May 5, 2025 Annual General Meeting, 2025-05-14

Reference: Received for Information

10. Committees of Council- Community and Regional

Motion Number **2025-186**

Moved By Councillor Dawson

Seconded By Councillor Ducharme

Be it resolved that the minutes from the various community and regional committees of Council (referenced below), be accepted for information.

Carried

**a. Minutes from the District of Timiskaming Social Services Administration
Board meeting held on March 19, 2025**

**b. Minutes from the Temiskaming Shores Public Library Board meeting held on
March 26, 2025**

- c. **Minutes from the Northeastern Health Unit Board of Health meetings held on February 27, 2025 and on April 3, 2025**

11. Reports by Members of Council

a. Councillor Mark Wilson

Re: 2025 FONOM Conference Report, and the 2025 Ontario Traffic Council Summit Report

b. Councillor Danny Whalen

Re: Provided an update that a site meeting was held with the Rockin' on Canada Day Committee to begin finalizing details, as well as to thank staff for their work on the event

c. Councillor Nadia Pelletier-Lavigne

Re: Provided an update that she attended a Road Safety Forum, Community Safety and Well-Being session, the Building Ties event related to the health of Lake Timiskaming session and a session held by ACFO.

12. Notice of Motions

None

13. New Business

a. Resolution of Support from Town of Tillsonburg – Strong Mayor Powers (Correspondence Item No. 10 b.)

Motion Number **2025-187**

Moved By Councillor Dawson

Seconded By Councillor Wilson

Whereas Council for the Town of Tillsonburg adopted a resolution regarding Strong Mayor Powers, at their regular meeting on April 14, 2025; and

Whereas the Ontario government has expanded "strong mayor" powers to 170

additional municipalities under the proposed legislation on May 1, 2025, which grants mayors in these municipalities more authority, particularly concerning the control of municipal budgets, planning and operational decisions; and

Whereas this has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power; and

Whereas the expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community; and

Whereas concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight.

Be it resolved that Council of the City of Temiskaming Shores hereby supports the Town of Tillsonburg in their opposition, and further:

1. Does not support the strong mayor powers as currently outlined;
2. Supports the specific powers to mayors as it pertains to identifiable decisions regarding housing, development, infrastructure and transit to provide tools that reduce obstacles that can stand in the way of new housing and infrastructure developments;
3. Strongly suggests that free reign of decision-making regarding hiring, firing, committees and so forth be removed from the proposed authority;
4. Strongly suggests that members of current Council were duly elected officials by citizens with the awareness of one vote per council member and majority votes are the democratic process;
5. Requests the Province to review and seek collaborative input from the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO); and
6. Directs staff to forward this resolution to the Honourable Rob Flack, Minister of Municipal Affairs and Housing; the Honourable Doug Ford, Premier of Ontario; John Vanthof, MPP Timiskaming-Cochrane; the Association of Municipalities of Ontario (AMO), the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO), and the Rural Ontario Municipal Association (ROMA).

Carried

b. Proclamation – Bi-Annual Proclamation Schedule

Motion Number **2025-188**

Moved By Councillor Graydon

Seconded By Councillor Pelletier-Lavigne

Whereas at the February 6, 2024 Committee of the Whole meeting, Council approved the development of a bi-annual proclamation schedule.

Be it resolved that Council for the City of Temiskaming Shores hereby proclaims the following days in the City of Temiskaming Shores:

| | |
|--|------------------------|
| National Drowning Prevention Week | July 20-26, 2025 |
| International Overdose Awareness Day | August 31, 2025 |
| Terry Fox Run | September 14, 2025 |
| Franco-Ontarian Day | September 25, 2025 |
| National Day for Truth and Reconciliation and Orange Shirt Day | September 30, 2025 |
| Fire Prevention Week | October 5-11, 2025 |
| Local Government Week | Third week in October |
| Child Care Worker and Early Childhood Educator Day | October 21, 2025 |
| Dress Purple for Children Welfare Agencies | Last Friday in October |
| Fall Prevention Month | November, 2025 |
| Indigenous Veterans Day | November 8, 2025 |
| Veterans Week | November 5-11, 2025 |
| Elimination of Violence Against Women | November 25, 2025 |

And further that Council of the City of Temiskaming Shores respectfully acknowledges the importance of honouring these holidays in the City of Temiskaming Shores:

| | |
|------------------|-------------------|
| Canada Day | July 1, 2025 |
| Civic Holiday | August 4, 2025 |
| Labour Day | September 1, 2025 |
| Thanksgiving Day | October 13, 2025 |
| Remembrance Day | November 11, 2025 |
| Christmas Day | December 25, 2025 |
| Boxing Day | December 26, 2025 |

Carried

c. Memo No. 016-2025-CS – Deeming By-law for 468 Helmer Pedersen Drive and 222 Cosman Cres.

Motion Number **2025-189**

Moved By Councillor Whalen

Seconded By Councillor Pelletier-Lavigne

Whereas the owner of 468 Helmer Pedersen Drive and 222 Cosman Crescent in New Liskeard would like to merge lots on title through the adoption of a deeming by-law in compliance with the Planning Act, to create one property with one roll number; and

Whereas the owners have acknowledged that registration of the pending deeming by-law on title will be at their expense.

Now therefore be it resolved that Council for the City of Temiskaming Shores hereby directs staff to prepare the necessary by-law to deem 468 Helmer Pedersen Drive and 222 Cosman Crescent; i.e. PLAN M329T LOT 4 PCL 22046SST and PLAN 54M365 LOT 25, to no longer be lots on a plan of subdivision; and

Further that Council hereby directs staff to prepare the necessary Deeming By-law, for consideration at the May 20, 2025 Regular Council meeting.

Carried

d. Administrative Report No. CS-023-2025 – Zoning By-law Amendment – 583381 West Road

Motion Number **2025-190**

Moved By Councillor Wilson

Seconded By Councillor Dawson

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. CS-023-2025;

That Council agrees to amend the provisions of the City of Temiskaming Shores Zoning By-law No. 2017-154, to permit the zone change from Rural Residential R1-H2 to Rural Residential R1-H2-1 for 583381 West Road; and

That Council directs staff to prepare the necessary by-law to amend the City's Zoning By-law No. 2017-154, for consideration at the May 20, 2025 Regular Council meeting.

Carried

e. Administrative Report No. RS-009-2025 – EV Charger RFP Award

Motion Number **2025-191**

Moved By Councillor Dawson

Seconded By Councillor Wilson

Be it resolved that Council for the City of Temiskaming Shores acknowledges receipt of Administrative Report No. RS-009-2025; and

That Council directs staff to prepare the necessary by-law to enter into an agreement with Bracebridge Generation Ltd., for the provision of a dual head, 120kW DCFC EV Charger, for consideration at the May 20, 2025, Regular Council meeting.

Carried

f. Administrative Report No. RS-010-2025 – Skate Sharpener Lease Extension

Motion Number **2025-192**

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. RS-010-2025; and

That Council directs staff to prepare the necessary by-law to enter into an agreement with Zubyck SkillZ Ltd., for use of the Don Shepherdson Memorial Arena Skate Sharpening Room from September 1, 2025, to August 30, 2027, for consideration at the May 20, 2025, Regular Council meeting.

Carried

14. By-Laws

Motion Number **2025-193**

Moved By Councillor Graydon

Seconded By Councillor Whalen

Be it resolved that the following By-laws (By-law No. 2025-050 to By-law No. 2025-062) be hereby introduced and given first, second and third and final reading, be signed by the Mayor and Clerk and the corporate seal affixed thereto.

Carried

a. By-law No. 2025-050

Being a by-law to enter into a Municipal Transient Accommodation Tax Financial Accountability and Services Agreement with the Temiskaming Shores Development Corporation

b. By-law No. 2025-051

Being a by-law to adopt an Asset Management Plan (Phase 3) for the City of Temiskaming Shores (repeals previous plans)

c. By-law No. 2025-052

Being a by-law to enter into an agreement with GFL Environmental Services Inc. for the provisions of collection and disposal services for the Household Hazardous Waste Collection Event on June 7, 2025

d. By-law No. 2025-053

Being a by-law to enter into an agreement with the Township of James for the acceptance and disposal of Household Hazardous Waste at the City of Temiskaming Shores annual Collection event

e. By-law No. 2025-054

Being a by-law to rename Dymond Field B to the Isaac Walker-Dupont Memorial Ball Field

f. By-law No. 2025-055

Being a by-law to appoint an Assistant Drainage Superintendent pursuant to the Drainage Act, RSO L990 (Jeremie Latour)

g. By-law No. 2025-056

Being a by-law to authorize the execution of a Strategic Alliance Agreement between 1748527 Ontario Ltd. operating as New Liskeard Bikers Reunion Corporation and the City of Temiskaming Shores

h. By-law No. 2025-057

Being a by-law to enact a Zoning by-law Amendment to rezone a portion of S ½ of Lot 7 Con 6 Bucke Twp. (Roll No. 5418-030-011-01800) from Rural – H1 to General Industrial (M1) in the City of Temiskaming Shores Zoning By-law 2017-154

i. By-law No. 2025-058

Being a by-law to amend By-law No. 2025-005 to adopt the City of Temiskaming Shores Community-Based Strategic Plan

j. By-law No. 2025-059

Being a by-law to designate any plan of subdivision, or part thereof, that has been registered for eight years or more, which shall be deemed as not a registered plan of subdivision 468 Helmer Pedersen Drive and 222 Cosman Crescent

k. By-law No. 2025-060

Being a by-law to enact a Zoning by-law Amendment to rezone 583381 West Road from Rural Residential – H2 to Rural Residential – H2 -1 to allow for a home occupation as a permitted use in the City of Temiskaming Shores Zoning By-law 2017-154

l. By-law No. 2025-061

Being a by-law to enter into an agreement with Bracebridge Generation Ltd. o/a Lakeland Solutions for the provision of a dual head, 120kW DCFC EV Charger

m. By-law No. 2025-062

Being a by-law to enter into a lease agreement with Zubycck SkillZ Ltd. for use of the Skate Sharpening Room at the Don Shepherdson Memorial Arena from September 1, 2025 – August 20, 2027

15. Schedule of Council Meetings

a. Committee of the Whole – June 3, 2025 starting at 3:00 p.m.

b. Regular Council Meeting – June 17, 2025 starting at 6:00 p.m.

16. Question and Answer Period

None

17. Closed Session

None

18. **Confirming By-law**

Motion Number **2025-194**
Moved By Councillor Dawson
Seconded By Councillor Wilson

Be it resolved that By-law No. **2025-063** being a by-law to confirm certain proceedings of Council of The Corporation of the City of Temiskaming Shores for its Regular meeting held on May 20, 2025, and at its Committee of the Whole and Special Council Meetings held on April 29, 2025, be hereby introduced and given first, second, third and final reading; and be signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

Carried

19. **Adjournment**

Motion Number **2025-195**
Moved By Councillor Graydon
Seconded By Councillor Whalen

Be it resolved that Council hereby adjourns its meeting at 6:55 p.m.

Carried

Mayor

Municipal Clerk