

# The Corporation of the Town of Moosonee

Regular Meeting 01-2025

January 14, 2025  
Time: 6:00 pm  
Town Council Chambers

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**Councillors Present:** Wayne Taipale - Mayor  
Carman Tozer – Deputy Mayor  
Savion Nakogee – Councillor  
Susan Hunter – Councillor  
Diane Ryder - Councillor

**Staff Present:** Victoria Hutchison - CAO  
Cynthia Bibby – Community Coordinator  
Trevor Keefe – Manager of Community Infrastructure & Planning  
Sheldon Ross – Manager of Facilities & Airport Operations

**Public Present:** Chelsea Nakogee

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**1. CALL TO ORDER**

**Resolution No. 2025-001**

**Moved by: Carman Tozer  
Seconded by: Susan Hunter**

**BE IT RESOLVED** that this Regular Meeting come to order at 6:00 p.m.

**(Carried)**

**2. REVIEW OF AGENDA**

**Resolution No. 2025-002**

**Moved by: Savion Nakogee  
Seconded by: Diane Ryder**

**BE IT RESOLVED** that the agenda be accepted as presented.

**(Carried)**

**3. DISCLOSURE OF PECUNIARY INTERESTS**

Deputy Mayor Carman Tozer  
Agenda item # 6 – Variance  
Agenda item # 6 – Consent  
Agenda item # 9 - Pomerleau  
Councillor Ryder discussion items #14 & 15  
Agenda item #13 Closed Sessions # 2

Councillor Susan Hunter  
Agenda item # 6 – Minor Variance  
Agenda item # 13 Closed Session # 2

**4. PRESENTATIONS AND DELEGATIONS**

**5. ADOPTION OF MINUTES**

**Resolution No. 2025-003**

**Moved by: Savion Nakogee  
Seconded by: Carman Tozer**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee adopt the minutes of the Regular Meeting #19-2024 of December 10<sup>th</sup>, 2024, as presented.

**(Carried)**

**6. REPORTS AND MEMOS**

→ Public Hearing Script Consent – 31-41 Quarry Road – Shayne Connors

**TOWN OF MOOSONEE RESOLUTION  
 COMMITTEE OF ADJUSTMENT ON JANUARY 14, 2025**

**Resolution # 2025-004**

**DATE OF HEARING:** January 14, 2025  
**APPLICATION:** Consent  
**ADDRESS:** 31-41 Quarry Road  
**OWNER:** Dale Tozer  
**MUNICIPALITY:** Town of Moosonee  
**FILE NUMBER:** C-2025-01, C-2025-02 & C-2025-03

**MOVED BY:** Susan Hunter  
**SECONDED BY:** Diane Ryder

**DECISION:**

The purpose and effect of Consent Application C-2025-01 is to sever and create 1 new residential lot, 1 new commercial/light industrial lot and 1 retained residential lot on the subject lands.

The purpose and effect of Consent Application C-2025-02 is to provide an access easement over the retained lands and a portion of the proposed commercial/light industrial lot in favour of the proposed residential lot.

The purpose of Consent Application C-2025-03 is to provide a servicing easement over the retained lands and proposed commercial/light industrial lot in favour of the proposed residential lot.

In accordance with the Staff Report prepared for Consent Application Nos. C-2025-01, C-2025-02 & C-2025-03, and the recommendations contained therein, the Town of Moosonee Committee of Adjustment provisionally **APPROVES** Consent Application Nos. C-2025-01, C-2025-02 & C-2025-03 with the following condition(s):

- 1) That the Owner provides the Municipality with:
  - a. The original executed transfers (deeds), a duplicate original and one (1) photocopy;
  - b. Schedules describing the severed parcels and naming the grantor and grantee attached to the transfers for approval purposes;
  - c. A copy of the Reference Plans to be deposited with the Land Registry Office that are substantially in compliance with the application sketch. The location and setbacks of all existing buildings and structures are to be shown on the Reference Plans;
  - d. Payment of all municipal legal, engineering and planning-related fees associated with the processing of the application;
- 2) That the proposed lots be brought into compliance with the Zoning By-law through the approval of a Zoning By-law Amendment application to recognize the existing uses and any zoning deficiencies; and,
- 3) That the proposed severed lots and retained lot be required to connect to separate municipal water and wastewater services (or enter into an agreement with the Town to ensure measures are in place to satisfy this requirement). All expenses associated with connecting to the municipal services will be at the sole expense of the Owner.

	FOR	AGAINST
<b>CHAIRPERSON TAIPALE</b>	<u>  X  </u>	_____
<b>MEMBER HUNTER</b>	<u>  X  </u>	_____
<b>MEMBER NAKOGEE</b>	<u>  X  </u>	_____
<b>MEMBER RYDER</b>	<u>  X  </u>	_____
<b>MEMBER TOZER</b>	<u>  X  </u>	_____

**(Carried)**

→ Public Hearing Script Minor Variance – 6 Nisutm Avenue – Shayne Connors

**TOWN OF MOOSONEE RESOLUTION  
COMMITTEE OF ADJUSTMENT ON JANUARY 14, 2025**

**Resolution # 2025-05**

**DATE OF HEARING:** January 14, 2025  
**APPLICATION:** Consent  
**ADDRESS:** 31-41 Quarry Road  
**OWNER:** Dale Tozer  
**MUNICIPALITY:** Town of Moosonee  
**FILE NUMBER:** C-2025-01, C-2025-02 & C-2025-03

**MOVED BY: Savion Nakogee  
SECONDED BY: Wayne Taipale**

**DECISION:**

The purpose and effect of Consent Application C-2025-01 is to sever and create 1 new residential lot, 1 new commercial/light industrial lot and 1 retained residential lot on the subject lands.

The purpose and effect of Consent Application C-2025-02 is to provide an access easement over the retained lands and a portion of the proposed commercial/light industrial lot in favour of the proposed residential lot.

The purpose of Consent Application C-2025-03 is to provide a servicing easement over the retained lands and proposed commercial/light industrial lot in favour of the proposed residential lot.

In accordance with the Staff Report prepared for Consent Application Nos. C-2025-01, C-2025-02 & C-2025-03, and the recommendations contained therein, the Town of Moosonee Committee of Adjustment provisionally **APPROVES** Consent Application Nos. C-2025-01, C-2025-02 & C-2025-03 with the following condition(s):

- 1) That the Owner provides the Municipality with:
  - a. The original executed transfers (deeds), a duplicate original and one (1) photocopy;
  - b. Schedules describing the severed parcels and naming the grantor and grantee attached to the transfers for approval purposes;
  - c. A copy of the Reference Plans to be deposited with the Land Registry Office that are substantially in compliance with the application sketch. The location and setbacks of all existing buildings and structures are to be shown on the Reference Plans;
  - d. Payment of all municipal legal, engineering and planning-related fees associated with the processing of the application;
- 2) That the proposed lots be brought into compliance with the Zoning By-law through the approval of a Zoning By-law Amendment application to recognize the existing uses and any zoning deficiencies; and,
- 3) That the proposed severed lots and retained lot be required to connect to separate municipal water and wastewater services (or enter into an agreement with the Town to ensure measures are in place to satisfy this requirement). All expenses associated with connecting to the municipal services will be at the sole expense of the Owner.

	<b>FOR</b>	<b>AGAINST</b>
<b>CHAIRPERSON TAIPALE</b>	<u>  x  </u>	_____
<b>MEMBER HUNTER</b>	_____	_____
<b>MEMBER NAKOGEE</b>	<u>  x  </u>	_____
<b>MEMBER RYDER</b>	<u>  x  </u>	_____
<b>MEMBER TOZER</b>	_____	_____

**(Carried)**

→ CAO Report – Victoria Hutchison

**7. BUSINESS ARISING FROM MINUTES**

**8. PETITIONS AND CORRESPONDENCE**

→ Moose Cree Group of Companies - Letter

**9. MOTIONS**

**Resolution No. 2025-006**

**Moved by: Savion Nakogee  
Seconded by: Susan Hunter**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee approves the extension of complete road closure of Percy's Way from Quarry Road to the existing Moosonee Health Clinic to the end of June 2025.

**(Carried)**

**Resolution No. 2025-007**

**Moved by: Carman Tozer  
Seconded by: Savion Nakogee**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee receive for information the Integrity Commissioner's Report of Findings and Decision of MCIA Applications 2024-01 and 2024 -02

**(Carried)**

**Resolution No. 2025-008**

**Moved by: Diane Ryder  
Seconded by: Savion Nakogee**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee approve the quote from Solabran for emergency electrical work at the Airport on the lights and heating systems for a total of \$21,347.00.

**(Carried)**

**Resolution No. 2025-009**

**Moved by: Susan Hunter  
Seconded by: Carman Tozer**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee approve the purchase of a gear extractor from PPE Solutions for 11,218.00 with the acknowledgment that we have secured an \$8,230.45 grant that will be used to purchase the gear extractor.

**(Carried)**

**Resolution No. 2025-010**

**Moved by: Carman Tozer  
Seconded by: Diane Ryder**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee donate the use of the Community Hall from 3-6pm on Tuesday and Wednesday from January 2025 to May 2025 to the APANO Diabetes Prevention Program based on Hall availability.

**(Carried)**

**Resolution No. 2025-011**

**Moved by: Diane Ryder  
Seconded by: Susan Hunter**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee appoint Councillor, Savion Nakogee, to the Northeastern Public Health Board effective immediately.

**(Carried)**

**10. READING OF BY-LAWS**

**Resolution No. 2025-012**

**Moved by: Savion Nakogee  
Seconded by: Diane Ryder**

**BE IT RESOLVED THAT** The Corporation of the Town of Moosonee approves By-law #01-2025 being a by-law to establish a Committee of Adjustment for the Town of Moosonee for the 2022-2026 Council term and to provide rules for the calling, place and proceedings of its meetings being read a first and second time deemed to be read a third time and finally passed.

**(Carried)**

**11. NEW BUSINESS**

**12. COUNCIL ANNOUNCEMENTS AND UPDATES/DISCUSSION**

→ Discussion Items – Councillor Ryder

**13. CLOSED SESSION**

**Resolution No. 2025-013**

**Moved by: Savion Nakogee  
Seconded by: Carman Tozer**

**BE IT RESOLVED THAT** this meeting move in camera at 8:27 p.m. for the purpose of discussing:

- The security of the property of the municipality

**(Carried)**

**Resolution No. 2025-014**

**Moved by: Savion Nakogee  
Seconded by: Diane Ryder**

**BE IT RESOLVED THAT** this meeting move out of camera at 9:19 p.m.

**(Carried)**

**Resolution No. 2025-015**

**Moved by: Diane Ryder  
Seconded by: Savion Nakogee**

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Moosonee adopt the minutes of the Closed Session #12-2024 of October 8<sup>th</sup>, 2024, #13-2024 of November 5<sup>th</sup>, 2024 and #14-2024 of December 10<sup>th</sup>, 2024, as presented.

**(Carried)**

**14. ADJOURNMENT**

**Resolution 2025-016**

**Moved by: Diane Ryder  
Seconded by: Savion Nakogee**

**BE IT RESOLVED THAT** this meeting be adjourned at 9:23 p.m.

**(Carried)**

  
MAYOR – Wayne Taipale

  
CAO – Victoria Hillier - Hutchison

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