

The Corporation of the Town of Moosonee

Regular Meeting 15-2025

July 22nd, 2025
Time: 6:00 pm
Town Council Chambers

- Councillors Present:** Wayne Taipale - Mayor
Susan Hunter – Councillor
Savion Nakogee – Councillor
Diane Ryder – Councillor
- Councillors Absent:** Carman Tozer – Deputy Mayor
- Staff Present:** Shelley Petten – Clerk Treasurer
Chantal Rheault – Deputy Clerk
Boblin Jardino – Planning Coordinator
Adrianna Biancucci – Animal Control Officer
- Public:** Patrick Townes (Teams Meeting)
Gerald Moore (Teams Meeting)
Devon Staley (Teams Meeting)
Maura Sabogal (Teams Meeting)
Gabriel Serrano (Teams Meeting)
Dave Henselwood
Randy Cota
Chelsea Nakogee
Carinna Pellett
Beverly Kioke

1. CALL TO ORDER

Resolution No. 2025-133 Moved by: Susan Hunter
Seconded by: Diane Ryder

BE IT RESOLVED that this Regular Meeting come to order at 6:02 p.m.

(Carried)

2. REVIEW OF AGENDA

Resolution No. 2025-134 Moved by: Savion Nakogee
Seconded by: Susan Hunter

BE IT RESOLVED THAT the agenda be accepted as presented.

(Carried)

3. DISCLOSURE OF PECUNIARY INTERESTS

4. ADOPTION OF MINUTES

Resolution No. 2025-135 Moved by: Susan Hunter
Seconded by: Diane Ryder

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee adopt the minutes of the Regular meeting #14-2025 of June 24th, 2025, as presented.

(Carried)

5. PRESENTATIONS AND DELEGATIONS

→ Randy Cota – Accountability

6. REPORTS AND MEMOS

→ RSM Building Permit Fee Review – Devon Staley

→ 9, 11, 15 Bay Road Minor Variance – Planning Report – Patrick Townes

Resolution No. 2025-136
Moved by: Susan Hunter
Seconded by: Savion Nakogee

DATE OF HEARING: July 22, 2025 (Deferred from March 25, 2025)
APPLICATION: Minor Variance
ADDRESS: 9 Bay Road
OWNER: Infrastructure Ontario c/o Gabriel Serrano
MUNICIPALITY: Town of Moosonee
FILE NUMBER: M-2025-01

DECISION: The purpose of the Minor Variance application is to request relief from the following sections of Zoning By-law No. 37-07, as amended:

- Section 3.2.4 – To permit a retaining wall to be located in the required front yard; whereas, the Town’s Zoning By-law only permits retaining walls to be located in the required interior side yard or rear yard; and,
- Section 3.2.9 – To permit a maximum front yard encroachment of 3.2 metres in front of the existing dwelling, resulting in a 2.7 metre setback to the front lot line for the existing decks and platform lifts; whereas, the Town’s Zoning By-law permits an encroachment in the required front yard of 2.5 metres.

In accordance with the Staff Report prepared for Minor Variance Application No. M-2025-01 and the recommendations contained therein, the Town of Moosonee Committee of Adjustment approves Minor Variance Application No. M-2025-01, subject to the following conditions:

1. That the variances only apply to the submitted drawings, subject to minor revisions, that permit the following:
 - a. A retaining wall to be located in the required front yard whereas retaining walls are only to be permitted in the required interior side yard or rear yard. The retaining wall shall have a maximum permitted height of 0.5 metres and shall be setback a minimum of 2.7 metres from the front lot line; and,

A deck and platform lift that encroaches a maximum of 3.2 metres into the front yard (from the existing dwelling), to be setback a minimum of 2.7 metres from the front lot line.

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

(Carried)

Resolution No. 2025-137
Moved by: Susan Hunter
Seconded by: Diane Ryder

DATE OF HEARING: July 22, 2025 (Deferred from March 25, 2025)
APPLICATION: Minor Variance
ADDRESS: 11 Bay Road
OWNER: Infrastructure Ontario c/o Gabriel Serrano
MUNICIPALITY: Town of Moosonee
FILE NUMBER: M-2025-02

DECISION: The purpose of the Minor Variance application is to request relief from the following sections of Zoning By-law No. 37-07, as amended:

- Section 3.2.4 – To permit a retaining wall to be located in the required front yard; whereas, the Town’s Zoning By-law only permits retaining walls to be located in the required interior side yard or rear yard; and,
- Section 3.2.9 – To permit a maximum front yard encroachment of 3.2 metres in front of the existing dwelling, resulting in a 2.7 metre setback to the front lot line for the existing decks and platform lifts; whereas, the Town’s Zoning By-law permits an encroachment in the required front yard of 2.5 metres.

In accordance with the Staff Report prepared for Minor Variance Application No. M-2025-02 and the recommendations contained therein, the Town of Moosonee Committee of Adjustment approves Minor Variance Application No. M-2025-02, subject to the following conditions:

2. That the variances only apply to the submitted drawings, subject to minor revisions, that permit the following:
- a. A retaining wall to be located in the required front yard whereas retaining walls are only to be permitted in the required interior side yard or rear yard. The retaining wall shall have a maximum permitted height of 0.5 metres and shall be setback a minimum of 2.7 metres from the front lot line; and,

b. A deck and platform lift that encroaches a maximum of 3.2 metres into the front yard (from the existing dwelling), to be setback a minimum of 2.7 metres from the front lot line.

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

(Carried)

Resolution No. 2025-138

Moved by: Susan Hunter
Seconded by: Diane Ryder

DATE OF HEARING: July 22, 2025 (Deferred from March 25, 2025)

APPLICATION: Minor Variance

ADDRESS: 15 Bay Road

OWNER: Infrastructure Ontario c/o Gabriel Serrano

MUNICIPALITY: Town of Moosonee

FILE NUMBER: M-2025-03

DECISION: The purpose of the Minor Variance application is to request relief from the following sections of Zoning By-law No. 37-07, as amended:

- Section 3.2.4 – To permit a retaining wall to be located in the required front yard; whereas, the Town’s Zoning By-law only permits retaining walls to be located in the required interior side yard or rear yard; and,
- Section 3.2.9 – To permit a maximum front yard encroachment of 3.2 metres in front of the existing dwelling, resulting in a 2.7 metre setback to the front lot line for the existing decks and platform lifts; whereas, the Town’s Zoning By-law permits an encroachment in the required front yard of 2.5 metres.

In accordance with the Staff Report prepared for Minor Variance Application No. M-2025-03 and the recommendations contained therein, the Town of Moosonee Committee of Adjustment approves Minor Variance Application No. M-2025-03, subject to the following conditions:

3. That the variances only apply to the submitted drawings, subject to minor revisions, that permit the following:

- a. A retaining wall to be located in the required front yard whereas retaining walls are only to be permitted in the required interior side yard or rear yard. The retaining wall shall have a maximum permitted height of 0.5 metres and shall be setback a minimum of 2.7 metres from the front lot line; and,

A deck and platform lift that encroaches a maximum of 3.2 metres into the front yard (from the existing dwelling), to be setback a minimum of 2.7 metres from the front lot line.

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

(Carried)

→ Verbal Report – Victoria Hillier-Hutchison – CAO

7. BUSINESS ARISING FROM MINUTES
8. PETITIONS AND CORRESPONDENCE
9. MOTIONS

Resolution No. 2025-139

Moved by: Diane Ryder
Seconded by: Savion Nakogee

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee approves an OLS Survey and Paint Marking for the Moosonee Airport from WSP Canada at a total cost of \$40,171.00 plus tax being funded through AIF.

(Carried)

Resolution No. 2025-140

Moved by: Diane Ryder
Seconded by: Savion Nakogee

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee accept the Statement of Expenses for Elected Officials for the period of January 1st to December 31st 2024.

(Carried)

Resolution No. 2025-141

Moved by: Susan Hunter
Seconded by: Diane Ryder

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee supports the Strategic Planning Project and commits \$50,000 from Capital Funds towards the project.

(Tabled/Deferred Until August 12th, 2025)

10. READING OF BY-LAWS

Resolution No. 2025-142

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

BE IT RESOLVED THAT The Corporation of the Town of Moosonee approves By-Law #12-2025 being a By-Law to appoint a Fire Chief for the Town of Moosonee and The Corporation of the Town of Moosonee, being read a first and second time, be deemed to be read a third time and finally passed.

(Carried)

Resolution No. 2025-143

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

BE IT RESOLVED THAT The Corporation of the Town of Moosonee approves By-Law #13-2025 being a By-Law to appoint a Community Emergency Management Coordinator (CEMC) Emergency Information Officer (EIO) and members of an Emergency Management Program Committee for the Town of Moosonee for 2025 and The Corporation of the Town of Moosonee, being read a first and second time, be deemed to be read a third time and finally passed.

(Carried)

11. NEW BUSINESS

12. COUNCIL ANNOUNCEMENTS AND UPDATES/DISCUSSION

→ Councillor Ryder – Discussion items

13. CLOSED SESSION


14. ADJOURNMENT

Resolution 2025-144


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

BE IT RESOLVED THAT this meeting be adjourned at 7:42 p.m.

(Carried)



MAYOR – Wayne Taipale



DEPUTY CLERK – Chantal Rheault