

# AGENDA

## Corporation of the Town of Moosonee

Special Meeting #07-2026  
March 24<sup>th</sup>, 2026  
5:30 p.m. Council Chambers

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This territory is the customary and traditional lands of the Omushkegowuk People since time immemorial. We acknowledge this sacred land on which the Town of Moosonee operates, within the lands protected by the James Bay Treaty – Treaty no.9. We are grateful to have the opportunity to make decisions at this table that will impact our community. *Meegwetch*

**1. CALL TO ORDER**

**2. REVIEW OF AGENDA**

**3. DISCLOSURE OF PECUNIARY INTEREST**

**4. REPORTS AND MEMOS**

→ Hospital Project- Removal of Holding Symbol- MHBC, Patrick Townes

**5. READING OF BY-LAWS**

→ Zoning By-Law Amendment

**6. CLOSED SESSION**

→ Personal matters about an identifiable individual, including municipal employees.

**7. ADJOURNMENT**

TOWN OF MOOSONEE – COUNCIL			
Report Prepared For:	Boblin Jardino, Clerk	Owner Name:	Weeneebayko Area Health Authority (WAHA)
Report Prepared By:	Jamie Robinson, MCIP, RPP Patrick Townes, BA, BEd	Applicant Name:	Pomerleau c/o Brandon Lawrence
Location:	Percy's Way Hospital Development (5 Percy's Way)	Application:	Removal of a Holding (H) Symbol
Application Numbers:	ZBA-2026-02	Report Date:	March 24, 2026

### RECOMMENDATION

**THAT** Council receives the Planning Report for the Removal of a Holding (H) Symbol (Percy's Way Hospital Project) application, dated March 24, 2026; and,

**THAT** Council pass a By-law to remove the Holding (H) Symbol from a portion of those lands that are located at 5 Percy's Way, Town of Moosonee, and as shown on Schedule 'A' to By-law No. 04-2026.

### OVERVIEW/PROPOSAL

The Town of Moosonee has received a Removal of a Holding (H) Symbol application for the Percy's Way Hospital Project, located on the subject lands located at 5 Percy's Way. The subject lands are owned by the Weeneebayko Area Health Authority (WAHA) and the entirety of the subject lands are to be used for the Hospital Project and associated accessory uses in the future (i.e. residential apartment buildings).

The purpose and effect of the proposed application is to remove the Holding (H) Symbol on the balance of the subject lands, in order to facilitate building permits under the Ontario Building Code for the hospital building and the future development. The Holding (H) Symbol was partially removed on the subject lands to facilitate the temporary worker camp only.

The subject lands are designated Community Core in the Official Plan and are located within the Institutional Exception 2 Holding (I-2-H) Zone and Institutional Exception 2 (I-2) Zone in the Zoning By-law. The existing designation and zoning on the subject lands were implemented to permit the hospital project in 2022 through the approval of an Official Plan Amendment application and Zoning By-law Amendment application.

The intent of the Holding (H) Symbol was to ensure that the Town's interests were protected in regard to the design, construction and cost recovery associated with providing appropriate upgraded off-site municipal infrastructure to the hospital project, including but not limited to water

and sewer services. A copy of the By-law that was passed by Council that includes the Holding (H) Symbol is included in this Report as Attachment 1.

The Holding (H) Symbol was implemented on the subject lands to require the following items to be completed prior to the Town signing off on the Hospital Project:

1. *Owner/Applicant has entered into a Site Plan Control Agreement with the Town;*
2. *Owner/Applicant has entered into an agreement with the Town to satisfy off-site infrastructure requirements and cost recovery; and,*
3. *Owner/Applicant has demonstrated that the proposed development can be appropriately serviced.*

### ANALYSIS

It is understood that March 31, 2026, is an important milestone for WAHA and the hospital project. Since 2022, WAHA and Pomerleau have been working with the Town to provide a design for the Hospital Project on the subject lands and a design and cost estimate for the required off-site infrastructure. A third-party review of the cost estimate that was prepared by the Town was undertaken which has resulted in a delay in this aspect of the project and therefore put pressure on timing which has financial implications for WAHA, which include late penalty charges to be paid to Pomerleau. WAHA has submitted material to the Town for the purposes of removing the Holding (H) Symbol on the subject lands in order to Pomerleau to proceed with building permits under the Ontario Building Code prior to March 31, 2026.

While it was anticipated that by this time a design would be completed for the off-site infrastructure and a detailed cost estimate, that is not the case. Additional work is required to confirm the design and cost estimate for the off-site infrastructure. It has been made clear to WAHA and the Ministry of Health that the Town cannot support the required upgrades to the off-site infrastructure from a financial perspective and that all costs and servicing capacity is the sole responsibility of the proponent under the principle that growth pays for growth.

As referenced the intent of the Holding (H) Symbol was to ensure that the Town's interests were protected in regard to the design, construction and cost recovery associated with providing appropriate upgraded off-site municipal infrastructure to the hospital project, including but not limited to water and sewer services. It is recognized that there are still some questions related to the details of these items, however the appropriate way to deal with these items are through agreements and commitments that protect the Town.

Overall, a Site Plan Control Agreement is ready to be signed by Town Staff and WAHA has submitted a Letter on Intent in order to legally commit to the payment for **all** off-site infrastructure design and construction, in addition to maintaining the Town's current water and sewer capacities following completion of the project.

An overview of each requirement associated with the Holding (H) Symbol is provided below:

- 1) **Enter into a Site Plan Control Agreement with the Town;**
  - a. A Site Plan Control Agreement is required to be entered into with WAHA that references the building and structure locations, site components such as parking lots and helipad, and underground services.
  - b. Pomerleau has submitted the required application and drawings to the Town for review, and a Site Plan Control Agreement has been prepared for signatures.
  - c. It is recognized that there may be some changes to the Site Plan Control Agreement and associated drawings in the future, which can be done through the amendment process if required when the design of the off-site infrastructure is completed.
  - d. The drawings have been reviewed by EXP and there are no further changes or outstanding comments on the review of the Site Plan Control application.
  
- 2) **Enter into an agreement with the Town to satisfy off-site infrastructure requirements and cost recovery; and,**
  - a. WAHA is responsible for all costs associated with the design and construction of the off-site infrastructure under the principle that growth pays for growth. This has been the agreed upon understanding from the start of the project and the Town is not responsible for any costs on the tax base for anything associated with the off-site infrastructure.
  - b. It was intended that this condition had less to do with the estimated cost associated with the design and construction of the off-site infrastructure, but rather to provide the full commitment to pay for all costs to be covered by the proponent associated with the design and construction of the off-site infrastructure.
  - c. It was intended by this time that there would be a design and a firm cost estimate for the required off-site infrastructure however that is not the case.
  - d. The Town requires some form of agreement from the proponent that clearly outlines the requirements and commitment to pay all costs associated with the off-site infrastructure and confirmation that no costs will be left to the Town and taxpayer as a result of the Hospital Project.
  - e. In lieu of an agreement, WAHA has submitted a Letter of Intent that commits the proponent to cover all costs associated with the design and construction of the off-site infrastructure.
  - f. Council has reviewed the Letter of Intent, and it is understood that this alternative method is acceptable to satisfy this condition.
  
- 3) **Demonstrate that the proposed development can be appropriately serviced.**
  - a. This condition was included to be the “cover-all” condition to ensure that the Town is satisfied that the Hospital Project can be serviced to their satisfaction.
  - b. An important consideration of the Town’s review has been the requirement to ensure that the current capacities for water and sewer services is maintained as a

result of the upgrades to the off-site infrastructure, i.e. following the construction of the Hospital Project, the Town cannot be left with water and sewer at capacity where no additional growth can occur because of servicing constraints.

- c. This condition is covered in the Letter of Intent and commits the proponent to confirming the current capacities and maintaining those capacities through the project, to completion.

Based on the information that has been provided, the Town will have appropriate agreements in place with the proponent to protect the Town's interests in the future associated with the Hospital Project. At the end of the day if the proponent does not pay for the off-site infrastructure or fail to meet the requirements of the agreements, the Hospital Project may not be able to proceed or be serviced by the Town and their municipal infrastructure.

The By-law to remove the Holding (H) Symbol on the subject lands has been attached to this Report.

### **COMMENTS**

No comments from agencies or internal departments were received prior to the preparation of this Report.

### **SUMMARY**

The proponent has submitted an application for the Removal of the Holding (H) Symbol on a portion of the subject lands, in order to facilitate building permits under the Ontario Building Code for the Hospital Project, prior to a financial penalty deadline of March 31, 2026.

A Site Plan Control Agreement has been prepared and is ready for signatures following review by EXP and WAHA has submitted a Letter of Intent to cover all costs associated with the design and construction of the off-site infrastructure required to support the Hospital Project while committing to maintaining the existing servicing capacities of the Town.

Council needs to be satisfied that the material that has been submitted fulfills the requirements to remove the Holding (H) Symbol on the subject lands in order for the Hospital Project to proceed. To date conditional building permits have been approved by the Town but with the removal of the Holding (H) Symbol, building permits will be able to be obtained in accordance with the Site Plan Control Agreement and future municipal services.

Again, it was intended that a design and cost estimate would be completed to date, however that is not the case and WAHA has submitted material to legally commit to the requirements under the zoning holding provision.

### **ATTACHMENTS**

1. Passed Zoning By-law Amendment for the Hospital Project
2. Draft Zoning By-law Amendment for Removal of Holding (H) Symbol

# Corporation of the Town of Moosonee

## By-Law No. 07-2022

### *A By-law to Amend Zoning By-Law No. 37-07, As Amended.*

**WHEREAS** By-law No. 37-07, as amended, is the Comprehensive Zoning By-law governing the lands located within the Town of Moosonee.

**AND WHEREAS** the Council of The Corporation of the Town of Moosonee, having received and reviewed an application to amend By-law No. 37-07 for the lands described as Part of Townsite Grounds and Lots 8, 9, 34 to 42 Inclusive and Lots 51 to 61 Inclusive and Block A and Part of Wavy Crescent, Registered Plan M-321C, Town of Moosonee, District of Cochrane, is in agreement with the proposed changes;

**AND WHEREAS** authority is granted under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;

**NOW THEREFORE** the Council of The Corporation of the Town of Moosonee enacts as follows:

1. **THAT** By-law No. 37-03, as amended, is hereby amended by the addition of the following to subsection 4.10.3 of Section 14 entitled "Institutional (I) Zone" immediately after item 4.10.3.1 thereof;

#### **"4.10.3.2 Institutional Exception Two (I-2) Zone**

1. In addition to the uses permitted in the Institutional (I) Zone, in the Institutional Exception Two (I-2) Zone the following additional uses shall be permitted:
  - a. Helipad (accessory use to a hospital)
  - b. Warehouse including self storage (accessory use to a hospital)
  - c. Motor vehicle service station or repair garage
  - d. Hotel
  - e. Residential Uses listed below subject to the performance standards of Section 4.2.2:
    - i) apartment building
    - ii) duplex dwelling
    - iii) quadruplex
    - iv) semi-detached dwelling
    - v) single detached dwelling
    - vi) townhouse dwelling
    - vii) triplex
2. Maximum Building Height: 20.0 metres
3. Loading Space Location: Loading spaces are permitted to be located in the front yard
4. Minimum Parking Space Dimensions: 3.0 metres by 5.6 metres
5. Holding Symbol
  - a) The use and removal of the Holding (H) Symbol must be in accordance with the provisions of Section 2.6 of this By-law.
  - b) The Holding Symbol must not be removed until such time as Council is satisfied that the Owner has (1) entered into a Site Plan Agreement with the Town, (2) entered into agreement with the Town to satisfy offsite infrastructure requirements and cost recovery, and (3) demonstrated that the proposed development can be appropriately serviced.

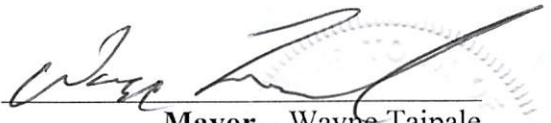
All other provisions of the Institutional (I) Zone shall apply."

2. **THAT** Schedule A-1 Land Use to By-law No. 37-07, as amended, is hereby amended by changing the zone category thereon from the Residential Type 1 (R1) Zone, Residential Type 1 (R1-H) Zone with a Holding Symbol, and Institutional (I) Zone to the Institutional Exception Two (I-2) Zone with a Holding Symbol in accordance with Schedule "A" attached hereto.

3. THAT Schedule 'A' attached hereto forms part of this by-law.
4. THAT this by-law shall come into force and take effect pursuant to the provisions and regulations made under the *Planning Act*, R.S.O., 1990, c.P.13, as amended.

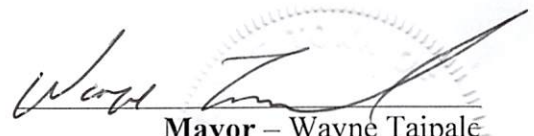
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**READ a first and second time  
this 22<sup>nd</sup> day of March 2022**

  
\_\_\_\_\_  
Mayor – Wayne Taipale

  
\_\_\_\_\_  
Deputy Clerk – Melanie St. Laurent

**READ a third time and finally passed  
this 12<sup>th</sup> day of April 2022**

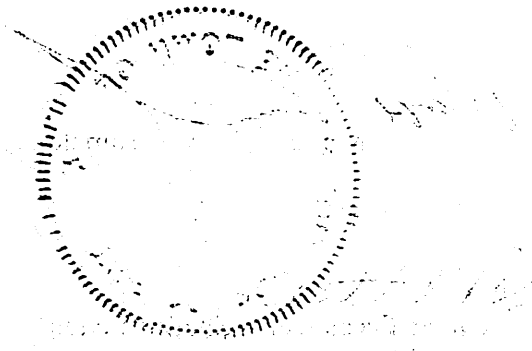
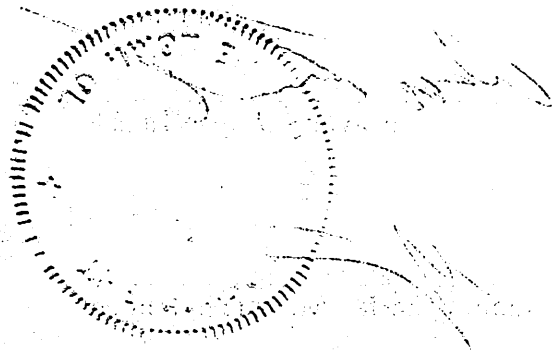
  
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Mayor – Wayne Taipale

  
\_\_\_\_\_  
Clerk Treasurer – Shelley Petten

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THE UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WASHINGTON, D. C.

OFFICE OF THE ASSISTANT ATTORNEY GENERAL  
WASHINGTON, D. C.



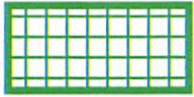
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT



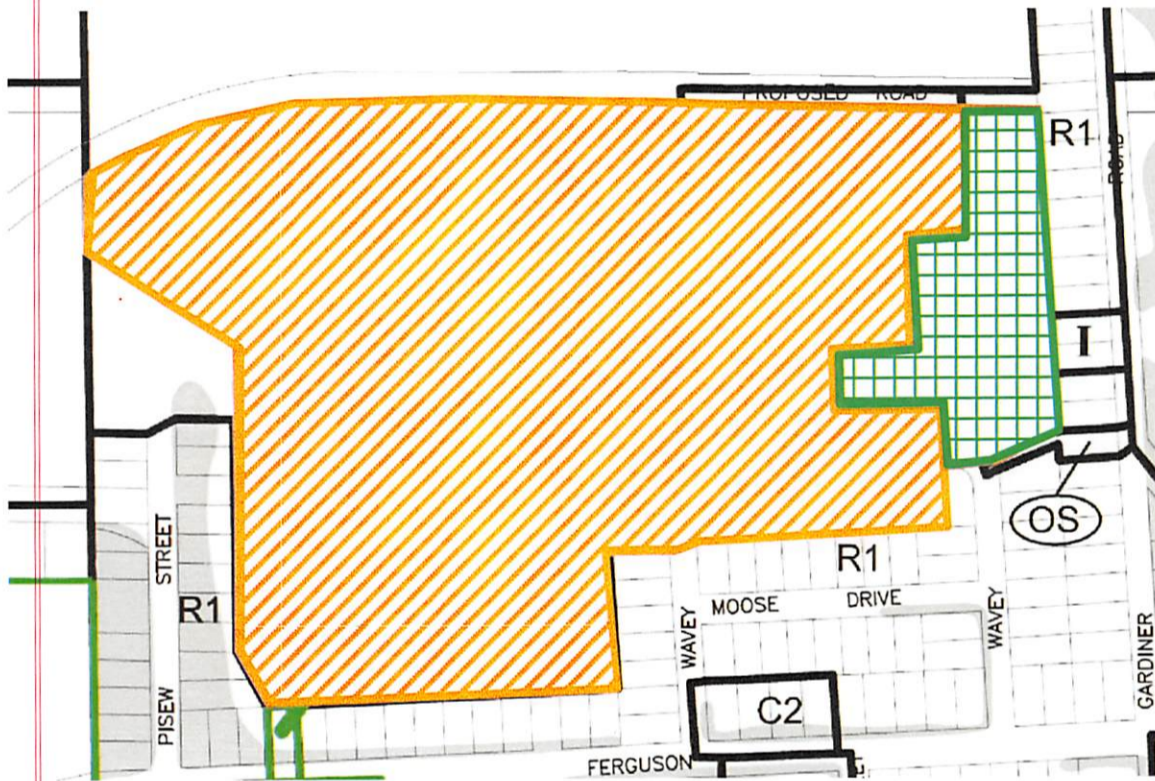
Schedule A to By-law No. 07-2022




Lands to be Rezoned to the Institutional Exception Two Holding (I-2-H) Zone



Lands to be Rezoned to the Institutional Exception Two (I-2) Zone



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

# Corporation of the Town of Moosonee

## BY-LAW NO 04-2026

*Being a By-law to Amend Zoning By-Law No. 37-07 to Remove  
a Holding (H) Symbol*

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**WHEREAS** By-law No. 37-07, as amended, is the Comprehensive Zoning By-law governing the lands located within the Town of Moosonee;

**AND WHEREAS** the Council of The Corporation of the Town of Moosonee, having received and reviewed an application to amend By-law No. 37-07 and to Remove a Holding (H) Symbol for a portion of the lands located at 5 Percy's Way and legally described as MOOSONEE PT TOWNSITE GROUNDS PT WAVEY CRES PLAN M321C BLK A LOTS 8 9 34 TO 42 51 52 TO 61 RP 6R9065 PARTS 1 TO 7 AND 9 PCLS 7084NEC 8830NEC, Town of Moosonee;

**AND WHEREAS** the purpose of the application is to facilitate the ability for the proponent to obtain building permits under the Ontario Building Code associated with the Hospital Project;

**AND WHEREAS** authority is granted under Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;

**NOW THEREFORE**, the Council of the Corporation of the Town of Moosonee enacts as follows:

1. **THAT** Schedule A-1 to By-law No. 37-07, as amended, is hereby amended by removing the Holding (H) Symbol from a portion of the lands located 5 Percy's Way and legally described as MOOSONEE PT TOWNSITE GROUNDS PT WAVEY CRES PLAN M321C BLK A LOTS 8 9 34 TO 42 51 52 TO 61 RP 6R9065 PARTS 1 TO 7 AND 9 PCLS 7084NEC 8830NEC, Town of Moosonee, as indicated on Schedule 'A'.
  2. **THAT** Schedule 'A' attached hereto forms part of this by-law.
  3. **THAT** this by-law shall come into force and take effect pursuant to the provisions and regulations made under the *Planning Act*, R.S.O., 1990, c.P.13, as amended.
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**READ a first and second time  
this 24<sup>th</sup> day of March 2026**

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Mayor – Wayne Taipale

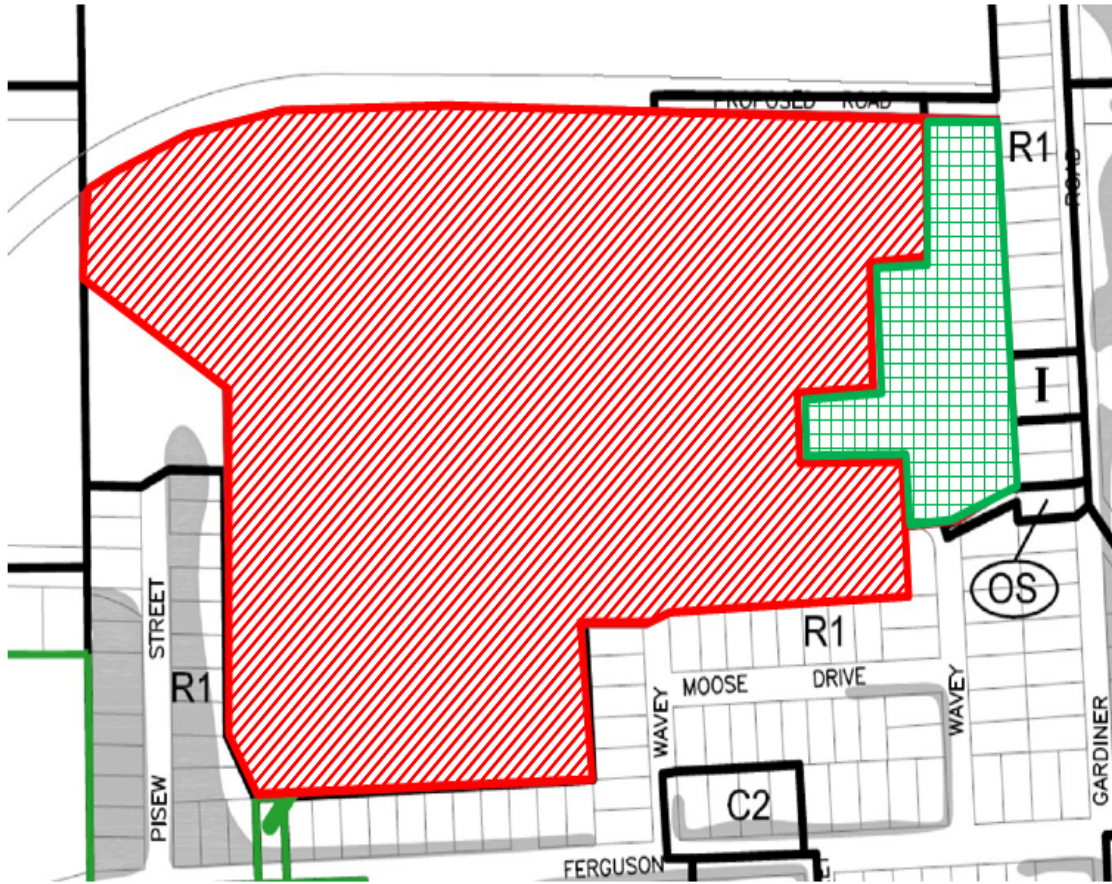
\_\_\_\_\_  
Clerk – Bobylyn Jardino

**READ a third time and finally passed  
this 24<sup>th</sup> day of March 2026**

\_\_\_\_\_  
Mayor – Wayne Taipale

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Clerk – Bobylyn Jardino

Schedule A to By-law No. 04-2026



Lands subject to Removal of Holding Symbol Application