

# **The Corporation of the Township of North Kawartha**

## **Minutes of the Regular Meeting held on June 2, 2026**

**Hybrid Meeting held in the North Kawartha Council Chambers,**

**280 Burleigh Street, Apsley**

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### **Regular Session 2026 – 06 – 02**

**Members Present:** Mayor Carolyn Amyotte, Deputy Mayor Jim Whelan,  
Councillors: Ruth Anne McIlmoyl, Colin McLellan

**Members Absent:** Councillor Jim O'Shea

**Staff Present:** Alana Solman, Chief Administrative Officer  
Kelly Picken, Clerk  
Keely-Anne Johnson, Deputy Clerk  
Matt Aldom, Chief Building Official / By-law Enforcement Officer  
Bree Martin, Building and Planning Assistant  
Jason Post, Deputy Chief Administrative Officer  
Gary Geraldi, Director of Parks and Recreation / Waste Management  
Shawn Tucker, Parks and Recreation Program Coordinator  
Edward Hilton, Economic Development Officer

Forbes Symon, Planning Consultant, Jp2g Consultants Inc.

(all attendees participated in-person unless noted electronic)

**Others Present:**

### **Call to Order and Welcome**

Mayor Amyotte called the meeting to order at 9:30 a.m., welcomed everyone and informed those in attendance that the meeting will be recorded and uploaded to the Township YouTube Channel for public viewing.

### **Land Acknowledgement**

Mayor Amyotte recited the Land Acknowledgement.

### **Disclosure of Pecuniary Interest and the General Nature Thereof**

No declarations.

## **Adoption of the Agenda**

26 - 161

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That the agenda be adopted, as amended to add Addendum Items: Peterborough County Submissions for Northey's Bay OP and ZA Application, Absence of Councillor, Correspondence for action Bill 119. Carried.

## **Appointments of Clerk and Deputy Clerk**

Kelly Picken read her Oath of Office for her position as Clerk

Keely-Anne Johnson read her Oath of Office for her position as Deputy Clerk

## **Introduction of New Staff**

Candice McFadden, Full-time Municipal Office Customer Service Representative

Nyah Davidson, Seasonal Summer Receptionist/Office Assistant

Anna Kaschak, Part-time Parks and Recreation Administrative Assistant/Customer Service Representative

Shawn Tucker, Parks and Recreation Supervisor

## **Statutory Public Meetings**

The Statutory Public meeting was declared open to hear applications to purchase Municipal Road Allowances.

The public was informed that this was their opportunity to provide written or verbal submissions with respect to the applications.

Chair Amyotte declared the hearing open and explained that this was an opportunity for the public to provide written or verbal comments on the applications. The Planning Act has removed the right of public appeals on Council decisions. Only the applicant, public agencies and specified persons may appeal within the 20-day appeal period from the date of the notice of decision.

## **Applications to Purchase Municipal Road Allowances**

### **1. Road Allowance Designated as Application:(Brown)**

Unopened Municipal Road Allowance

Property Description: Part of Rdal between Lots 15 & 16, Concession 10, Geographic Township of Chandos, Township of North Kawartha, being Part 2 on Plan 45R-17973,

being part of PIN 28274-0236 (LT), subject to an easement in favour of Hydro One Networks Inc. and Bell Canada.226 Doc Evans Road / 1536-010-101-01800

Bree Martin identified the lands and explained the purpose and effect of the application.

**Submissions:**

None received.

26 - 162

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That following the input received in the public hearing, Council consider passing the appropriate by-law to stop up, to close and sell to the abutting landowners or their respective nominees those lands and premises more particularly described as 226 Doc Evans Road. Subject Lands Pt. of Road Allowance between Lots 15 & 16, Concession 10, Geographic Township of Chandos, Township of North Kawartha, designated as Part 2, Plan 45R-17973, being part of PIN 28274-0236 (LT). Carried.

**1. Road Allowance Designated as** Application: (Langlois) Unopened Municipal Road Allowance

Property Description: Part of Rdal between Lots 15 & 16, Concession 10, Geographic Township of Chandos, Township of North Kawartha, being Part 1 on Plan 45R-17973, being part of PIN 28274-0236 (LT), 259 Spence Road / 1536-010-101-00101

Bree Martin identified the lands and explained the purpose and effect of the application.

**Submissions:**

None received.

26 - 163

Moved by – Councillor McLellan

Seconded by – Councilor McIlmoyl

That following the input received in the public hearing, Council consider passing the appropriate by-law to stop up, to close and sell to the abutting landowners or their respective nominees those lands and premises more particularly described as Pt. of Road Allowance between Lots 15 & 16, Concession 10, Geographic Township of Chandos, Township of North Kawartha, designated as Part 1, Plan 45R-17973, being part of PIN 28274-0236 (LT). Carried.

**Proposed Official Plan and Zoning By-Law Amendments File #15OP-25005 and Zone Amendment Application ZA-06-25, Lots 6 & 7, Concession 6, Burleigh Ward, 65 Northey's Bay Road / Roll # 1536-020-001-63700**

Mayor Amyotte stated that no decisions would be made today, but, that it is an opportunity for

the public to speak to the application. Delegation times have been changed

26 - 164

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That council adjust the delegation time in Procedure By-Law 2025-0050 from 10 minutes to 5 minutes to facilitate an efficient meeting and allow all parties an opportunity to speak.  
Carried.

Forbes Symon, Planning Consultant, Jp2g Consultants Inc., identified the plan of subdivision and explained that the plans of subdivision are approved by the County. The Township role is to provide comment and direction to the county on the application. All studies have been peer reviewed through the County. Planning applications must provide studies and are peer reviewed by an independent 3<sup>rd</sup> part hired by the County to review the studies. Hydrogeologic assessment is critical for a plan of subdivision. 58 residential lots are proposed, consuming the lands of the previous golf course. The County Official Plan directs growth and development and provides clear understanding of the types of information that must be provided to ensure the development is sustainable on well and septic system.

Mr. Symon requested that verbal comments be provided as written comments to assist the planner by June 19 to be considered in a future report. Recognizing the public has the right to make comment until councils decision is made. If they want comments recognized and critiqued in time.

### **Submissions**

Comments were received from First Nations and School Board.

Wayne Hogan, stated his concerns over flooding and well and pond and concerns with run off for septic and well.

Kent Randall, Ecovue Consulting, presented a PowerPoint slideshow providing details of the proposal. The proposed plan displayed the road network which occupies the existing golf course. The required applications, OPA, ZBA and Plan of Subdivision were proposed.

Eric Challenger, the applicant, provided a background story about the property. Mr. Challenger spent many years cleaning and repairing the property. Mr. Challenger worked on 5 comprehensive science studies to open the golf course. Many studies presented for the application were previously completed for the golf course. Investment in the area by the municipality with the fire hall, community centre, library, etc. are already in place. Mr. Challenger requested a motion from the council no later than June 16 to allow the application to move forward.

Chris Challenger, is in support of this planning application. Chris identified Peterborough County planning policies. Chris addressed concerns and the work taken to respond to those concerns. Mr. Challenger noted that all information is available on the County Planning website. Mr. Challenger encourages council to identify the benefit to the municipality by

injecting work into the community through construction, etc. that will benefit local workers. Significant growth will benefit local investments. Opportunities for small businesses, jobs, etc. to strengthen Woodview. Additional customers for local businesses. Mr. Challenger requested council consider directing staff to bring a report to the June 16 meeting.

Martin Ciantar, stated his concerns with not wanting a subdivision in his neighborhood. Too many homes on small piece of property. He is concerned with noise and traffic and does not believe there are enough studies on the water systems. Too many houses, too small a space.

David Lynch, stated he does not feel the proposal is appropriate for the neighborhood with no infrastructure. No gas station. Concerns regarding walkability to store, etc. Driving will be required everywhere. Concerns with accidents at the Northey's Bay/28 corner.

Lorraine Robinson, identified her concern with crime. Ms. Robinson questions if the OPP can handle more houses with residents. Multi family homes, etc. Concerns regarding our fire department's ability to respond to more homes. Well water concern, concerns that a new store will detract business from the existing Woodview General Store. In addition, concerns with walking to library, etc. Ms. Robinson suggests development at 10 or 15 homes, not 58 or 59. Ms. Robinson is also concerned with her taxes and water and is worried there may be complaints regarding her wood heat by new residents. Ms. Robinson does not want to live near a subdivision and may have to move.

Jim Davies, indicated has not seen any posting on the golf course. Mr. Davies requested a compromise by reducing the number of homes to 20? Mr. Davies is concerned there is no post-secondary school in Apsley. In addition, Mr. Davies is concerned that some services are not currently in place to accommodate. Mr. Davies has inquired if they can provide a driving range and small housing development.

In response to Mr. Davies, it was noted that on May 11 the notice was posted on the property.

Doug Driscoll, noted that the science and economic development will come afterwards. More people coming to the area will generate money locally and for Apsley. The need for housing in North Kawartha and the greater area is obvious. In addition, he noted that 58 single homes, not high-density housing and it will generate revenue and help the local economy to thrive. Mr. Driscoll sees the positive aspect.

Steve Whale, stated he questions the traffic Studies with the accidents and congestion.

Mike Hogan, identified his concerns with traffic and accidents in the area. Mr. Hogan noted that it is not easy access and questioned where the second access to subdivision is? Mr. Hogan will list concerns and provide a written comment.

The [planning@northkawartha.ca](mailto:planning@northkawartha.ca) email was provided on a sign in the council chambers.

Councillor Terry Lambe, commented that the municipality is supporting development by expanding the settlement area to Woodview. He noted that keeping a buffer is important.

David Reid, has been visiting the area for 35 years and has not seen any growth and stated that economically this application makes sense and he is interested in looking at these homes. Living in the area without being on the lake is an opportunity for those wishing to move to the area. The proximity of the fire dept and community centre and library were noted. A lot of infrastructure is built after the development of a subdivision.

Scott Phillips, has cottaged here for 30 years and now resides here. Mr. Phillips loves the area, and he and his wife are in support due to the benefits it will bring to North Kawartha. In the winter many facilities are under utilized and he feels that the area can afford more people and the economic spinoff is valuable and will increase tax base. Mr. and Mrs. Philips submitted a letter a year ago.

Kingsley Campbell, observes that more homes are needed. Mr. Campbell did not read the documents but would appreciate a summary of the reports. In regard to water supply, every September the ground water goes dry. There is a problem with the roads on the map. The road that goes in from Northey's Bay is blocked and the fire route. Formalizing routes in should be considered. Mr. Campbell asked how traffic will be controlled and noted his concern with exiting driveways, etc.

Caitlin Saccoccia, Planner, Peterborough County was present and noted she was available for questions.

Laurie Philips, stated that the traffic would have been identified with the golf course.

Marg Swanson, commented noted there is no 2<sup>nd</sup> entrance and noted a single entrance is being proposed. Ms. Swanson questioned how many homes are in Lakefield subdivision and would like to suggest smaller homes for this proposal.

Wayne Hogan, commented Estate lots – larger lots with less homes could be proposed.

Lorraine Robinson, made an addition comment regarding her concern with noise pollution.

Council directed staff to accept submissions until June 19 and consider a special meeting in July.

Mayor Amyotte declared the statutory public hearing closed.

## **Recess**

Mayor Amyotte declared a recess at 11:16 a.m. Council reconvened at 11:35 a.m.

## **Amended 2026 Salary Grid Effective June 1, 2026**

26 - 165

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That Council amend By-Law #2026-0017 to include Schedule 'B' which includes updated

salary and hourly rates effective June 1, 2026. Carried.

## **Presentations / Deputations / Petitions**

### **County of Peterborough Report**

26 - 166

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

That the verbal County Report from Mayor Amyotte and Deputy Mayor Whelan be received. Carried.

### **Crowe Valley Conservation Authority Report**

26 - 167

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That the verbal Crowe Valley Conservation Authority Report from Councillor McLellan be received. Carried.

## **Adoption of Minutes of Previous Meeting(s) of Council:**

Regular Minutes

26 - 168

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McLellan

That the minutes of the regular meeting of Council held on May 19, 2026 be adopted, as presented. Carried.

## **Business Arising from Previous Minutes**

None

## **Consent Agenda**

26 - 169

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

1. That Council receives the following consent agenda items: Resolution regarding opposition to the changes to Ontario's Freedom of Information and Protection of Privacy Act
  - Corporation of the Township of Stone Mills, May 14, 2026
  - Corporation of the Town of Bruce Mines, May 14, 2026

2. Minister of Seniors and Accessibility, May 14, 2026, Celebrating June as Seniors Month
3. Richmond Hill, May 13, 2026, Member motion regarding Integrated Living and Participation Model for Adults with Developmental Disabilities
4. Prince Edward County, May 18, 2026, Resolution regarding Vacant Commercial Storefront Tax
5. Township of Brudenell, Lyndoch and Raglan Letters of Support
  - May 6, 2026, Canada Post Reduction Rate for Libraries
  - May 6, 2026, Ontario Veterinary College Expansion of Enrollment Capacity
  - May 6, 2026, Request for Provincial Legislation Amendments, Health and Safety Concerns
6. Municipality of Wawa, May 19, 2026, Resolution of Support – Request for Provincial School Board Governance Consultation Process
7. Ontario Provincial Conservation Agency, Update regarding regional consolidation of Ontario’s conservation authorities. Carried.

## **Staff Reports**

### **Self Contained Breathing Apparatus Tender Results RFT-04-26**

26 - 170

Moved by – Deputy Mayor Whelan

Seconded by - Councillor McLellan

That Council approve the purchase of Self Contained Breathing Apparatus RFT-04-26 for the North Kawartha Emergency Services as tendered from PPE Solutions in Tender document #1. PPE Solutions tender document #1 met all the required specifications as outlined in the tender as well as provides the North Kawartha Fire Department with the modernized C5 Vision facepiece as described in the analysis. Carried.

### **Authorization of Absence of Councillor**

26 - 171

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McLellan

That Council authorize a leave absence for Councillor Jim O’Shea for a period of three months, until September 1, 2026, as requested by Councillor O’Shea. Carried.

### **Draft Community Safety and Well-Being Plan**

26 - 172

Moved by – Councillor McIlmoyl  
Seconded by – Deputy Mayor Whelan

That Council receive the report with respect to the Draft Community Safety and Well-Being Plan; and further that Council endorse the Draft Peterborough County Joint Community Safety and Well-Being Plan, including the Township of North Kawartha municipal appendix, subject to any comments or feedback provided by Council. Carried.

## **Reports from Boards and Committees**

None

## **New Business and Unfinished Business**

## **Correspondence**

### **Peterborough County, May 20, 2026, Tree Funding Opportunity**

26 - 173

Moved – Councillor McIlmoyl  
Seconded – Deputy Mayor Whelan

Whereas Peterborough County has adopted a Sustainability and Climate Change Action Plan which identifies the importance of seeking opportunities to naturalize properties by planting native plants and trees;

Be it resolved that North Kawartha Council acknowledges that Peterborough County is applying for a funding opportunity from the Federation of Canadian Municipalities' Growing Canada's Community Canopies initiative for a residential tree giveaway program; and

That North Kawartha Council also recognizes that the lifetime contribution from the Growing Canada's Community Canopies initiative will not exceed \$10 million for tree planting within our municipality, inclusive of a maximum contribution of \$1 million for infrastructure activity costs, and that if approved this project will be counted towards that limit. Carried.

### **Ministry of Municipal Affairs and Housing, Schedule 7 of Bill 119 M**

26 - 174

Moved – Councillor McLellan  
Seconded – Deputy Mayor Whelan

That Council direct staff to prepare a submission for the next regular meeting of council in support of Bill 119 which through legislation proposes new tools which enables municipalities to use an administrative monetary penalty (AMP) system for zoning by-law contraventions. Carried.

## **Closed Session**

None

## **Announcement**

Mayor Amyotte declared that the Teeny Tiny Summit was a success and beneficial for small rural communities. Mayor Amyotte congratulated to Edward Hilton, Economic Development Officer on a job well done.

## **By-Laws**

26 - 175

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

By-Law 2026-0035 being a by-law to By-Law to stop up, to close and sell to the abutting landowners or their respective nominees those lands and premises more particularly described in Schedule “A” annexed hereto (Part of the RDAL between Lots 15 & 16, Concession 10, Geographic Township of Chandos, Township of North Kawartha); and that;

By-Law 2026-0036 being a by-law to By-Law to stop up, to close and sell to the abutting landowners or their respective nominees those lands and premises more particularly described in Schedule “A” annexed hereto (Part of the RDAL between Lots 15 & 16, Concession 10, Geographic Township of Chandos, Township of North Kawartha); and that;

By-Law 2026-0037 By-Law to amend Salary Grid by-Law 2026-0017

By-Laws 2026-0035, 2026-0036 , 2026-0037 be read and adopted in open Council on the 2<sup>nd</sup> day of June, 2026. Carried.

## **Confirmatory By-Law 2026-0038**

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

That By-law 2026-0038 being a by-law to confirm the proceedings of a regular meeting of the Township of North Kawartha held on the day of 2026 be read and adopted in open Council on the 2<sup>nd</sup> day of June, 2026. Carried.

## **Adjournment**

26 - 176

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McLellan

That Council adjourn proceedings. Carried.

Council adjourned at 11:58 a.m.

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Carolyn Amyotte, Mayor

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Kelly Picken, Clerk