

The Corporation of the Township of North Kawartha

Minutes of the Regular Meeting held on July 14, 2026

**Hybrid Meeting held in the North Kawartha Council Chambers,
280 Burleigh Street, Apsley**

Regular Session 2026 – 07 – 14

Members Present: Mayor Carolyn Amyotte, Deputy Mayor Jim Whelan,
Councillors: RuthAnne McIlmoyl, Colin McLellan

Members Absent: Councillor Jim O'Shea

Staff Present: Shannon Hunter, Chief Administrative Officer
Kelly Picken, Clerk
Keely-Anne Johnson, Deputy Clerk
Candice McFadden, Customer Service Representative
Matt Aldom, Chief Building Official / By-law Enforcement Officer
Judy Everett, Treasurer
Jesse Lambe, Fire Chief (electronic)
Gary Geraldi, Director of Parks and Recreation-Waste (electronic)
Jason Post, Deputy Chief Administrative Officer
Edward Hilton, Economic Development Officer

Laura Stone, Planning Consultant, One Community Planning
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

Mayor Amyotte declared pecuniary interest in regard to the Housekeeping by-law amendment portion regarding docks.

Adoption of the Agenda

26 - 200

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

That the agenda be adopted, as presented. Carried.

Statutory Public Meetings

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

The Statutory Public meeting was declared open to hear zone amendment 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.

Peterborough County Official Plan Amendment and Zone Amendment

Application: File #15OP-25005 & ZA-06-25 (Challenger) designated as Lots 6 & 7, Concession 6, Burleigh Ward, 65 Northey's Bay Road / 1536-020-001-36700

Mayor Amyotte acknowledged public comments regarding Chris Challenger and his previous employment as the North Kawartha Economic Development Officer. When the Challenger development proposal came forward, Chris immediately declared a conflict of interest to his Supervisor, Clerk Connie Parent. Building and Planning staff were very much aware that Chris had a conflict of interest and did not discuss anything with him regarding his family's property. Staff always dealt directly with Eric Challenger and his wife.

The idea or suggestion that Chris used his position to influence this matter is entirely unfounded and without merit. Township staff, including Chris when he was here, are professionals and they undertake their duties with integrity and ethics.

Forbes Symon, Planning Consultant, Jp2g Consultants Inc. identified the lands and explained the purpose and effect of the Peterborough County Official Plan Amendment and Zone Amendment Applications.

Mr. Symon noted the various studies to support development, including hydrogeological studies that have been completed and their peer reviews.

Mr. Symon spoke of future growth and its consideration in the Peterborough County Official Plan which should consider 20-30 years of growth.

Agency comments: Alderville First Nation, and the School Board

Submissions:

20 comments received through the OP and ZA process. 4 comments in support of the application. 16 comments not in support of growth of the Woodview hamlet.

Mr. Symon's responses to the comments received are below:

Negative impact to FR 35

Mr. Symon assessed this concern and does not see the impact of the subdivision lands to FR 35.

Julian Lake environmental impact study identifies that Julian Lake is not a subdivision feature, but to the overall community.

Tax Base

Mr. Symon informed council that the municipality will take over the operation and maintenance of roads within the subdivision once they are constructed following the 1-year warranty period. As well the storm water management pond will be under the responsibility of the municipality. Roads and infrastructure will cost money, but the benefit of 58 residential and 1 commercial resident will provide increased taxation which should cover the costs incurred by the municipality.

Support Services

There is often a lag in the development of commercial development following a new residential development. More residents will provide more shoppers, more volunteers, etc.

Second Entrance

A second entrance is not mandated due to the size of the development.

Kent Randall, Ecovue Consultant Planner for the applicant was present to state that planning merits are supported by the technical planning studies that have been completed. Mr. Randall stated that there is no technical merit to adding a second entrance.

Greg Sheehan joined electronically and detailed his concern for the subdivision and its proximity to Julian Lake in regard to ground water. Mr. Sheehan's written public submission was received previously, and those comments were considered by the planner and the applicants' representative.

26 - 201

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That Council endorse the proposed Official Plan Amendment (OPA No. 80) and pass a motion recommending Peterborough County that they approve OPA No. 80 and further that Council endorse the proposed Zoning By-law Amendment (ZA-06-25) and pass the By-law appended to this report.

Mayor Amyotte declared a recess at 10:30 a.m. Council reconvened at 10:40 a.m.

Mayor Amyotte declared council is out of Statutory Public Meeting

Presentations / Deputations / Petitions

Safety Concerns with Highway 620 and Chandos Beach (10:30 a.m.)

Guy Sprung

Mr. Sprung requested the speed limit should be lowered by Chandos Beach due to safety concerns. Mr. Sprung provided council with a video demonstrating the difficulty of exiting the boat launch parking area.

Mayor Amyotte requested Mr. Sprung provide a written submission from Mr. Sprung to allow it to be forwarded to Peterborough County.

Safety Concerns on County Road 620 by Chandos Beach and Boat Launch

26 - 202

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

That Council receive the verbal delegation from Guy Sprung regarding safety concerns on Highway 620 and further that his written comments and video be forwarded to Peterborough County. Carried.

Statutory Public Meetings

The Statutory Public meeting was declared open to hear zone amendment applications.

Zone Amendment Application #ZA-04-26 (Scaife)

Laura Stone, Planning Consultant, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended by staff.

Submissions

None

26 - 203

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McLellan

Council approve Zoning By-law Amendment Application ZA-04-26 to rezone the conditionally approved severed lots from Rural (RU) Zone to Rural Residential (RR) Zone, as a condition of Consent Applications B-13-25 and B-14-25 to address the undersized severed lots and Rural with Exception (RU-359) to address the undersized retained lot. Carried.

Zone Amendment Application #ZA-05-26 (Noffke)

Laura Stone, Planning Consultant, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended by staff.

Submissions

None

26 - 204

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

That Council approve Zoning By-law Amendment Application ZA-05-26 to rezone the conditionally approved severed lots from Rural (RU) Zone to Rural Residential (RR) Zone, as a condition of Consent to address the undersized severed lots. Carried.

Zone Amendment Application #ZA-06-26 (Housekeeping)

Laura Stone, Planning Consultant, informed council that all amendments regarding docks from the amended application have been removed.

Mayor Amyotte withdraws her previous declaration of pecuniary interest regarding docks.

Ms. Stone presented her report and the proposed amendments included in the Housekeeping by-law in regard to building height, second dwelling unit, accessory detached garages, gazebo, detached decks and saunas, backyard chickens, home industries and occupations, bunkhouses and minimum dwelling size.

Ms. Stone stated that it is expected that the proposed amendments will reduce the number of applications brought before Council or the Committee of Adjustment as the items proposed in the Housekeeping By-law are reflective to what has been approved by Council or Committee over the past three years. The proposed amendment is consistent with the PPS and the Official Plan. Wording is now consistent with the Provincial Planning Statement.

Councillor McLellan noted that he thought the Comprehensive Zoning By-Law Advisory Committee would have brought these amendments forward. Deputy Mayor Whelan informed council that the Comprehensive Zoning By-Law Advisory Committee dissolved in 2025 in response to the resignation of committee members.

Submissions

Five comments regarding docks were received – the proposed dock amendment has been removed from the proposal.

26 - 205

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That Council approve Zoning By-law Amendment Application ZA-06-26, entitled “Housekeeping By-law” for the entirety of the Township of North Kawartha to update Comprehensive Zoning By-law 2013-26, as amended, as it is consistent with the policy provisions of both the Provincial Planning Statement and the County of Peterborough’s Official Plan. Carried.

Mayor Amyotte declared council is out of Statutory Public Hearing.

Staff Reports

County of Peterborough Watershed Plan Equivalent Update

26 - 206

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That Council receives the County of Peterborough Watershed Plan Equivalent Update. Carried.

Presentations / Deputations / Petitions

County of Peterborough Report

26 - 207

Moved by – Councillor McLellan

Seconded by – Councillor McIlmoyl

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

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

Regular Minutes

26 - 208

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McLellan

That the minutes of the regular meeting of Council held on June 16, 2026, be adopted, as presented. Carried.

Business Arising from Previous Minutes

None

Consent Agenda

Peterborough County Provincial Action on the Accuracy of Municipal Voters List

Peterborough County, June 25, 2026, Request for Provincial Action on the Accuracy of Municipal Voters List

26 - 209

Moved by – Councillor McLellan

Seconded by – Councillor McIlmoyl

That Council support the Peterborough County Resolution regarding Request for Provincial Action on the Accuracy of Municipal Voters List. Carried.

26 - 210

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That Council receives the following consent agenda items:

1. Monthly Activity Reports
 - a. Building / By-law Department
 - b. Emergency Services Department
 - c. Parks and Recreation / Waste Department
 - d. Public Works Department
2. Municipality of St. Charles
 - o April 15, 2026, Resolution to support Northeastern Manitoulin & The Island regarding chip and tar surface treatment
 - o April 15, 2026, Resolution to support South Huron regarding Ontario Heritage Organization Development Grant Advocacy
3. Township of Cramahe, June 25, 2026, Resolution requesting extension to Ontario Heritage Act NOI to Designate Deadline
4. Peterborough County, June 24, 2026, By-law 2026-23 - Changes to County Speed Zone
5. City of Mississauga, June 24, 2026, Resolution regarding Provincial Review of Emergency Shelter Funding and Length-of-Stay Standards for Women and Children Experiencing Intimate Partner Violence
6. Ministry of Municipal Affairs and Housing, June 30, 2026, New Framework for Developer-Identified Parkland Dedication. Carried.

Staff Reports

RFP-02-26 North Kawartha Health Centre Addition – 183 Burleigh Street

26 - 211

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That Council place the proposed addition to the North Kawartha Health Centre indicated in the scope of work for RFP-02-26 on hold until such time as a Building Facilities Review and Building Conditions Assessment (BCA) has been completed and that the immediate capital improvements such as new flooring in the dental office, HVAC alterations and new roofing on the existing building be completed as required. Carried.

Drinking Water Systems at North Kawartha Library and Municipal Office

26 - 212

Moved by – Councillor McLellan

Seconded by – Deputy Mayor Whelan

That Council direct staff to transfer \$6,002.00 from General Reserves for the recommended repairs and upgrades to the North Kawartha Library drinking water disinfection system and further that staff are directed to transfer approximately \$1,850.00 from General Reserves for the recommended repairs and service to the North Kawartha Municipal Office drinking water disinfection system. Carried.

Woodview STN 1 Repeater

26 - 213

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McLellan

That Council approve the procurement, installation, and integration of a second VHF/DMR-capable radio repeater to enhance emergency communications coverage in the southern portion of the Township of North Kawartha, as the first phase of a long term emergency communications improvement strategy; And further that the project be funded from funds originally allocated to Fire SCBA equipment from OMPF funding; And further that staff continue to assess future communications enhancements, including potential vehicle repeater systems as part of the 2027 capital budget process. Carried.

Township Office and Facility Closure for the 2026 Christmas Holiday

26 - 214

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

That Council authorizes the closure of the Township office and facility offices from and including 12:00 noon on Thursday, December 24th, 2026, up to and including Friday, January

1st, 2027, with any time off other than statutory holidays to be taken through the use of vacation time; and further, if vacation entitlement has been exhausted, time off other than statutory holidays can be taken through the use of banked time or personal time, or time off without pay. Carried.

2026 Municipal Election – Lane Duck Period

26 - 215

Moved by – Councillor McLellan

Seconded by – Councillor McIlmoyl

That Council receive the Clerk's report on Lane Duck Periods. Carried.

Community Emergency Management Coordinator

26 - 216

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That Council appoint Jason Post as the Community Emergency Management Coordinator (CEMC) for the Township of North Kawartha effective July 16, 2026. Carried.

Procurement Policy Update

26 - 217

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That Council receive the Procurement Policy Update report for information. Carried.

Peterborough County Joint Community Safety and Well-being Plan

26 - 218

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McLellan

That Council adopt the Peterborough County Joint Community Safety and Well-being Plan; And Further that staff be directed to post the adopted Community Safety and Well-being Plan on the Township website. Carried.

Reports from Boards and Committees

Peterborough County OPP Detachment Board

26 - 219

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That Council receives the Peterborough County OPP Detachment Board 2025 Annual Report.
Carried.

New Business and Unfinished Business

(includes Notice of Motion)

Correspondence

None

Closed Session

26 - 220

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That the next portion of the meeting be closed to the public at 11:54 a.m. as the subject matter being considered is pursuant to the Municipal Act, 2001, S.O. 2001, c.25, S. 239 (2) Pursuant to Section 239 (2) of the Municipal Act

This part of the meeting is closed to the public as the subject matter being considered is: (b) personal matters about an identifiable individual, including municipal or local board employees; (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; **(Planning Department)**

26 - 221

Moved by – Deputy Mayor Whelan

Seconded by – Councillor McIlmoyl

That Council arise and come out of closed session at 12:27 p.m. Carried.

Report Out of Closed Session

Mayor Amyotte reported out of closed session for Council that direction was provided to staff on the items listed for discussion. Carried.

Announcements

Mayor Amyotte announced that the Highway 28 Safety Coalition report will be available at the next meeting.

By-Laws

26 - 222

Moved by – Councillor McLellan

Seconded by – Deputy Mayor Whelan

That By-Law 2026-0045 being a by-law to amend Zoning By-Law #26-2013, as otherwise amended, of the Corporation of the Township of North Kawartha, with respect to certain lands described as Part 1 of Plan 45R- 17602 in the geographic area of Burleigh (South Division), County of Peterborough, being Roll # 1536-020-001-63700 (65 Northey's Bay Road) and that;

By-Law 2026-0046 being a by-law to amend Zoning By-Law #26-2013, as otherwise amended, of the Corporation of the Township of North Kawartha, with respect to certain lands described as Part Lots 11 and 12, Concession 3, in the geographic area of Chandos, in the County of Peterborough, Roll # 1536-010-200-08900 and that;

By-Law 2026-0047 being a by-law to amend Zoning By-Law #26-2013, as otherwise amended, of the Corporation of the Township of North Kawartha, with respect to certain lands described as Part Lot 37, Concession 11, in the geographic area of Anstruther, in the County of Peterborough, Roll # 1536- 020-202-34800 and that;

By-Law 2026-0048 being a by-law of the Corporation of the Township of North Kawartha under the provisions of Section 34 of the Planning Act R.S.O. 1990, chap. P.13, as amended, to amend Zoning By-Law #26-2013 for the entirety of the Township of North Kawartha.

By-Laws 2026-0045, 2026-0046 , 2026-0047 and 2026-0048 be read and adopted in open Council on the 14th day of July, 2026. Carried.

Presentation of the Senior of the Year Award

Mayor Amyotte presented Keith Warner with the 2026 Senior of the Year Award and recognized his many contributions to the North Kawartha Community.

Confirmatory By-Law 2026-0049

26-223

Moved by – Councillor McLellan

Seconded by – Councillor McIlmoyl

That By-law 2026-0049 being a by-law to confirm the proceedings of a regular meeting of the Township of North Kawartha held on the 14th day of July, 2026 be read and adopted in open Council on the 14th day of July, 2026. Carried.

Adjournment

26 - 224

Moved by – Councillor McLellan

Seconded by – Deputy Mayor Whelan

That Council adjourn proceedings. Carried.

Council adjourned at 12:34 p.m.

Carolyn Amyotte, Mayor

Kelly Picken, Clerk