



**THE PUBLIC MEETING OF COUNCIL  
OF THE TOWN OF ESPANOLA**

**His Worship Mayor Gervais presided over the meeting.**

**November 26, 2024**

**7:00 pm**

**Council Chambers, 100 Tudhope Street**

Present: K. Duplessis, S. Hayden, A. Kelly, G. Massicotte, A. Kallioinen,  
D. Gervais, C. Kennelly

Staff: J. Burke, CAO/Clerk, T. Denault-Roque, Deputy Clerk, J.  
Bouthillette, Treasurer

**A. INDIGENOUS LAND ACKNOWLEDGEMENT STATEMENT**

We would like to begin this meeting by acknowledging the Robinson Huron Treaty of 1850 and acknowledging that the Town of Espanola is located on the traditional territories of the Whitefish River First Nation, Sagamok Anishnawbek and Atikameksheng Anishnawbek. We acknowledge this as part of our commitment to truth and reconciliation with Indigenous Peoples and to working together for our future generations.

**B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

None declared.

**C. DELEGATIONS/PETITIONS**

**C.1 Espanola Regional Hospital & Health Centre - Jane Battistelli,  
CEO & Dr. Rob Lepage, Chief of Staff**

J. Battistelli and Dr. Lepage presented council with a summary of healthcare challenges since COVID, the challenges of retaining nurses and recruiting physicians. They spoke of healthcare supports that have been provided with the Town's contributions.

Mayor Gervais thanked Ms. Battistelli and Dr. Lepage for their presentation.

**D. PUBLIC HEARING**

**D.1 1. Under Section 53 of The Planning Act, R.S.O. 1990, c. P. 13, a Public Hearing is being held to consider the proposed Consent Application:**

The applicant was present and spoke to his application stating he had concerns with the required minor variances and didn't understand why they would be needed. It was explained to Mr. Massicotte that because the lot fabric was being changed the land no longer holds legal non-conforming status and therefore would require variances.

There were no other written or verbal comments received.

This portion of the public hearing closed at 7:41 pm.

**D.2 2. Under Section 53 of The Planning Act, R.S.O. 1990, c. P. 13, a Public Hearing is being held to consider the proposed Consent Application:**

The applicants were present.

They advised that they have just completed their previous development in Town, and they felt it was a great experience working in Espanola. Mr. Toby stated that there were several people stopping at that job site to inquire when the units would be for rent, showing a great need for rental properties.

Ian Karvonen of 439 Jean Street, Espanola voiced his concerns on the proposed development. He stated he felt the development was too large for the lot and encouraged the developers to look for other locations where this type of development would be more acceptable. He suggested that the land was not properly zoned for this type of development and questioned if an Environmental Assessment has been done.

The CAO/Clerk J. Burke advised that the property is properly zoned for the proposal and there are no deficiencies with the zoning bylaw. He further stated that an Environmental Site Assessment has been completed and included in the agenda package.

This portion of the meeting closed at 8:09 pm.

**E. QUESTION PERIOD**

None

**F. CONSENT ITEMS TO BE SEVERED**

None

**G. PART 1 - CONSENT AGENDA**

**Moved By** S. Hayden  
**Seconded By** A. Kelly

CA-24-19 Be It Resolved That: Items H.1 to L.5 inclusive contained in Part 1, Consent Agenda be adopted.

**Carried**

**H. ADOPTION OF MINUTES**

**241-254**

**Moved By** S. Hayden

**Seconded By** A. Kelly

Be It Resolved That: The following Minutes are hereby accepted; Regular Meeting of Council Meeting Minutes of November 12, 2024 and Special Meeting of Council Meeting Minutes of November 12, 2024.

**Carried**

**I. BOARD AND COMMITTEE REPORTS**

**24-255**

**Moved By** S. Hayden

**Seconded By** A. Kelly

Be It Resolved That: The following board and committee reports are hereby received: Joint Health and Safety Committee Meeting Minutes of October 3, 2024; Manitoulin - Sudbury District Services Board Meeting Minutes for May, June, September, October 2024 and Community Services Committee Meeting Minutes of November 19, 2024.

**Carried**

**J. BUSINESS ARISING FROM BOARD AND COMMITTEES**

**K. BYLAWS AND RESOLUTIONS**

**K.1 Bylaw No. 3220/24**

**24-256**

**Moved By** S. Hayden

**Seconded By** A. Kelly

Be It Resolved That: Bylaw No. 3217/24 be adopted, being a bylaw to confirm the proceedings of Council during their Regular Meeting of November 12, 2024.

**Carried**

**L. REPORTS**

**Moved By** S. Hayden

**Seconded By** A. Kelly

Be It Resolved That: The following reports are hereby received; Recreation Department Departmental Report; Public Works Department Departmental Report, Environmental and Special Projects Department Departmental

Report, Fire Department Departmental Report, Building Department Departmental Report.

**Carried**

PART 2 - REGULAR AGENDA

**M. BYLAWS AND RESOLUTIONS**

**M.1 Recommendation regarding Consent Application B04/24**

**24-257**

**Moved By** S. Hayden

**Seconded By** A. Kallioinen

Be It Resolved That: Consent Application B-04/24 be adopted with the following conditions: 1. 3 Copies of the Reference Plan be submitted to the Town. 2. That Minor Variances be obtained for both 454 Mead Blvd and 537 John Street to recognize zoning by-law deficiencies on the subject lots. 3. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town of Espanola, if required.

**Carried**

**M.2 Recommendation regarding Consent Application B05/24**

**24-258**

**Moved By** S. Hayden

**Seconded By** C. Kennelly

Be It Resolved That: Council approve Consent Application B05/24 to sever property known as LOT 9; CON 5 PLAN; M176 LOT 8 PT. PCL 31453; TOWNSHIP OF MERRITT; TOWN OF ESPANOLA, creating two separate lots and to establish a shared access easement for a common driveway shown as Part 2 and Part 3 on proposed Lot Severance Plan providing that the following conditions are met: 1. That the Owner file with the Clerk three copies of the registered Reference Plans, prepared by an Ontario Land Surveyor registered in the Province of Ontario, for the purposes of facilitating the transaction to which this consent applies, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office. The Reference Plan should conform substantially to the sketch filed with the Application for Consent. 2. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town of Espanola, if required. 3. That the Owner provides payment for the cash-in-lieu of parkland representing 5% of the value of the land to be paid to the Town of Espanola 4. Adequate water and sewer capacity is confirmed to the Town's satisfaction.

**Carried**

**M.3 OPP 911 services**

**24-259**

**Moved By** S. Hayden

**Seconded By** A. Kallioinen

Be It Resolved That: Bylaw No. 3219/24 be adopted, being a bylaw to enter into an agreement with OPP for Primary PSAP Services.

**Carried**

**N. MEMBER MOTIONS**

**O. CORRESPONDENCE FOR INFORMATION ONLY**

**O.1 2025 Budget Guidelines and Timetable – Amendment 1**

For Information Only

**O.2 Budget to Actual 2024 Quarter 3 (Q3)**

For Information Only

**P. INFORMATION**

**This information was previously circulated to Council. If required a copy of the information is available at the Municipal Office.**

- Good Roads correspondence re: Establishment of an Ontario Rural Road Safety Program
- Port Colborne, Township of McGarry, Pelham Niagara, North Perth, Peterborough County, Township of North Dumfries, Township of Amaranth resolutions re: Support for the Establishment of an Ontario Rural Road Safety Program
- Township of Uxbridge, Municipality of Huron Shores resolutions re: Updates to the Municipal Elections Act
- Township of Horton resolution re: Needs of small rural Ontario
- Township of Papineau-Cameron resolution re: Ontario Building Code
- Howick Township, Municipality of Leamington, resolutions re: OPP costs for 2025
- Township of McGarry resolution re: Land Transfer Tax

**Q. CONFERENCE AND CONVENTIONS**

ROMA January 19 -21, 2025; Toronto ON

**R. MAYOR AND COUNCILLOR REPORTS AND ANNOUNCEMENTS**

Council thanked École catholique secondaire La Renaissance for visiting facilities throughout to show support for the work being done.

Several Councillors attended the Rocking Around the Christmas Oval and thanked staff for another successful event.

**S. FUTURE COUNCIL MEETINGS**

Corporate Services Committee Meeting of December 3, 2024 @ 4:00 pm

Regular Meeting of Council of December 10, 2024 @ 7:00 pm

**T. ADJOURNMENT**

**Moved By** A. Kelly

Be It Resolved That: The Regular Meeting of Council is hereby adjourned.

Time: 8:28pm

**Carried**

**U. CLOSED MEETING (if required)**

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Douglas Gervais

Mayor

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Joseph Burke

CAO/Clerk