MINUTES

for the

REGULAR MEETING OF COUNCIL

February 11, 2025
9:00 a.m.
Carling Council Chambers
2 West Carling Bay Road, Nobel, Ontario

Attendance

Council Members Present
Mayor Murphy
Councillor Cook
Councillor Doubrough
Councillor Kelly
Councillor Wing

Staff Present
Kevin McLlwain, CAO-Clerk/Treasurer
Mackenzie Taylor, Records Clerk / Deputy Clerk
Ryan Snowball, Planner
Gord Harrison, Fire Chief

---

1. CALL TO ORDER

The Mayor called the meeting to order at 9:00 a.m.

(1) ADOPTION OF AGENDA

Three items were added to the Closed Session agenda: one concerning a position to be taken in negotiations related to a financing agreement, another regarding identifiable

individuals in relation to correspondence received , and a third related to an agreement with the Township

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. DELEGATION / PRESENTATION

None

4. PUBLIC MEETING

(1) ZONING BY-LAW AMENDMENT Z/2025/01 (JOHN JACKSON PLANNER INC. / SAMKOE/ GRANT) – 10 CARLING COVE DRIVE

The Planner gave an overview of this file. One letter of opposition was received prior to the meeting, with no further comments provided during the public meeting. A by-law will be brought back to a future Council meeting for consideration.

5. CONSENT AGENDA

25-007 **Moved by Councillor Kelly**
Seconded by Councillor Doubrough

NOW THEREFORE BE IT RESOLVED that consent Agenda Items 5(1) through 5(7) inclusive being *(1)Minutes of Previous Meetings,(2)Minutes and Reports from External Boards / Committees, (3)Council Correspondence, (4)Staff Reports, (5)Committee of the Whole Motions, (6)Request for Support and (7)Supplementary Business* be adopted,.

Carried

(1) MINUTES OF PREVIOUS MEETINGS

a. Regular Meeting of Council

25-007.1a

NOW THEREFORE BE IT RESOLVED that the Minutes of the Regular Meeting of Council held on January 14, 2025 be adopted.

Carried

b. Committee of the Whole Meeting

25-007.1b

NOW THEREFORE BE IT RESOLVED that the Minutes of the Committee of the Whole Meeting held on January 28, 2025 be adopted.

Carried

(2) MINUTES AND REPORTS FROM EXTERNAL BOARDS / COMMITTEES

25-007.2

NOW THEREFORE BE IT RESOLVED that Council receives the Minutes and Reports from external Boards and Committees for the previous month's meetings.

Carried

(3) COUNCIL CORRESPONDENCE

Councillor Kelly pulled out item [A] Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding to discuss under section 9. New and Unfinished Business.

25-007.3

NOW THEREFORE BE IT RESOLVED that Council notes and files the February Council Correspondence listing.

Carried

(4) STAFF REPORTS

None

(5) COMMITTEE OF THE WHOLE MOTIONS

a. Closed Session

25-005.5a1

Moved by Councillor Wing
Seconded by Councillor Kelly

NOW THEREFORE BE IT RESOLVED that Committee of the Whole on behalf of Council move into a Closed Session at 10:10 a.m., pursuant to Section 239(2)(b)(d) of the Municipal Act , 2001, S.O. 2001, c.25, as amended, for a reason pertaining to identifiable individuals in relation to correspondence received and for a labour relations matter in regards to a human resources matter.

Carried

25-007.5a2

Moved by Councillor Wing
Seconded by Councillor Doubrough

NOW THEREFORE BE IT RESOLVED that Committee of the Whole on behalf of Council move out of a CLOSED SESSION at 11:23 a.m.

Carried

25-007.5a3

Moved by Councillor Kelly
Seconded by Councillor Doubrough

NOW THEREFORE BE IT RESOLVED that Committee of the Whole on behalf of Council authorizes Council and staff to proceed as directed in closed session.

Carried

25-007.5a4

Moved by Councillor Cook
Seconded by Councillor Wing

NOW THEREFORE BE IT RESOLVED that Committee of the Whole on behalf of Council move into a Closed Session at 1:53 p.m., pursuant to Section 239(2)(j) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, for information regarding a funding agreement.

Carried

25-007.5a5

Moved by Councillor Cook
Seconded by Councillor Doubrough

NOW THEREFORE BE IT RESOLVED that Committee of the Whole on behalf of Council move out of a CLOSED SESSION at 1:57 p.m.

Carried

(6) REQUEST FOR SUPPORT

None

(7) SUPPLEMENTARY BUSINESS

None

6. PLANNING FILES

(1) SHORE ROAD ALLOWANCE FILE SRA 2024-03

25-008

Moved by Councillor Cook
Seconded by Councillor Wing

NOW THEREFORE BE IT RESOLVED that Council agree to open a file, SRA 2024-03, being an application to close and convey the Shore Road Allowance in front of Part of Lot 42, Concession 8 PCL 5942 & REM 5720 S/S (78 Sand Bay Road) and that the shore road allowance to be closed and conveyed be declared surplus pursuant to Property Disposal By-law 2004-07.

Carried

7. BY- LAWS

(1) CONSENT AGREEMENT B27/2023 (C) –MIREK

2025-04 **Moved by Councillor Wing**
Seconded by Councillor Cook

BEING A BY-LAW to authorize the Corporation of the Township of Carling to enter into a Consent Agreement with Stefan Mirek, be read and finally passed in Open Council this 11th day of February 2025.

Carried

(2) LICENCE AGREEMENT WITH BELL CANADA

2025-05 **Moved by Councillor Kelly**
Seconded by Councillor Doubrough

BEING A BY-LAW to authorize a Licence Agreement with Bell Canada (Dillion Dock) ,be read and finally passed in Open Council this 11th day of February 2025.

Carried

(3) LICENCE AGREEMENT WITH DILLON COVE MARINA

2025-06 **Moved by Councillor Doubrough**
Seconded by Councillor Kelly

BEING A BY-LAW to authorize a Licence Agreement with Dillon Cove Marina and Resort Inc., be read and finally passed in Open Council this 11th day of February 2025.

Carried

(4) LICENCE AGREEMENT WITH HYDRO ONE NETWORKS INC.

2025-07
Moved by
Seconded by

BEING A BY-LAW to authorize a Licence Agreement with Hydro One Networks Inc. (Dillion Dock), be read and finally passed in Open Council this 11th day of February 2025.

Carried

8. ANNOUNCEMENTS FROM MEMBERS

Councillor Kelly reported on the Parry Sound Area Industrial Park Board. Councillor Cook reported on the Parry Sound Economic Development Collaborative and the Parry Sound OPP Detachment Board. Councillor Wing reported on the Belvedere Heights Board of Management and the West Parry Sound District Museum. Councillor Doubrough reported on the Parry Sound Area Industrial Park Board and the West Parry Sound Recreation and Cultural Centre Board.

9. NEW AND UNFINISHED BUSINESS

(1) TENDER C-2025-01 – FUEL DELIVERY

25-009 **Moved by Councillor Wing**
Seconded by Councillor Kelly

THEREFORE BE IT RESOLVED that Council awards Tender C-2025-01 to Bowmen Fuels Ltd. being the lower of the two bids received.

Carried

(2) TENDER C-2025-03 – CALCIUM CHLORIDE

25-010 **Moved by Councillor Doubrough**
Seconded by Councillor Cook

THEREFORE BE IT RESOLVED that Council awards Tender C-2025-03 to Da-Lee from Stoney Creek, being the only quote received.

Carried

(3) BUDGET WORKSHOP

(3.1) January 28th Budget Package

(3.2) Follow up Items from January 28th Discussion

Council discussed the donation requests received and gave direction for the CAO –Clerk/Treasurer to create a donation policy. The CAO-Clerk/ Treasurer provided comment on correspondence received regarding the draft budget. The Public Budget meeting will take place as part of the February 25th Committee of the Whole Meeting.

Break 10:20 a.m. -10:45 a.m.

(4) REQUEST THE REDISTRIBUTION OF THE PROVINCIAL LAND TRANSFER TAX AND GST TO MUNICIPALITES FOR SUSTAINABLE INFRASTRUCTURE FUNDING

25-011 **Moved by Councillor Wing**
Seconded by Councillor Cook

WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;

AND WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;

AND WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;

AND WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;

AND WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

AND WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

NOW THEREFORE BE IT RESOLVED that The Township of Carling formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;

AND FURTHER that the Township of Carling calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;

AND FURTHER that this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs;

AND FURTHER that copies of this resolution to forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Hosing, local Member of Parliament and Member of Provincial Parliament.

Carried

10. CLOSED SESSION

25-012

Moved by Councillor Cook
Seconded by Councillor Wing

NOW THEREFORE BE IT RESOLVED that Council move into a CLOSED SESSION at 10:35 a.m., pursuant to Section 239(2)(b)(k) of the Municipal Act, 2001, S.O. 2001, c.25, as amended for a matter pertaining to a position to be applied to a negotiation in relation to a financing agreement and for matters involving identifiable individuals regarding correspondence received and an agreement with the Township.

Carried

25-013

Moved by Councillor Doubrough
Seconded by Councillor Cook

NOW THEREFORE BE IT RESOLVED that Council move out of a CLOSED SESSION at 11:50 a.m.

Carried

In close session council discussed a financing agreement for a local board. They discussed identifiable individuals in relation to correspondence received and they discussed an agreement between the Townships and a ratepayer.

25-014 **Moved by Councillor Cook**
Seconded by Councillor Kelly

NOW THEREFORE BE IT RESOLVED that Council authorizes staff and Council to proceed as directed in closed session.

Carried

11. CONFIRMING BY-LAW

2025-08 **Moved by Councillor Kelly**
Seconded by Councillor Wing

BEING A BY-LAW to confirm the proceedings of the Regular Meeting of Council held on February 11, 2025, be read and finally passed in Open Council this 11th day of February 2025.

Carried

12. ADJOURNMENT

25-015 **Moved by Councillor Doubrough**
Seconded by Councillor Wing

NOW THEREFORE BE IT RESOLVED that the Regular Meeting of Council be adjourned at 11:55 a.m..

Carried

Susan Murphy, Mayor

Kevin McLlwain, CAO/Clerk