

Township of James
Regular Council Meeting Minutes
July 8, 2026
Elk Lake Legion, 6 Fourth Street West

Reeve R. Donaldson, Councillor C. Cormier, Councillor M. Fiset, and Councillor M. DeCarlo attended the meeting. Reeve Donaldson chaired the meeting. Staff members were also in attendance along with members of the public.

Cormier/DeCarlo:

A motion to approve the minutes of the June 10/26 Regular Council Meeting.

Carried.

Conflict of Interest:

Janet MacDowall declared a conflict of interest on Draft By-Law 26-12.

Delegation: Judy Bastien

Judy Bastien and John Campbell presented concerns regarding work underway on an unmaintained laneway (Maryland St.) encroaching on their property. Mr. Campbell & Mrs. Bastien are to provide the Township with survey markers of their properties. The Township will assess any drainage concerns involving Mr. Campbell & Mrs. Bastien's Property.

Councillor Fiset raised concerns regarding proper drainage, whether or not MNR approval should be obtained due to the gully/culvert/stream, and who is monitoring the quality of the road and is the road being built to standards. In order to protect all parties involved, Councillor Fiset questioned liability and whether there was a written agreement for the work being done.

Delegation: Steven Acland: Kemp Elliott & Blair LLP

Steven Acland presented the 2025 Audit.

Delegation: Adam Gibson, Public Works Foreman

Adam Gibson presented the monthly Public Works report.

- We will sell the old beach raft since the beach program is no longer.
- Residents are interested in purchasing a portion of property at the Industrial Park, we will obtain a quote for a survey.

Cormier/DeCarlo:

A motion to approve payment of Township of James June/26 Accounts in the amount of \$101,100.90.

Carried.

Cormier/DeCarlo:

A motion to approve payment of ELCF June/26 Accounts in the amount of \$6.00.

Carried.

By-Law 26-11: Being a By-law to appoint Janet MacDowall to fill the vacancy in the office of councillor for the Corporation of the Township of James.

Fiset/Cormier:

THAT a By-law to appoint Janet MacDowall to fill the vacancy in the office of councillor for the Corporation of the Township of James be received and read a first time.

Carried.

Fiset/Cormier:

THAT a By-law to appoint Janet MacDowall to fill the vacancy in the office of councillor for the Corporation of the Township of James be read a second time and be referred to a Committee of the Whole.

Carried.

Fiset/Cormier:

THAT a By-law to appoint Janet MacDowall to fill the vacancy in the office of councillor for the Corporation of the Township of James as reported by the Committee of the Whole be read a third time, passed and numbered 26-11 that the said by-law be signed by the Reeve and Clerk, sealed with the seal of the Corporation, and be engrossed in the By-Law Book.

Carried.

Declaration of Office:

Janet MacDowall made and signed the Declaration of Office for Councillor before the Commissioner for Taking Affidavits on July 8, 2026.

By-Law 26-09: Being a By-Law to establish Tax Ratios

Cormier/DeCarlo:

THAT a By-law to establish tax ratios be received and read a first time.

Carried.

Cormier/DeCarlo:

THAT a By-law to establish tax ratios be read a second time and be referred to a Committee of the Whole.

Carried.

Cormier/DeCarlo:

THAT a By-law to establish tax ratios as reported by the Committee of the Whole be read a third time, passed and numbered 26-09 that the said by-law be signed by the Reeve and Clerk, sealed with the seal of the Corporation, and be engrossed in the By-Law Book.

Carried.

By-Law 26-10: Being a By-law to adopt 2026 Tax Rates and to provide for penalty and interest in default of payment thereof.

Fiset/MacDowall:

THAT a By-law to adopt 2026 Tax Rates and to provide for penalty and interest in default of payment thereof be received and read a first time.

Carried.

Fiset/MacDowall:

THAT a By-law to adopt 2026 Tax Rates and to provide for penalty and interest in default of payment thereof be read a second time and be referred to a Committee of the Whole.

Carried.

Fiset/MacDowall:

THAT a By-law to adopt 2026 Tax Rates and to provide for penalty and interest in default of payment thereof as reported by the Committee of the Whole be read a third time, passed and numbered 26-10 that the said by-law be signed by the Reeve and Clerk, sealed with the seal of the Corporation, and be engrossed in the By-Law Book.

Carried.

Fiset/Cormier:

A motion to endorse the letter of support for the Chapleau District Heating Project.

Carried.

Fiset/DeCarlo:

A motion to approve a letter of support for the Fun Federations application to upgrade install permanent electrical service to the outdoor pavilion at the baseball field.

Carried.

DeCarlo/MacDowall:

A motion to adopt a Code of Conduct for the Chief Building Official.

Carried.

Fiset/Cormier:

A motion to proceed with the adoption of Draft By-Law 26-12: Being a By-Law to adopt a Council Vacancy Policy, to be passed at the next regular council meeting on August 12th, 2026.

Carried.

Fiset/Cormier:

A motion to proceed with the adoption of A Draft By-Law 26-13: Being a By-Law to regulate the keeping of livestock in the Township of James.

Carried.

Cormier/Fiset:

A motion to approve the sale of part lot 328 & 329, close up and stop up part of Balsam Street and to move forward with the sale.

Carried.

Cormier/DeCarlo:

A motion to adjourn meeting @ 8:55.

Carried.