



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

January 14, 2025

Mayor Moore called the meeting to order at 5:30 p.m.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Morley Haskim, Mike Kekkonen, Nick Ryeland, Debbie Zulak
Staff: Clerk/Administrator, Karlee Britton
Deputy Clerk, Mary Smith

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen

25-001 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Agenda for this Regular Meeting of Council, as presented.

Carried

Moved by: Councillor Nick Ryeland
Seconded by: Councillor Morley Haskim

25-002 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar, pursuant to the Ontario Municipal Act, S.O. 2001, as amended, move into closed session at 5:31 p.m. to discuss the following items:

- 5.1 Minutes of Closed Session – December 17, 2024
- 5.2 Litigation or potential litigation; pursuant to Ontario Municipal Act Section 239(2)(e) – Discussion regarding the status of completion for an ongoing capital project and related performance evaluation
- 5.3 Labour relations or employee negotiations; pursuant to Ontario Municipal Act Section 239(2)(d) – By-law Enforcement Officer (Independent Contractor) Contract

Carried

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen

25-003 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby reconvene into open session of Council at 6:32 p.m.

Carried

Mayor Moore called the meeting to order at 6:32 p.m.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Morley Haskim, Mike Kekkonen, Nick Ryeland, Debbie Zulak
Staff: Clerk/Administrator, Karlee Britton
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RESPECT AND ACKNOWLEDGEMENT DECLARATION

In the spirit of reconciliation and co-operation, we wish to acknowledge that the land on which we gather is the traditional territory of the Anishinaabe and Mississauga people. Its boundaries fall within the Robinson-Huron Treaty of 1850 and the Williams Treaty of 1923. We are grateful to live here and we thank all the generations of people who have taken care of this land for thousands of years. To honour the suffering of Indigenous people and the love and wisdom they have carried for thousands of years, we pledge to work in community and harmony with each other and the environment we inhabit and work towards Truth and Reconciliation.

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Councillor Morley Haskim
Seconded by: Councillor Nick Ryeland

25-004 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held January 14, 2025.

Carried

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Debbie Zulak

25-005 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the deputation from Jennifer Ghent-Fuller, Chair of the Lake Stewardship & Environmental Committee to present the Committee's draft budget and the Healthy Shorelands Brochure; and

FURTHER THAT the Healthy Shorelands Promote Healthy Habitat and Healthy Water pamphlet be approved and mailed with the 2025 Final Tax billing; and

FURTHER THAT the committee work with the clerk on electronic news publications sent via email.

Carried

Moved by: Councillor Nick Ryeland
Seconded by: Councillor Morley Haskim

25-006 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby move into Committee of the Whole at 6:58 p.m. for discussion regarding the loan guarantee, and other related matters, for the Belvedere Heights Home for the Aged Board of Management with Board Secretary-Treasurer, Don Carmichael.

Carried

COMMITTEE OF THE WHOLE

Belvedere Heights Board of Management Secretary-Treasurer, Don Carmichael, presented an overview of the loan guarantee, its benefits and risks, the average cost of individual Life Lease Units, and the responsibilities of being part owners.

Don Carmichael responded to questions and provided clarification to Council members.



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Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Debbie Zulak

25-007 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby rise and report from Committee of the Whole at 7:30 p.m.

Carried

Moved by: Councillor Morley Haskim
Seconded by: Councillor Nick Ryeland

25-008 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the December 17, 2024 Regular Meeting of Council, as circulated.

Carried

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen

25-009 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the draft Minutes of the November 14, 2024 meeting of the Lake Stewardship and Environmental Committee.

Carried

Moved by: Councillor Nick Ryeland
Seconded by: Councillor Morley Haskim

25-010 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the November 28, 2024 meeting of the Recreation Committee.

Carried

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen

25-011 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the draft Minutes of the July 17, 2024, September 11, 2024 and November 6, 2024 meetings of the Historical Committee.

Carried

Moved by: Councillor Morley Haskim
Seconded by: Councillor Nick Ryeland

25-012 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby receives the tender opening results for Tender No. 2024-16 regarding the acquisition of an SUV for the Building Department; and

FURTHER THAT the 2016 Chevrolet Equinox is hereby declared surplus and approved as a trade-in toward the purchase of the new Building Department vehicle; and

FURTHER THAT the tender be awarded to Bickley Ford (Huntsville) for the purchase price of \$35,793.50 plus HST of \$3,605.49, less the trade-in value of the Chevrolet Equinox of \$8,000.00, resulting in a total bid amount of \$31,398.99.

Carried



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Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Debbie Zulak

25-013 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the District of Parry Sound Social Services Administration Board CAO Reports for November and December 2024, for information purposes.

Carried

Moved by: Councillor Nick Ryeland
Seconded by: Councillor Morley Haskim

25-014 **WHEREAS** the Ministry of Municipal Affairs and Housing has received the Township's Official Plan Amendment No. 9, which has been under review for longer than 120 days; and

WHEREAS the Council of the Township of McKellar is committed to enhancing its planning capabilities and is interested in obtaining the authority to approve Official Plan Amendments, similar to our neighboring Municipality of Whitestone;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar directs staff to invite representatives from the Ministry of Municipal Affairs and Housing to provide a presentation to Council on the process, legislative requirements, and procedural steps involved in conducting and approving Official Plan Amendments locally, and to establish a clear timeline for granting this authority, aligning with the Ministry's review of Official Plan Amendment No. 9.

Carried

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen

25-015 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby authorize the Treasurer to remit payment to Belvedere Heights in the amount of \$47,399.00, as requested in their letter dated October 7, 2024 to offset the cost of engineering and architectural services incurred in 2024 to support the addition of 22 new private rooms; and

FURTHER THAT all other resolutions previously deferred referencing this payment are hereby rescinded.

Carried

Moved by: Councillor Morley Haskin
Seconded by: Councillor Nick Ryeland

25-016 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby authorize the use of the Council Chambers for the McKellar Market's 2025 Christmas Market to be held on Saturday, November 15, 2025.

Carried

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen

25-017 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-01, Being a By-law to Authorize the Execution of a Consent Agreement with The Ridge on Lake Manitou Inc. – Consent for PCL 27586 SEC SS; PART



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LOTS 23 & 24 CONCESSION 8 MCKELLAR PARTS 11, 12, 13 & 14 42R16306 & PART 11 42R14979; TOWNSHIP OF MCKELLAR, a First and Second reading;

And further Read a Third time and Passed in Open Council this 14th day of January, 2025.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Morley Haskim

25-018 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-02, Being a By-law to Authorize the Borrowing of Money to Meet Current Expenditures of the Council of the Township of McKellar, a First and Second reading;

And further Read a Third time and Passed in Open Council this 14th day of January, 2025.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-019 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-03, Being a By-law to Levy Certain Interim Rates, Taxes and Charges for the Year 2025, a First and Second reading;

And further Read a Third time and Passed in Open Council this 14th day of January, 2025.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Nick Ryeland

25-020 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-04, Being a By-law to Set Tax Ratios for Municipal Purposes for the Year 2025, a First and Second reading;

And further Read a Third time and Passed in Open Council this 14th day of January, 2025.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-021 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-05, Being a By-law to Enter into an Agreement with SimplyCast for Notification Software, a First and Second reading;

And further Read a Third time and Passed in Open Council this 14th day of January, 2025.

Deferred



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**Moved by: Councillor Nick Ryeland
Seconded by: Councillor Morley Haskim**

25-022 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-06, Being a By-law to Authorize a Loan Guarantee for the Board of Management for the District of Parry Sound West Home for the Aged (Belvedere Heights), a First and Second reading;

And further Read a Third time and Passed in Open Council this 14th day of January, 2025.

DIVISION VOTE

YEAS: Councillors Haskim and Ryeland
NAYS: Councillors Debbie Zulak, Kekkonen and Mayor Moore
ABSTAIN: None.
ABSENT: None.

Defeated

**Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen**

25-023 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Consent Agenda for correspondence.

Carried

**Moved by: Councillor Morley Haskim
Seconded by: Councillor Nick Ryeland**

25-024 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-07, Being a By-law to Confirm the Proceedings of Council, a First and Second reading;

And further Read a Third time and Passed in Open Council this 14th day of January, 2025.

Carried


QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON THE AGENDA)

There were no questions from the in-person audience or via Zoom.

**Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Debbie Zulak**

25-025 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar adjourn this meeting at 8:42 p.m. to meet again on January 24, 2025 for a Special Meeting of Council to present the draft 2025 operating budget; or at the call of the Mayor.

Carried



David Moore, Mayor



Karlee Britton, Clerk/Administrator