



**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Council Meeting Minutes**

**June 4, 2024**

Mayor Moore called the meeting to order at 5:32 p.m.

**ROLL CALL**

Mayor Moore took Roll Call.

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

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

There were no conflicts of interest declared.

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

**24-331** **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 amended to move Items 21.1 and 17.1 to precede Item 10.1 Public Meeting; and

**FURTHER** to add Item 23.1 under New Business being By-law 2024-51 being a By-law to Approve the Submission of An Application to Ontario Infrastructure and Lands Corporation for The Long-Term Financing of Certain Capital Work(s) (Application No. 914).

**Carried**

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

**24-332** **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 5:34 p.m. to discuss the following items:

- 5.1 Minutes of Closed Session – May 21, 2024
- 5.2 Personal matters about an identifiable individual; pursuant to Ontario Municipal Act Section 239(2)(b) – Appointments to the Fire Department & Staffing
- 5.3 Litigation or potential litigation; pursuant to Ontario Municipal Act Section 239(2)(e) – Appeal with the Ontario Land Tribunal
- 5.4 Information supplied in confidence by a third party; pursuant to Ontario Municipal Act, Section 239(2)(i) – Technical information regarding Pending Construction

**Carried**

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

**24-333** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby reconvene into open session of Council at 6:33 p.m.

**Carried**

Mayor Moore called the meeting to order at 6:33 p.m.

**ROLL CALL**

Mayor Moore took Roll Call.



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**Present:** Mayor David Moore  
Councillors Morley Haskim, Mike Kekkonen, Nick Ryeland, Debbie Zulak

**Staff:** Acting Clerk/Administrator, Karlee Britton  
Fire Chief, Robert Morrison

### 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 Zulak**  
**Seconded by: Councillor Kekkonen**

**24-334** **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 June 4, 2024.

**Carried**

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

**24-335** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2024-48, Being a By-law to Appoint a Deputy Fire Chief, a First and Second reading;

**And further Read a Third time and Passed** in Open Council this 4<sup>th</sup> day of June, 2024.

**Carried**

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

**24-336** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the opening results from Request for Proposal No. 2024-10 for painting and caulking of Fire Station No. 2; and

**FURTHER** defer the decision to award or decline the RFP at the June 18, 2024 meeting of Council.

**Carried**

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

**24-337** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby move Items 21.3 and 21.4 to precede Item 10.1 Public Meeting.

**Carried**

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

**24-338** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2024-38, Being a By-law to Prescribe Times for Setting



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Fires and Precautions / Restrictions for Burning and to Repeal By-law No. 2019-24, as amended, a First and Second reading;

**And further** to be Read a Third time at the June 18, 2024 Regular Meeting.

**Carried**

**Moved by: Councillor Zulak**

**Seconded by: Councillor Kekkonen**

**24-339** WHEREAS By-law 2024-43 was read for a First and Second time on May 21, 2024;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2024-43, Being a By-law to Adopt the Township's Community Risk Assessment, a Third reading;

**And further Passed in Open Council** this 4<sup>th</sup> day of June, 2024.

**Carried**

Fire Chief, Robert Morrison left the meeting.

**Moved by: Councillor Ryeland**

**Seconded by: Councillor Haskim**

**24-340** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does move into a Public Meeting at 7:24 p.m. to consider an application to amend the Zoning By-law for the subject properties 193 & 195 Manitou Drive.

**Carried**

**PUBLIC MEETING**

Rebecca Elphick, Planner with J.L. Richards & Associates provided a detailed summary of the application and offered recommendations for the Zoning By-law Amendment.

Council posed questions to Ms. Elphick regarding the application.

Ted Davidson did not speak for or against the application. It was noted Mr. Davidson sent a letter via email to the Mayor and Council on June 2, 2024.

Ms. Elphick spoke to questions raised by Mr. Davidson.

Wanda Muirhead, (part owner of one of the subject properties) spoke to the application and building the garage on the property.

Patrick Christie, Secretary-Treasurer of the Parry Sound Area Planning Board, answered questions from both members of Council and the public.

**Moved by: Councillor Zulak**

**Seconded by: Councillor Kekkonen**

**24-341** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby reconvene into regular session at 8:12 p.m.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Ryeland**

**24-342** 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



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Stewardship and Environmental Committee, presenting to Council the new flyer for recycling education to be circulated to ratepayers; and

**FURTHER** direct staff to confirm with Waste Connections Inc. that the information provided in the flyer is accurate to what is accepted at the McKellar Transfer Station; and

**FURTHER** after confirmation from staff, is authorized to circulate the flyer in the July tax bill mailing.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Zulak**

**24-343** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the April 23, 2024 Special Meeting of Council as circulated and May 21, 2024 Regular Meeting of Council, as amended.

**Carried**

**Moved by: Councillor Ryeland**

**Seconded by: Councillor Haskim**

**24-344** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Memo to the Member of the Parry Sound Area Planning Board dated May 23, 2024 and the Decision letter dated May 27, 2024 with regards to Consent Application No. B03/2024 (Shandling); and

**FURTHER** approve the amended Municipal conditions for Application B03/2024 being;

- 1) Confirmation from the applicant's solicitor that the lot addition will merge with the benefitting lot;
- 2) That all landowners who presently have access via F.R. 150 continue to have deeded access if and when ownership of the F.R. is transferred;
- 3) That the applicant's solicitor, or a related party solicitor, undertake to register a deeded right of way over Part 16 Plan 42R-18189 and the Allen lands in favour of 23 Fire Route and provide a registered survey of same immediately following issuance of the Consent Certificate and perfection of the severance, and to provide evidence of same to the Planning Board; and
- 4) That the Planning Board will provide a Consent Certificate for the registration of the above right of way, on the basis that it is a condition of severance set out in the Shandling Notice of Decision.
- 5) Payment of any applicable planning fees.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Zulak**

**24-345** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the draft agreement between Sotheby's International Realty and the Township of McKellar; and

**FURTHER THAT** Resolution No. 2024-272 be rescinded; and

**FURTHER THAT** Council directs staff to notify Mr. Murney to remove his sign from Township property.

**Carried**



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

**24-346** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the April 24, 2024 meeting of the District of Parry Sound West (Belvedere Heights) Board of Management.

**Carried**

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

**24-347** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the April 22, 2024 meeting of the Parry Sound Area Planning Board.

**Carried**

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

**24-348** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the April 29, 2024 meeting of the Township of McKellar Public Library Board.

**Carried**

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

**24-349** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the letter dated May 10, 2024 from the Georgian Bay Biosphere with regards to celebrating their 20-year anniversary, for information purposes.

**Carried**

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

**24-350** WHEREAS Council reviewed Municipal Property Assessment Corporation (MPAC)'s Data Sharing and Services Agreement (DSSA) in December 2023; and

WHEREAS Council defeated Resolution No. 2023-785 to authorize the Mayor and Clerk/Administrator to sign the agreement; and

WHEREAS Council and staff have met on multiple occasions with representatives from MPAC and the West Parry Sound Geography Network in an attempt to keep previously public data kept public in the future after signing the DSSA; and

WHEREAS MPAC offers two product use sheets (standard and enhanced) that allow for specific Municipal data elements to be displayed on the Municipality's website; and

WHEREAS data elements not captured in the standard and enhanced product use sheets have been identified in a third custom product use sheet allowing more Municipal data sets to be shown on the West Parry Sound Geography Network's website;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby authorize the Mayor and the Acting Clerk/Administrator to sign the Data Sharing Services Agreement and the three (3) product use sheets being the standard, enhanced and custom sheets.

**Carried**



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

**24-351**      **WHEREAS** on April 5, 2024 Belvedere Heights Board of Management received the long-anticipated letter from Ministry of Long-Term Care, declining the request to relocate Belvedere Heights to a campus of care; and

**WHEREAS** the Ministry of Long-Term Care has requested that Belvedere Heights Board of Management express their intention regarding the addition of the previously approved (in April 2021), twenty-four (24) beds to Belvedere Heights; and

**WHEREAS** the Ministry of Long-Term Care has provided the requirements to qualify for the recently announced maximum \$35 per diem construction funding top-up by a November 2024 deadline; and

**WHEREAS** the Belvedere Heights Board of Management financing plan will not require new funding from its Municipal partners; and

**WHEREAS** time is of the essence to comply with Ministry of Long-Term Care recommended milestone for municipal owner approval by June 2024;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Township of McKellar hereby endorses the Belvedere Heights Board of Management request to apply for final approval from the Ministry of Long-Term Care to build up to twenty-four (24) new long-term care beds at 21 Belvedere Ave.; and

**FURTHER** this endorsement be subject to meeting all of the Ministry of Long-Term Care requirements including the required financing plan.

**Carried**

**Moved by: Councillor Kekkonen  
Seconded by: Councillor Haskim**

**24-352**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby direct staff to prepare a By-law to Authorize the Mayor and Acting Clerk/Administrator to enter into a 3-year Service Agreement with HR Covered Inc. in the amount of \$4,776 plus HST annually, for at a total annual price of 5,396.88 including HST over three years commencing at time of signing; and

**FURTHER THAT** the By-law be presented at the June 18, 2024 Regular Meeting of Council.

**DIVISION VOTE**

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

**Defeated**

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

**24-353**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby defer the draft Zoning By-law Amendment By-law 2024-49 (193 & 195 Manitou Drive); and

**FURTHER** that revisions to the draft By-law are presented at the June 18, 2024 Regular Meeting of Council.



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Carried

**Moved by: Councillor Haskim**

**Seconded by: Councillor Ryeland**

**24-354** WHEREAS By-law 2024-44 was read for a First and Second time on May 21, 2024;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2024-44, Being a By-law to Adopt the Estimates of All Sums Required During the Year 2024 (Yearly Budget), a Third reading;

**And further Passed in Open Council** this 4<sup>th</sup> day of June, 2024.

Carried

**Moved by: Councillor Zulak**

**Seconded by: Councillor Kekkonen**

**24-355** WHEREAS By-law 2024-26 was deferred on April 2, 2024; and

WHEREAS the Township has determined it has no future need for the Communications Tower located at 3 Sharon Park Drive; and

WHEREAS decommissioning costs of the tower are significant and outweigh the benefit of the Township receiving ownership of the tower;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby rescind Resolution No. 24-203; and

**FURTHER** direct staff to inform Cogeco that the Township will not be entering into a purchase and sale agreement with Cogeco Connexion Inc. for the purchase of the tower located at 3 Sharon Park Drive; and

**FURTHER** issue an invoice for rent owing on the tower.

Carried

**Moved by: Councillor Ryeland**

**Seconded by: Councillor Haskim**

**24-356** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2024-50, Being a By-law to Provide for the Adoption of Tax Rates and to further Provide for Penalty and Interest in Default of Payment thereof for the Year 2024, a First and Second reading;

**And further Read a Third time and Passed in Open Council** this 4<sup>th</sup> day of June, 2024.

Carried

**Moved by: Councillor Zulak**

**Seconded by: Councillor Kekkonen**

**24-357** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2024-51, Being a By-law to Approve the Submission of an Application to Ontario Infrastructure and Lands Corporation ("OILC") for the Long-Term Financing of Certain Capital Work(s) of the Corporation of the Township of McKellar ("Municipality"); and to Authorize the Entering into a Rate of Offer Letter Agreement Pursuant to Which the Municipality will Issue Debentures to OILC, a First and Second reading;

**And further Read a Third time and Passed in Open Council** this 4<sup>th</sup> day of June, 2024.

Carried



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**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Zulak**

**24-358** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the consent agenda for correspondence.

**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 Haskim**

**Seconded by: Councillor Ryeland**

**24-359** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2024-52, 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 4<sup>th</sup> day of June, 2024.


**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Zulak**

**24-360** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar adjourn this meeting at 9:47 p.m. to meet again on June 18, 2024; or at the call of the Mayor.

**Carried**

  
\_\_\_\_\_  
David Moore, Mayor

  
\_\_\_\_\_  
Karlee Britton, Acting Clerk/Administrator