



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

August 19, 2025

Mayor Moore called the meeting to order at 6:00 p.m.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Mike Kekkonen, Debbie Zulak, Nick Ryeland, Morley Haskim
Staff: Deputy Clerk, Mary Smith
Public Works Superintendent, Thomas Stoneman

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF – NONE

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Nick Ryeland

25-354 **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 22.1 – Unfinished Business, 17.1 – BP25-01 – Enforcement of On-Site Sewage Systems and 21.2 By-law No. 2025-42 – Being a By-law respecting Construction, Demolition, Change of Use, Conditional Permits and Inspections to follow Item 11.1.

Carried

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.

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Morley Haskim

25-355 **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 6:02 p.m. to discuss the following items:

- 5.1 Minutes of Closed Session – August 5, 2025
- 5.2 Litigation or potential litigation; pursuant to Ontario Municipal Act Section 239(2)(e) – potential litigation.

Carried

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Nick Ryeland

25-356 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby reconvene into regular open session of Council at 6:36 p.m.

Carried

Moved by: Councillor Morley Haskim
Seconded by: Councillor Debbie Zulak

25-357 **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 August 19, 2025.

Carried



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Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Mike Kekkonen, Debbie Zulak, Nick Ryeland, Morley Haskim
Staff: Deputy Clerk, Mary Smith
Chief Building Official, Chris Bordeleau
Treasurer, Roshan Kantiya

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF – NONE

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Nick Ryeland

25-358 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the deputation from Pahapill and Associates Professional Corporation – Independent Auditors Report, for information purposes.

Mayor Moore opened the floor for public discussion regarding the deputation from Pahapill and Associates Professional Corporation on the Independent Auditor's Report. Lawrence Rubin provided comments in person.

Carried

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Nick Ryeland

25-359 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar has reviewed, on multiple occasions, the details regarding Municipal Insurance for Township bridges;

AND WHEREAS the renewal of this insurance will commence on September 19, 2025, and extend through the 2025–2026 term;

AND WHEREAS Council has considered the addition of specific bridges, or alternatively, comprehensive coverage for all Township bridges;

NOW THEREFORE BE IT RESOLVED THAT Council hereby approves the following insurance option:

Comprehensive Insurance Coverage for All Bridges – coverage for all Township bridges for the 2025–2026 term, at a total premium of \$17,773.00, which provides full assessed value replacement with a deductible of \$10,000.00 per occurrence.

AND FURTHER THAT to accommodate any additional costs that may arise, Council authorizes the Treasurer to reallocate funds from the Hurdville Bridge budget to ensure appropriate financial management and coverage;

AND FURTHER THAT the Treasurer is hereby authorized to make the necessary arrangements with BrokerLink to implement the approved insurance coverage.

Carried

Treasurer Roshan Kantiya left the meeting at 7:04 p.m.

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Morley Haskim

25-360 WHEREAS some municipalities within the Parry Sound District have recently expressed their intent to withdraw from the North Bay-Mattawa Conservation Authority (NBMCA) for the purpose of assuming responsibility for septic system approvals;

AND WHEREAS MPP Graydon Smith has initiated the process of amending the Ontario Building Code to permit municipalities to assume enforcement responsibility for on-site sewage systems;



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AND WHEREAS the Township of McKellar recognizes that assuming this responsibility would place significant additional demands on the Township's Building Department, including the need for specialized training and increased staffing;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does not wish to pursue the transfer of enforcement responsibility for on-site sewage systems from the North Bay-Mattawa Conservation Authority at this time;

AND FURTHER THAT the Township will continue to monitor provincial developments and reassess this matter should circumstances change in the future.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-361 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-42 – Being a By-law respecting Construction, Demolition, Change of Use, Conditional Permits and Inspections, a First and Second reading.

Carried

Chief Building Official Chris Bordeleau left the meeting at 7:39 p.m.

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-362 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the August 5, 2025, Regular Meeting of Council, as circulated

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-363 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar has no objections to the approval of Consent Application No. B14/2025 (Ward) as applied for by Cameron Ward, subject to the following conditions:

1. Payment of a fee in lieu of parkland as required in the Township of McKellar Fees and Charges By-Law;
2. 911 Addressing for the proposed new lot;
3. That the applicant convey any portion of Lakeshore Road, for severed and retained properties, 10 metres from the centre line to the Township of McKellar;
4. Payment of any applicable planning board fees.
5. That written confirmation be received from the Public Works Superintendent that an entrance permit can be approved.
6. That the retained lot frontage is to be confirmed.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-364 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar has received Consent Application No. B44/2024(McK) to create one (1) new waterfront lot and a right-of-way in Part of Lots 32 & 33, Concession 4, Township of McKellar, as applied for by Fred and Edith Flood; and

FURTHER THAT the application is hereby deemed complete.

Carried



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Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-365** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Township of McKellar Recreation Committee meeting minutes of July 24, 2025, for information purposes.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

- 25-366** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Report PW-2025-07 Request for Winter Maintenance on Fox Farm Road from Public Works Superintendent, Thomas Stoneman; and

FURTHER THAT Council decline the request from the Fox Farm Road Extension Association (FFREA) to extend winter maintenance to the 770-metre stretch between 6 Fox Farm Road and Watkins Lane at this time, due to safety concerns related to inadequate turnaround space, the absence of full-time residences, and the need to first review the Township's existing winter maintenance routes for safety and efficiency.

Mayor Moore opened the floor for public discussion. Lawrence Rubin spoke on the matter in person. Leslie Chester provided comments via Zoom. Robert Jurk also spoke on the matter in person.

Deferred

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-367** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby receives the accounts payable preliminary cheque run report for July 2025 from Treasurer, Roshan Kantiya, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

- 25-368** **WHEREAS** the Georgian Bay Biosphere Reserve was designated by UNESCO in 2004 as a region of global ecological significance; and

WHEREAS the Township of McKellar is committed to promoting environmental values and sustainable development, and have collaborated with the Georgian Bay Mniidoo Gamii Biosphere (GBB) organization on many projects since 2014, including conservation, education, climate action, community development, and reconciliation; and

WHEREAS the UNESCO biosphere reserve designation, and the work coordinated by GBB as an organization in Canada, are both highly valued by our community and by our Council;

NOW THEREFORE the Township of McKellar is proud to support the Georgian Bay Biosphere Reserve in its continued designation by UNESCO and look forward to participating in the next ten years of collaborative activities.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-369** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby declare the 2014 885 Case Backhoe as surplus to the needs of the Township.

AND FURTHER THAT staff are directed to dispose of the surplus equipment in accordance with the Township's Procurement and Disposal of Assets Policy.

Carried



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Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

- 25-370** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar has deferred Item 21.1, the Fees and Charges By-law No. 2025-41, to the next regular meeting of Council.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-371** **BE IT RESOLVED THAT** By-law No. 2025-43, Being a By-law to Establish Rules and Regulations for the Management and Control of All Cemeteries Operated by the Corporation of the Township of McKellar and to Repeal By-laws 2012-14, 2012-18, and 2016-06, be **read** a **Third** time and **passed** in Open Council this 19th day of August, 2025.

Deferred

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-372** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Consent Agenda for correspondence.

Carried

Mayor Moore opened the floor to the public for questions and comments regarding items on the agenda; no comments were made in person or via Zoom.

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

- 25-373** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-47, being a By-law to Confirm the Proceedings of Council, a first and second reading;

AND FURTHER give a **Third reading** and **Pass** in open Council this 19th day of August 2025.

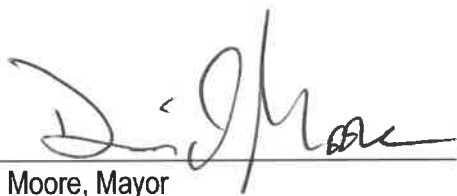
Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-374** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar adjourn this meeting at 9:30 p.m. to meet again on Tuesday, September 2, 2025, or at the call of the Mayor.

Carried


David Moore, Mayor


Mary Smith, Deputy Clerk