



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

August 5, 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 Mike Kekkonen, Debbie Zulak, Nick Ryeland, Morley Haskim
Staff: Deputy Clerk, Mary Smith
Clerk/Administrator, Karlee Britton

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

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

25-326 **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 Item 11.1 Delegations to precede Item 10.1 Public Meeting and to add Item 20.1 Committee of Adjustment Appointment.

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

25-327 **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 – July 15, 2025
- 5.2 Litigation or potential litigation; pursuant to Ontario Municipal Act Section 239(2)(e) – ongoing litigation.
- 5.3 Acquisition or disposition of land; pursuant to Ontario Municipal Act Section 239(2)(c) – land acquisition and land disposition.

Carried

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

25-328 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby reconvene into regular open session of Council at 6:30 p.m.

Carried

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

25-329 **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 5, 2025.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

August 5, 2025

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
Clerk/Administrator, Karlee Britton

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

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

25-330 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the deputation from the Canoe Procurement Group of Canada – Group Purchasing Benefits for Municipalities by Sarah Hubble, Client Relations Manager for Ontario and Nunavut, for information purposes.

Mayor Moore invited public discussion on Sarah Hubble's deputation – Lawrence Rubin commented.

Carried

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

25-331 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby move into a Public Meeting at 6:59 p.m. to consider the following matters (1) DRAFT Building By-law No. 2025-42 under the authority of Section 7 of the Ontario Building Code Act, 1992, and (2) Review Road Allowance Closure (Sunny Shore Park Drive).

Clerk Administrator, Karlee Britton, gave a brief background on the Draft Building By-law and reviewed the Road Allowance Closure for Sunny Shore Park Drive. Mayor Moore opened the floor for public discussion. No public comments were made at this time.

Carried

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

25-332 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby move into regular session at 7:21 p.m.

Carried

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

25-333 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the July 15, 2025, Regular Meeting of Council, as circulated.

Carried

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

25-334 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Zoning By-law Amendment application submitted by Christopher Moffatt, proposing to rezone the property located at 70 Burnett's Road from Waterfront Residential 2 (WF2) to Rural (RU), as required by Consent Application No. B05/2024 (Moffatt); and
FURTHER THAT Council deems the application to be complete in accordance with the requirements of the Planning Act.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

August 5, 2025

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-335 **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.

Deferred

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-336 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the DRAFT Minutes of the June 12, 2025, meeting of the Lake Stewardship and Environmental Committee, for information purposes.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-337 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the June 4, 2025, meeting of the Township of McKellar Historical Committee, for information purposes.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-338 **WHEREAS** the personal identification sign located at the entrance of 6 Little Bear Lane exceeds the maximum size permitted under By-law 2004-17, Section 2.08(d);

AND WHEREAS the sign has existed for an extended period of time, has minimal impact on the surrounding area, and is consistent with the general intent of the Township's By-law and Official Plan;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby permit the existing personal identification sign at 6 Little Bear Lane to remain in place notwithstanding its non-compliance with the size limitations outlined in By-law 2004-17, Section 2.08(d).

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Mike Kekkonen

25-339 **WHEREAS** Report ADMIN-2025-12, titled Municipal Election 2026 Alternative Voting Method, provides a detailed comparison of available voting options and associated costs;

AND WHEREAS the report recommends continuing with the internet-only voting method, which was successfully implemented in the 2018 and 2022 Municipal Elections;

AND WHEREAS internet voting is the most cost-effective and least staff-intensive option, while also enhancing accessibility and convenience for electors, including seasonal residents;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby approve the use of internet-only voting as the method of voting for



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

August 5, 2025

the 2026 Municipal Election, in accordance with the provisions of the Municipal Elections Act, 1996;

AND FURTHER THAT Council supports the Township's continued participation in the West Parry Sound Municipal Group purchasing arrangement to secure group pricing with Intelivote Systems Inc. for the provision of internet voting services.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-340 **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;

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.

Deferred

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-341 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Report T-2025-05 – Budgetary Control Report for the Six Months Ending June 30, 2025, from Treasurer, Roshan Kanitya, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-342 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the request from the Fox Farm Road Extension Association for information purposes and directs the Public Works Superintendent to prepare a report on the feasibility, costs, and implications of adding this section of Fox Farm Road to the regular winter maintenance schedule.

Mayor Moore invited Leslie Chester, President of the Fox Farm Road Extension Association, to speak on this request in person.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-343 **WHEREAS** the Federation of Northern Ontario Municipalities (FONOM) has submitted a formal proposal to the Prime Minister of Canada and the Premier of Ontario, advocating for the adoption of a 2+1 Highway System on Highways 11 and 17;

AND WHEREAS the 2+1 highway model has the potential to significantly improve road safety, reduce collisions, and save lives while also offering economic, environmental, and national security benefits;



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

August 5, 2025

AND WHEREAS this proposal seeks designation as a Nation-Building Priority under the Building Canada Act, recognizing the strategic importance of enhancing transportation infrastructure in Northern Ontario;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby support FONOM's proposal for the implementation of a 2+1 Highway System on Highways 11 and 17;

AND FURTHER THAT Council encourages the Mayor to submit a letter of support on behalf of the Township, using the template provided by FONOM;

AND FURTHER THAT a copy of this resolution be forwarded to the Federation of Northern Ontario Municipalities, the Premier of Ontario, the Prime Minister of Canada, the Minister of Transportation of Ontario, and the local Member of Provincial and Federal Parliament.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-344 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of does hereby appoint Mary Smith as the alternate Secretary-Treasurer for the Township's Committee of Adjustment, to act in place of Karlee Britton during any meetings she is unable to attend.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-345 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-37, Being a By-law to Authorize the Execution of an Agreement with Spectrum Telecom Group Ltd., a First and Second reading;

And further Read a Third time and Passed in Open Council this 5th day of August 2025.

Deferred

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-346 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-41, being a By-law to establish fees and charges for services or activities provided or done by or on behalf of the Township of McKellar, a First and Second reading, and that it repeals By-laws 2011-21, 2011-23, 2011-28, 2021-58, 2022-48, and 2023-15;

AND FURTHER THAT By-law No. 2025-41 be **read a Third time and Passed** in Open Council this 5th day of August 2025.

Deferred

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-347 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby request that the Chief Building Official attend a Regular Meeting of Council, August 19, 2025, to review changes to the current Building By-law No. 2025-42, as well as discuss the Enforcement of on-site sewage Systems.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-348 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give first and second reading to By-law No. 2025-43, being a by-law to establish rules



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

August 5, 2025

and regulations for the management and control of all cemeteries operated by the Township of McKellar, and to repeal By-law Nos. 2012-14, 2012-18, and 2016-06.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-349 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-44 – Being a By-law to Stop Up, Close and Sell Part of the public highway known as Sunnysore Park Drive being RP 42R-21792 Part 1, Township of McKellar, District of Parry Sound (Edwards) a First and Second reading;

AND FURTHER READ a **Third** time and **Passed** in Open Council this 5th day of August 2025.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-350 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-45 – Being a By-law to Deem Certain Lots in the Township of McKellar not to be part of a Registered Plan of Subdivision (Block K, Plan 294) a First and Second reading;

AND FURTHER READ a **Third** time and **Passed** in Open Council this 5th day of August 2025.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-351 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Consent Agenda for correspondence.

Carried

Lawrence Rubin addressed the Council with comments regarding items listed on the agenda.

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-352 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-46, 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 5th day of August 2025.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-353 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar adjourn this meeting at 9:46 p.m. to meet again on Tuesday, August 19, 2025, or at the call of the Mayor.

Carried

David Moore, Mayor

Mary Smith, Deputy Clerk