



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Reg Moore
Councillor Nick Ryeland via telephone

Staff: Clerk, Ina Watkinson
Treasurer, Roshan Kantiya

Guests: Jamie Robinson, MHBC Planning

Mayor Hopkins called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor Hopkins took Roll Call.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATION OF CONFLICT OF INTEREST

Mayor Hopkins asked Council if there was any Pecuniary Interest to declare. Councillor Haskim declared a Conflict of Interest in Item No. 9.3 - Consent Application B13/2022(McK) - Haskim

Moved by: Councillor Kekkonen

Seconded by: Councillor Moore

22-131 **Be It Resolved** That the Council of the Township of McKellar does hereby approve the Amended Agenda for this meeting by adding the four motions from the March 22, 2022 Committee of the Whole as Item 14.5 through to 14.9, and add a motion from Councillor Kekkonen as Item 14.10.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-132 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the deputation from Wayne Ward with respect to the safety issues with the portion of Highway 124 that runs into and through the Village of McKellar.

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Mayor Hopkins thanked Mr. Ward for the deputation.

Moved by: Councillor Kekkonen

Seconded by: Councillor Haskim

22-133 **Be It Resolved That** the Council of the Township of McKellar does hereby approve the minutes of the March 8, 2022, Regular Meeting of Council.

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-134 **Be It Resolved That** the Council of the Township of McKellar does hereby approve the minutes of the March 22, 2022, Special Committee of the Whole.



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-135 **Be It Resolved That** the Council of the Township of McKellar does hereby approve the minutes of the March 17, 22, and 31, 2022, Special Meetings of Council.

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-136 **Be It Resolved That** the Council of the Township of McKellar does hereby support the consent application for three new rural lots and a lot addition in Part of Lot 29, Concession 6, on Burnett's Road as applied for by 2792311 Ontario Ltd. In Consent Application B02/2022(McK) subject to the following conditions:

1. Conveyance of a strip of land 33 feet from the centre line of the travelled portion of Burnett's Road to the Township.
2. Payment of a fee in lieu of Parkland to the Township.
3. Acquiring adequate 911 addressing.
4. Payment of any applicable planning fees; and
5. Verification from the Director of Operations, by way of Staff Report the three lots can accommodate and entrance in compliance with Municipal Standards.

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins to defer

NAYS: None

ABSTAIN: Councillor Ryeland

Deferred

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-137 **Be It Resolved That** the Council of the Township of McKellar does hereby approve the consent application of Robert and Sue Salway to create three new waterfront lots accessed off a private right of way as applied for in Consent Application B07/2022(McK) subject to the following conditions:

1. That the lands be rezoned to increase the required front yard from 10 metres to 30 metres.
2. That the applicant enter into a 51(26) Consent Agreement to include the recommended restrictions of the Site Evaluation Report prepared by Riverstone Environmental Solutions, dated December 2021; terms and conditions recognizing that the access road is a private road and the Township will have no responsibility or liability for the maintenance of the road and the users shall indemnify the township for any liability as a result of the private road user.
3. The payment of a fee lieu of Parkland Dedication in accordance with the Township's Fee By-law.
4. Acquire adequate 911 addressing; and
5. Payment of any applicable planning fees.

YEAS: Councillors Haskim and Mayor Hopkins

NAYS: Councillors Moore and Kekkonen

ABSTAIN: Councillor Ryeland

Defeated



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

Councillor Haskim excused himself from the Council Table for Item 9.3 on the Agenda – Consent Application B13/2022(McK)

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

22-138 **Be It Resolved That** the Council of the Township of McKellar does hereby approve the consent application for the creation of one new rural lot in Lot 15, Concession 4, on Broadbent Road, as applied for by Morley Haskim and Derek Haskim in Consent Application B13/2022(McK), provided that the approval include the following conditions:

1. Conveyance of any portion of Broadbent Road, 10 metres from the centre line of the travelled road that is under the ownership of the applicant.
2. Payment of a fee in lieu of Parkland to the Township.
3. Payment of any applicable planning fees.
4. Obtain adequate 911 addressing.
5. Confirm by way of a Staff Report that the severed lot can accommodate an entrance in compliance with municipal standards.

YEAS: Councillors Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Councillor Haskim returned to his seat at the Council Table.

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-139 **Be It Resolved That** the Council of the Township of McKellar does hereby give By-law No. 2022-23, being a by-law to enter into a Site Plan Agreement with Camp Manitou Inc., on condition that Item 1.2 of the agreement requires conformity with Municipal by-laws and provincial legislation and regulations; and

The proponent must provide calculations to verify that the added camper capacity will be in compliance with Section 3.43(b) and (c) of By-law 95-12 as amended.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-140 **Be It Resolved That** the Council of the Township of McKellar does hereby move into the public portion of the meeting to hear on the Rezoning application of Robert and Sue Salway.

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-141 **Be It Resolved That** the Council of the Township of McKellar does hereby reconvene to the regular Meeting of Council

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-142 **Be It Resolved That** the Council of the Township of McKellar does hereby deem the Salway Rezoning Application complete.

YEAS: Councillors Haskim, Kekkonen and Mayor Hopkins

NAYS: Councillor Moore

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-143 **Be It Resolved That** the Council of the Township of McKellar does hereby give By-law No. 2022-25, being a by-law to amend By-law No. 95-12, the Zoning By-law, for Part Lots 24 and 25, Concession 9, McKellar (Salway), a First and Second Reading;

And Further Read a Third time and Passed in Open Council this 12th day of April, 2022.

YEAS: Councillors Haskim and Mayor Hopkins

NAYS: Councillors Kekkonen and Moore

ABSTAIN: Councillor Ryeland

Defeated

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-144 **Be It Resolved That** the Council of the Township of McKellar does hereby receive the March 24, 2022 Draft Minutes of the Recreation Committee

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-145 **Be It Resolved That** the Council of the Township of McKellar does hereby receive the March 9, 2022 Draft Minutes of the Sesquicentennial Ad-Hoc Committee.

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-146 **Be It Resolved That** the Council of the Township of McKellar does hereby receive the March 10, 2022 Lake Stewardship and Environmental Committee

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-147 **Be It Resolved That** the Council of the Township of McKellar does hereby receive Public Works Report PW-2022-01, Roads Policy Update Version 6, for information;

YEAS: Councillors Haskim, Kekkonen, Moore and Mayor Hopkins

NAYS: None

ABSTAIN: Councillor Ryeland

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

22-148 **Be It Resolved That** the Council of the Township of McKellar does hereby amend the resolution to give By-law 2022-24 a first, second and third reading and passed to only giving the By-law its first and second reading and defer the third reading until there is public consultation.

YEAS: Councillors Haskim, Ryeland and Mayor Hopkins

NAYS: Councillors Kekkonen and Moore

ABSTAIN: None

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-149 **Be It Resolved That** the Council of the Township of McKellar does hereby Give By-law No. 2022-24, being a by-law to set minimum standards for construction of new roads, and for the upgrading and maintenance of existing municipal roads, a First and Second Reading;

And defer the Third reading until there is public consultation.

YEAS: Councillors Haskim, Kekkonen, Ryeland and Mayor Hopkins

NAYS: Councillor Moore

ABSTAIN: None

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-150 **Be It Resolved That** the Council of the Township of McKellar does hereby receive the March 2022 Accounts Payable Cheque-Run Report, for information.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

MAYOR'S REPORT

Mayor Hopkins paid tribute to Steve Munroe, who has recently retired from West Wind Forest Stewardship Inc. after 25 years of service protecting, preserving and conserving our forests. Steve has given back to McKellar in many ways over the years by donating trees, conducting educational walks on Balsam Trail and providing advice and counsel to many in the community.

The Re-Use Tent at the Transfer Station will be up and running very soon.

The Township is looking for any groups interested in bottle collection at our Transfer Station. Please apply through the Township Office by April 25, 2022.

The Mayor's full report can be found on the website at:

<https://www.mckellar.ca/en/township-services/council.aspx#Mayors-Communique>

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-151 **Whereas** the Council of the Township of McKellar has received the April 5, 2022 letter of from Katy and Cameron Ward, Owners and Operators of Middle River Farm and Farm Store with respect to the proposed extending of the McKellar Market into Patterson Lane; and

Whereas Patterson Lane is the main access to a successful, long time McKellar Business, is one of the three main accesses to the 124 Highway Corridor, is used on a continuous basis for local and travelling public when the General Store and Scooby's area is congested, and it might be required for use by emergency vehicles during times of congestions;



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

Now Therefore Be It Resolved that Patterson Lane not be closed for the Market Expansion.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Kekkonen

22-152 **Be It Resolved That** the Council of the Township of McKellar does hereby receive the April 4, 2022 email from Dave Speigl, representative for the Manitouwabing Peninsula Association with respects to the New Roads Standards Policy and the impact on Deerfield Road and Bay Drive.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Kekkonen

22-153 **Be It Resolved That** the Council of the Township of McKellar has received the March 14, 2022 letter from Goldie Ladd, Treasurer for the McKellar-Dunchurch Pastoral Charge of the United Church of Canada, requesting relief on the 2022 Property Tax on the Manse;

Now Therefore Be It Resolved That the Council of the Township of McKellar does hereby instruct the Treasurer to write off the 2022 taxes on the United Church Manse, roll number 003-24000.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-154 **Be It Resolved That** the Council of the Township of McKellar does hereby receive Roads Policy Version 6.1, as presented by Councillor Ryeland, for information purposes.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-155 **Whereas** the Manitouwabing Peninsula Association has been working tirelessly for over thirty years to create a municipally assumed road;

And Whereas over the last three years they have played an active part in our Council approved Roads Committee;

And Whereas over this time, they have continued to work tirelessly, patiently and collaboratively with the Committee and Council through many public meetings;

And Whereas they were on the understanding that the new Road Policy had been approved by Council;

And Whereas they continued to work with staff and council to resolve long standing legal and ownership matters which they believed paved the way to proceed with a formal agreement beginning this summer;



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

And Whereas they have followed all the steps as other road groups have done;

And Whereas they have agreed that they are responsible for costs of completing Deerfield Road and Bay Drive to required standards.

Now Therefore Be It Resolved that Council direct staff to enter into formal discussions to bring Deerfield Road and Bay Drive to municipal standards;

And Further direct staff to provide a status report on steps that have been taken to date, prior to discussions.

YEAS: Councillors Haskim, Kekkonen, Ryeland and Mayor Hopkins

NAYS: Councillor Moore

ABSTAIN: None

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-156 **Be It Resolved That** the Council of the Township of McKellar does hereby extend the meeting by forty minutes to speak to item 14.10 on the Agenda.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Moore

22-157 **Whereas** the Council of the Township of McKellar at the February 3, 2022, Council meeting, unanimously passed Resolution No. 22-36, wherein IT specialist, Dan Hildebrandt, was requested to research viable options for improved connectivity for the community centre complex; and

Whereas the IT Specialist, Dan Hildebrandt, was instructed to report back to Council for the Regular Council Meeting on March 8, 2022; and

Whereas, as of this date, April 12, 2022, no report from the IT Specialist, Dan Hildebrandt, has been received by Council; and

Whereas connectivity issues continue to create problems for the viewing and listening public, often making it impossible for them to attend Council meetings in a virtual manner, thereby reducing the transparency of said meetings; and

Whereas Council has budgeted and had installed a new audio-visual system to replace the older, inadequate system; and

Whereas the new audio-visual system has proven to be inadequate for the purposed of virtually holding Council Meetings;

Now Therefore Be It Resolved that the Council of the Township of McKellar does hereby instruct the Clerk Administrator or designate to immediately arrange an in person meeting with Council and the IT Specialist, Dan Hildebrandt, and a company representative from Michael Enterprises Audio and Visual (Barrie, Ontario), to review the capabilities of the installed equipment, trouble shoot and provide solutions to resolve current connectivity, and audio-visual issues and to instruct the meeting participants on the effective and efficient use of the purchased and installed equipment; and

Further Be It Resolved that other potential and interested users of the system also be provided the opportunity to be instructed, in a timely manner, on the operation of the installed audio-visual equipment.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

April 12, 2022

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-158 **Be It Resolved That** the Council of the Township of McKellar does hereby defer Items 14.5 to 14.9 and Items 15 to 21.2 to the next Regular meeting of Council.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-159 **Be is Resolved That** the Council of the Township of McKellar does hereby give By-law No. 2022-26, 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 12th day of April, 2022.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-160 **Be It Resolved That** the Council of the Township of McKellar does hereby adjourn this meeting at 10:41 p.m.

YEAS: Councillors Haskim, Kekkonen, Moore, Ryeland and Mayor Hopkins

NAYS: None

ABSTAIN: None

Carried

Peter Hopkins, Mayor

Ina Watkinson, Clerk