



**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Council Meeting Minutes**

**December 16, 2025**

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

**ROLL CALL**

Mayor Moore took Roll Call.

**Present:** Mayor David Moore  
Councillors Mike Kekkonen, Nick Ryeland, and Debbie Zulak  
**Regrets:** Councillor Morley Haskim  
**Staff:** Clerk/Administrator, Karlee Britton  
Deputy Clerk, Mary Smith  
Fire Chief, Robert Morrison

**DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF – None declared.**

**Moved by: Councillor Debbie Zulak**  
**Seconded by: Councillor Nick Ryeland**

**25-534** **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 1) add Item 20.3 Circular Materials Depot Operations Agreement and 2) move Items 17.2 and 17.4 to precede Item 11.1 Delegations and Presentations.

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

**25-535** **WHEREAS** the Township is required to replace its Self-Contained Breathing Apparatus (SCBAs) by August 2026, as the current equipment is approximately 20 years old and no longer eligible for recertification; and

**WHEREAS** staff issued a Request for Proposal to obtain pricing for 2026 and to secure delivery timelines for the apparatus in order to maintain uninterrupted fire protection services;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby receives Report FD-2025-13, Self-Contained Breathing Apparatus Request for Proposal, from Fire Chief, Robert Morrison; and

**FURTHER THAT** Council awards Request for Proposal No. 2025-16 to M&L Supply for the supply of sixteen (16) Self-Contained Breathing Apparatus (SCBAs), thirty-two (32) SCBA cylinders, twenty-four (24) facepieces, and two (2) fast-attack RIT packs, in the amount of \$211,558.00 plus HST of \$27,502.54, for a total of \$239,060.54; and



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**FURTHER THAT** Council authorizes staff to place the order immediately in order to secure firm pricing with M&L Supply, with the understanding that payment will not be made until delivery of the equipment in 2026.

**Carried**

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

**25-536** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Month End Status Report for October and November 2025 from Fire Chief, Robert Morrison, for information purposes.

**Carried**

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

**25-537** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby move Item 21.1 to precede Item 11.1 Delegations and Presentations.

**Carried**

**Moved by: Councillor Nick Ryeland**  
**Seconded by: Councillor Debbie Zulak**

**25-538** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-63, being a By-law to Amend By-law 2022-42 Being a By-law to Establish and Regulate a Fire Department within the Township of McKellar, a first and second reading;

**AND FURTHER** give a Third reading and Pass in open Council this 16<sup>th</sup> day of December 2025.

**Carried**

**Fire Chief, Robert Morrison, left the meeting.**

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

**25-539** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Deputation from the Lake Stewardship and Environmental Committee Chair, Jennifer Ghent-Fuller, presenting the Committee's 2026 Draft Budget, the impact of wake boats on the lake environment, water sampling results in 2025 and activities conducted by the committee in 2025.

**Carried**

**Moved by: Councillor Debbie Zulak**  
**Seconded by: Councillor Nick Ryeland**

**25-540** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the December 2, 2025, Regular Meeting of Council, as circulated.

**Carried**

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

**25-541** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the proposed Consent Application No. B18/2025 (Bastiaansen) to create two (2) new waterfront lots fronting on Ryan Lake in Part of Lot 22, Concession 13, Township of McKellar, accessed by a private right-of-way (Water's Edge Trail) from



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Balsam Road and a lot addition to a neighbouring property, as applied for by Virginia Bastiaansen in Application No. B18/2025(McK) and be 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. That the applicant enter into a Section 51(26) consent agreement to:
  - a. Indemnify the Township of McKellar of any responsibility or liability for the maintenance of Water's Edge Trail;
  - b. Allow the owners of the existing and proposed lots to cross and maintain a portion of the municipal road allowance for access over Water's Edge Trail;
  - c. Implement the recommendations of the FRiCorp. Ecological Services memorandum dated September 25, 2025;
3. An easement be registered concurrently with the Section 51(26) consent agreement for the public lands the owners intend to cross and maintain.
4. That the lot addition lands be rezoned to Rural (RU) Zone;
5. 911 Addressing for the proposed new lots;
6. That a Section 118 Land Titles restriction be registered on title to bind the lot addition and benefiting lands;
7. Payment of any applicable planning board fees.

**Carried**

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

**25-542**      **WHEREAS** Consent Application No. B18/2025 (Bastiaansen) permits the creation of two (2) new waterfront lots fronting on Ryan Lake, being Part of Lot 22, Concession 13, Township of McKellar; and

**WHEREAS** the applicant intends to service the lots with electrical power; and

**WHEREAS** a utility easement may be required over municipal public lands; and

**WHEREAS** the applicant has been in discussions with Hydro One, and Hydro One will not provide a servicing layout prior to the registration of the new lots; and

**WHEREAS** it is currently unknown whether the required utility route will traverse private or public lands in order to service the two (2) lots;

**NOW THEREFORE BE IT RESOLVED THAT** Council of the Corporation of the Township of McKellar hereby supports, in principle, the granting of a utility easement over the public lands legally described as PIN 521270771, subject to final review and approval.

**Carried**



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**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Debbie Zulak**

**25-543**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Meeting Minutes of the 911 Management Committee Meeting for November 27, 2025, for information purposes.

**Carried**

**Moved by: Councillor Debbie Zulak**

**Seconded by: Councillor Nick Ryeland**

**25-544**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the North Bay Parry Sound District Health Unit – Medical Officer of Health: Report to The Board of Health on November 26, 2025, for information purposes.

**Carried**

**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Debbie Zulak**

**25-545**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the North Bay Parry Sound District Health Unit Board of Health Meeting Minutes for September 24, 2025, for information purposes.

**Carried**

**Moved by: Councillor Nick Ryeland**

**Seconded by: Councillor Debbie Zulak**

**25-546**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Lake Stewardship and Environmental Committee Meeting Minutes for October 16, 2025, for information purposes.

**Carried**

**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Debbie Zulak**

**25-547**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the McKellar Township Historical Committee Meeting Minutes for November 5, 2025, for information purposes.

**Carried**

**Moved by: Councillor Debbie Zulak**

**Seconded by: Councillor Mike Kekkonen**

**25-548**      **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, Chief Administrative Officer's Report for November 2025, for information purposes.

**Carried**

**Moved by: Councillor Debbie Zulak**

**Seconded by: Councillor Mike Kekkonen**

**25-549**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the North Bay Parry Sound District Health Unit Personnel Policy, Labour/Employee Relations Committee of the Board of Health Meeting Minutes for April 23, 2025, for information purposes.

**Carried**



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Moved by: Councillor Nick Ryeland

Seconded by: Councillor Debbie Zulak

**25-550** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the McKellar Market Staff Report for the 2025 Season from Market Manager, Jan Gibson, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

**25-551** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Accounts Payable Preliminary Cheque Run Report for November 2025 from Treasurer, Roshan Kantiya, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Mike Kekkonen

**25-552** BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Council's Year End Report for 2025, from Mayor, David Moore, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

**25-553** Whereas Canada's east-west trade and national mobility rely on the Trans-Canada Highway system, including Highways 17 and 11 across Northern and Eastern Ontario, which carry significant freight volumes but remain predominantly two-lane corridors; and

Whereas four-laning the entirety of Highway 17 is the ultimate goal of the communities along the corridor; and

Whereas the proven "2+1" highway design - alternating passing lanes with a continuous median barrier - delivers safety outcomes comparable to full twinning at substantially lower cost, land, and environmental impact, and can be scaled or converted to four lanes (2+2) as volumes grow; and

Whereas the Government of Ontario has announced a 2+1 pilot between North Bay and Temagami and a further extension toward Cochrane, creating a near-term implementation pathway; and

Whereas modernizing Highways 17 and 11 will improve safety, reduce closures, strengthen supply-chain reliability for mining, forestry, agriculture, tourism and manufacturing, and enhance national resilience and emergency response capacity; and Whereas a phased 2+1 build - prioritizing Highway 11 (North Bay --+ Cochrane, then Cochrane --+ Nipigon) and key sections of Highway 17 (western border of County of Renfrew--+ Sudbury; Sault Ste. Marie--+ Sudbury; Thunder Bay--+ Kenora) - aligns with nation-building criteria, supports economic reconciliation with Indigenous partners, and enables integrated EV charging and low-carbon construction practices; and

Whereas analysis summarized by the Federation of Northern Ontario Municipalities, (FONOM) demonstrates high freight demand on these routes and strong safety/economic rationale for a 2+1 program;



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**Therefore Be It Resolved That** the Council of the Corporation of the Township of McKellar formally endorses the adoption and phased implementation of a 2+1 highway program on Highways 17 and 11 as a nation-building project; and

That the Government of Canada be urged to designate this initiative as a project of national interest under the Building Canada Act and to partner with Ontario to co-fund and accelerate planning, design, procurement, and construction; and

**That** the Government of Ontario be urged to expand the announced pilot to a corridor-wide program, sequencing works as follows (subject to readiness and safety benefit):

**That** the Government of Ontario prioritize these projects into the Ministry of Transportation's Major Projects Division; and

**That** both governments ensure early, ongoing, and capacity-supported engagement with affected Indigenous Nations, with opportunities for Indigenous training, contracting, and equity participation; and

**That** the program incorporate corridor-wide safety features (barrier-separated 2+1 sections, controlled passing frequency, wildlife considerations), resilience measures (closure mitigation, climate adaptation), and clean-growth elements (EV charging readiness, recycled aggregates, lower-carbon materials); and

**That** this resolution be sent to the Prime Minister of Canada, the Premier of Ontario, the Minister of Transport (Canada), the Minister of Infrastructure (Canada), the Ontario Minister of Transportation, local MPs and MPPs, Federation of Northern Ontario Municipalities (FONOM), Northwestern Ontario Municipal Association (NOMA), Association of Municipalities of Ontario (AMO), Federation of Canadian Municipalities (FCM), Rural Ontario Municipal Association (ROMA), Eastern Ontario Wardens' Caucus (EOWC) for support, and the County of Renfrew for information.

**Carried**

**Moved by: Councillor Nick Ryeland**

**Seconded by: Councillor Debbie Zulak**

**25-554**

**WHEREAS** the Municipal Services Board (MSB) entered into an agreement in September 2025 with the YMCA to operate the Tamarack North Centre, and the YMCA has submitted a pre-opening budget to support promotion, recruitment, and staff training for an anticipated opening in May 2026; and

**WHEREAS** the Partnership Agreement executed in 2021 provides for an annual municipal contribution of \$350,000, indexed annually by CPI (Ontario, not seasonally adjusted, October-to-October), resulting in a 2025 indexed total of \$399,821.00 and a lower-tier share for the Township of McKellar of 8.5%; and

**WHEREAS** the Municipal Services Board (MSB) has requested municipal partner remittances by electronic funds transfer to avoid line-of-credit interest and ensure timely payments to the YMCA;

**NOW THEREFORE BE IT RESOLVED** that the Corporation of the Council of the Township of McKellar approve the 2025 pre-opening contribution to the West Parry Sound Recreation and Cultural Centre in the amount of \$33,985.00 (being 8.5% of the 2025 indexed municipal contribution total of \$399,821.00);



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**AND FURTHER THAT** the Treasurer is authorized to remit payment by electronic funds transfer payable to “West Parry Sound Recreation and Cultural Centre” no later than Friday, December 19, 2025, upon receipt and verification of the corresponding invoice.

**Defeated**

**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Debbie Zulak**

**25-555**

**WHEREAS** the Council of the Corporation of the Township of McKellar wishes to extend sincere appreciation to Graydon Smith, Parry Sound – Muskoka MPP and to Constituency Assistant James King for attending the community meeting held at the Bobby Orr Community Centre on Monday, November 17, 2025; and

**WHEREAS** their presence and active engagement in the discussion regarding the proposed reduction of snowmobile trails for the upcoming season were meaningful to the local snowmobile clubs and many residents; and

**WHEREAS** the Council of the Corporation of the Township of McKellar is encouraged by the province's recent commitment to support snowmobiling in Ontario, including an additional \$3.9 million to the Ontario Federation of Snowmobile Clubs (OFSC) under the 2025/2026 plan, bringing total funding to \$4.9 million; and

**WHEREAS** in the Township of McKellar, snowmobiling is a beloved pastime and a winter tradition for many ratepayers, and maintaining trail access supports livelihoods, tourism, and the vitality of rural Ontario;

**NOW THEREFORE BE IT RESOLVED THAT** staff shall forward a copy of this resolution and the letter of appreciation to Graydon Smith, MPP, Constituency Assistant James King, and the Ontario Federation of Snowmobile Clubs.

**Carried**

**Moved by: Councillor Debbie Zulak**

**Seconded by: Councillor Mike Kekkonen**

**25-556**

**WHEREAS** Council of the Corporation of the Township of McKellar determined that a review of its Official Plan and Zoning By-law was required; and

**WHEREAS** these planning documents are interrelated and were reviewed concurrently; and

**WHEREAS** the Township's retained planning consultant, John Jackson Planner Inc., completed the review and recommended revisions to both documents; and

**WHEREAS** the Ministry of Municipal Affairs and Housing received the Official Plan submission on June 26, 2024; and

**WHEREAS** an Open House was held on August 29, 2024, pursuant to Sections 17, 21, and 34 of the Planning Act, and a Public Meeting was also held in accordance with Sections 17, 21, and 34 of the Planning Act; and

**WHEREAS** the Official Plan Amendment was to be reviewed under the 90-day “One Window” review process; and

**WHEREAS** as of December 16, 2025, no official response has been received by the Township, now exceeding the statutory review period by 282 working days; and



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**WHEREAS** the Ministry has advised that the delay is due to staffing shortages, a high volume of applications, and delayed comments from other Ministries;

**NOW THEREFORE BE IT RESOLVED THAT** Council of the Corporation of the Township of McKellar hereby formally rescinds Official Plan Amendment No. 9 from consideration by the Ministry of Municipal Affairs and Housing; and

**FURTHER THAT** Council of the Corporation of the Township of McKellar requests that the Township be granted authority to approve Official Plan Amendments locally, as the current review process is not being completed within the prescribed timelines and unduly delays applications, which Council considers unacceptable, particularly in light of the Province's stated commitment to accelerating housing and development.

**DIVISION VOTE**

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

**Carried**

**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Debbie Zulak**

**25-557** **WHEREAS** the Mayor and Clerk/Administrator have executed a Change Order with Circular Materials for post-transition operations effective January 1, 2026; and

**WHEREAS** Circular Materials has responded to the Township's request to permit the blending of eligible and non-eligible Blue Box materials; and

**WHEREAS** these operational changes are reflected in an amended Depot Operations Agreement, rather than a further change order, whereby provisions applicable solely to the transition period have been removed and a recycling cap calculation specific to the Township has been incorporated; and

**WHEREAS** staff anticipate the need to reassess depot operations in 2026, but consider it prudent to accept the amended Depot Operations Agreement in its current form to support a smooth operational transition;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby authorizes the Mayor and the Clerk/Administrator to execute the amended Depot Operations Agreement with Circular Materials, under duress.

**Carried**

**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Debbie Zulak**

**25-558** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-64, being a By-law to Approve and Authorize the Acquisition of Block A, Plan 249, a first and second reading;

**AND FURTHER** give a Third reading and Pass in open Council this 16<sup>th</sup> day of December 2025.

**Carried**



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

25-559 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the consent agenda as presented.

Carried

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

Lawrence Rubin commented on Items related to the Agenda through Zoom.

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

25-560 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-65, 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 16<sup>th</sup> day of December 2025.

Carried

Moved by: Councillor Nick Ryeland  
Seconded by: Councillor Debbie Zulak

25-561 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby adjourn this meeting at 9:53 p.m. to meet again on Tuesday, January 13<sup>th</sup>, 2026, or at the call of the Mayor.

Carried

  
David Moore, Mayor

  
Karlee Britton, Clerk/Administrator