



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

January 24, 2023

Mayor Moore called the meeting to order at 4:29 p.m.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Morley Haskim, Mike Kekkonen, Nick Ryeland, Debbie Zulak
Staff: Deputy Clerk/Planning Assistant, Karlee Britton
Clerk, Ina Watkinson

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

There were no conflicts of interest declared.

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

23-64 **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 presented.

Carried

Moved by: Councillor Ryeland
Seconded by: Councillor Haskim

23-65 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar, pursuant to the Municipal Act, S.O. 2001, as amended, move into closed session at 4:30 p.m. to discuss the following items;

- 5.1 Minutes of the Closed Sessions of Council
- 5.2 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; pursuant to Ontario Municipal Act, Section 239(2)(e) – matters subject to solicitor/client privileges.
- 5.3 Personal matters about an identifiable individual, including Municipal or local board employees, pursuant to Ontario Municipal Act, Section 239(2)(b) – Staffing
- 5.4 Proposed or pending acquisition or disposition of land for municipal or local board purposes pursuant to Ontario Municipal Act, Sec. 239(2)(c) – proposed acquisition

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

23-66 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby reconvene into open session of Council at 5:32 p.m.

Carried

RECESS FOR COMMITTEE OF ADJUSTMENT MEETING 5:30 P.M. TO 6:30 P.M.

Mayor Moore called the meeting to order at 6:29 p.m.

ROLL CALL



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Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Morley Haskim, Mike Kekkonen, Nick Ryeland, Debbie Zulak
Staff: Deputy Clerk/Planning Assistant, Karlee Britton
Director of Operations, Greg Gostick

RESPECT AND ACKNOWLEDGEMENT DECLARATION

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

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

There were no conflicts of interest declared.

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

23-67 **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 January 24, 2023.

Carried

Moved by: Councillor Ryeland
Seconded by: Councillor Haskim

23-68 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the deputation from Chris McDonald, Executive Director of the Parry Sound Area Chamber of Commerce.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

23-69 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby move into Committee of the Whole at 6:44 p.m. to discuss the proposed four way stop at the intersection of Hurdville Road and Blackwater Road.

Carried

COMMITTEE OF THE WHOLE

Reg Moore spoke in favour of installing 2 stop signs at the intersection of Hurdville Road and Blackwater Road. Reg commented on sizing of the signs for visibility.

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

23-70 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby rise and report from Committee of the Whole at 6:58 p.m. and reconvene into open session.

Carried

Moved by: Councillor Ryeland
Seconded by: Councillor Haskim

23-71 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes, as amended, of the January 10, 2023 Regular Meeting of Council; and the Minutes of the January 17, 2023, Special Meeting of Council; as circulated.

Carried



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Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-72 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the application to create three new rural residential lots as applied for by Joseph Jamieson in the Consent Application No. B56/2022 (McK) together with a right of way subject to the following conditions:

1. Rezoning the lands proposed to be severed to Rural Residential (RR);
2. Conveying the 20 meter road allowance that incorporates Grey Owl Road through the subject lands;
3. Payment of a fee in lieu of parkland dedication in accordance with the Township fee By-law;
4. 911 addressing (at the time of an entrance or building permit application);
5. Payment of any applicable planning fees;
6. Verification from the Director of Operations that each new lot can accommodate an entrance.

Deferred

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-73 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby direct staff to contact the Parry Sound Area Planning Board to complete a through review of the application B56/2022 (McK) before the application be approved to address concerns of zoning, number of severed lots and rights of way; and further that the Planning Board defer this application until a review is completed.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-74 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Report FD-2023-01 Month and Year End Status Update – December 2022 from Fire Chief Robert Morrison for information purposes.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-75 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive By-law Activities Report for 2022 from By-law Enforcement Officer, Chris Everitt for information purposes; and further that the By-law Enforcement Officer provide monthly updates to Council to include addresses, fines/charges laid, repeat offenders, actions taken and to show trends over multiple years.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-76 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Report T-2023-01 Update on Upgrade of the Craigmere Subdivision Roads from Treasurer, Roshan Kantiya for information purposes.

Carried



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Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-77 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Report T-2023-02 Tax Arrears Status as of December 31, 2022 from Treasurer, Roshan Kantiya for information purposes.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-78 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the advertisement and registration form for the Federation of Northern Ontario Municipalities 2023 Conference hosted by the Town of Parry Sound and hereby authorize the following persons to attend: Clerk/ Administrator, Ina Watkinson;

Defeated

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-79 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the email dated January 10, 2023 and attached letter addressed to Lynn Gregory, Chairperson of the Board of Management for Belvedere Heights from resident Pauline Hind regarding Life Lease Owners.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-80 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Municipality of Whitestone Resolution 2023-025 to support McDougall Councillor Joel Constable as a Municipal Representative to the Parry Sound District Social Services Administration Board for the 2022 to 2026 term of Council.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-81 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Municipality of Whitestone Resolution 2023-024 to support McKellar Councillor Debbie Zulak as a Municipal Representative to the District of Parry Sound Municipal Association for the 2022 to 2026 term of Council to represent the Township of Carling, the Municipality of McDougall, the Township of McKellar and the Municipality of Whitestone (Ward 3).

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-82 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Municipality of Whitestone Resolution 2023-023 to support McKellar Councillor Debbie Zulak as the Municipal Representative to the Board of Management for Belvedere Heights Home of the Aged for the 2022 to 2026 term of Council to represent the Township of McKellar, the Municipality of Whitestone, and the Township of McMurrich/Monteith (Area 4).

Carried



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Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-83 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Town of Parry Sound letter dated January 6, 2023 to advise Carling, McDougall, Whitestone and McKellar of nominations for the EMS Advisory Committee.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-84 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Township of the Archipelago Resolutions 22-162, 22-163, 22-164, 22-166 and 22-167 to notify surrounding Municipalities of their Board and Committee appointments, for information purposes.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-85 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the letter dated January 16, 2023 from Reg Moore requesting Council to pass a Resolution to require the Parry Sound Area Planning Board to add the passing of a deeming By-law as a condition for all future consents where properties are included in a plan of subdivision that is a minimum of 8 years old.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-86 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby appoint Mayor David Moore to be the Council representative on the West Parry Sound Economic Development Collaborative.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-87 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby support Whitestone Councillor Janice Bray as a Municipal Representative to the Parry Sound District Social Services Administration Board for the 2022 to 2026 term of Council to represent the Township of Carling, the Municipality of McDougall, the Municipality of Whitestone and the Township of McKellar (Area 3).

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-88 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby support Councillor Nick Ryeland as a Municipal Representative to the EMS Advisory Committee for the 2022 to 2026 term of Council to represent the Township of Carling, the Municipality of McDougall, the Municipality of Whitestone and the Township of McKellar.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-89 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby permit the McKellar Sunshine Seniors and the McKellar Seniors Club use of the Community Centre Hall at no charge to host their Card Game Events on Thursdays and Sundays from 1pm to 4pm; and



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FURTHER IT BE RESOLVED THAT any charges for use of the hall be refunded, retroactive to January 10, 2023.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-90 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby authorize Deputy Clerk/Planning Assistant, Karlee Britton to attend the AMCTO Annual Conference to be held June 11th to 14th, 2023 in Niagara Falls; and **FURTHER BE IT RESOLVED THAT** that all applicable expenses incurred are to be paid by the Township.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-91 **WHEREAS** the Township has accepted rezoning applications as a condition of a Consent Application with the Parry Sound Area Planning Board; and **WHEREAS** applications with subject lands apart of a Plan of Subdivision, older than 8 years, have not had a deeming By-law passed as a part of their application with the Planning Board; and **WHEREAS** this is delaying applications and not making the process run as efficiently as it could; **NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby notify the Parry Sound Area Planning Board that deeming By-laws must be passed at the Consent Application stage for any lands that are a part of a Plan of Subdivision within the Township of McKellar.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-92 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar instruct the Clerk/Administrator or designate to advertise the RFP for a forensic audit of the Township's financial records for the past four years, specifically from year ending December 31, 2019, to year ending December 31, 2022; and **FURTHER BE IT RESOLVED THAT** Resolution No. 22-537 which was passed at the December 6, 2022, regular meeting of Council, be hereby rescinded.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-93 **WHEREAS** Section 34(10.4) of the Planning Act requires that Councils are to determine whether any rezoning applications may be deemed complete; **NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby rescind Resolution No. 20-388 which was passed at the October 13, 2020, regular meeting of Council, wherein the authority to deem rezoning applications complete was delegated to the Clerk and to the Chief Building Official; **AND FURTHER BE IT RESOLVED THAT** the Council, by Resolution, will determine the completeness of a rezoning application after having received an administrative report that evidences said completeness.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-94 **WHEREAS** the original intent and design of the washroom located just outside the Township Office proper was for public use, including library patrons and attendees at Council meetings, not just Staff;



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NOW THEREFORE BE IT RESOLVED THAT Staff be instructed to ensure that said washroom facilities are always unlocked and open to the public.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-95 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar instruct Staff to contact the Township's solicitor to ascertain the approximate costs and timeline involved in preparing a waiver agreement or encroachment agreement to be signed by Lakeshore Road property owners who may be using Township property for personal purposes.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-96 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby authorize the Township's Information Technology (IT) Coordinator to purchase four (4) laptops; one for the Municipal Office to facilitate Zoom; one for the Community Centre to be used only when requested; one for Director of Operations, Greg Gostick and; one for Deputy Clerk/Planning Assistant, Karlee Britton.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-97 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-11, being a By-law to amend By-law 95-12 (the Zoning By-law) with respect to lands legally described as PCL 17981 SEC SS; LT 32 PL M142; McKellar (Municipally Addressed as 1 Islandview Drive) (Reed), a First and Second reading; and
Further Read a Third time and Passed in Open Council this 24th day of January, 2023; and
Further that all other applicable sections of By-law 95-12, as amended, must be complied with.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-98 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-12, being a By-law to amend By-law 95-12 (the Zoning By-law) with respect to lands legally described as PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; McKellar (LeBlanc), a First and Second reading; and
Further Read a Third time and Passed in Open Council this 24th day of January, 2023.

Deferred

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-99 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar extend the meeting curfew by one hour to 11:00 p.m.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-100 **WHEREAS** By-law 2023-08, the Procedural By-law was Read a First and Second time in Open Council on the 10th Day of January, 2023;



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NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2023-08, the Procedural By-law, a Third reading and have it Passed in Open Council this 24th day of January 2023.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-101 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-13, being a By-law to levy certain interim rates, taxes and charges for the Year 2023, a First and Second reading; and Further Read a Third time and Passed in Open Council this 24th day of January, 2023.

Deferred

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-102 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-14, being a By-law to amend By-law 2020-28, being a By-law to Regulate Parking, a First and Second reading; and Further Read a Third time and Passed in Open Council this 24th day of January, 2023.

Carried

Greg Gostick left the meeting.

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-103 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-15, being a By-law to amend Schedule 'A', as amended, of By-law 2011-21, a First and Second reading; and Further Read a Third time and Passed in Open Council this 24th day of January, 2023.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-104 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby direct staff to contact the Belvedere Heights Board of Management to request an in-person deputation to Council as soon as possible at a regular scheduled open meeting of Council.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-105 **WHEREAS** the Council of the Corporation of the Township of McKellar passed Resolution No. 23-38 at the January 10, 2023, regular meeting of Council wherein the Clerk/Administrator and/or Council Designate was authorized to contact Aird & Berlis LLP and Loopstra Nixon LLP, as suggested by the Township's solicitor, to provide a quotation and timeline for a review of the West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board Agreement; **AND WHEREAS** both firms have replied to the request for a quotation; **NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby employ the services of the firm, Aird & Berlis LLP, at a cost of approximately \$2,500.00 to conduct the review of the Agreement, specifically in relation to the Township's financial commitments, other responsibilities and the extent of said commitments or obligations moving forward;



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AND FURTHER BE IT RESOLVED THAT the Mayor be authorized as the lead contact to forward a series of questions relative to the Agreement to the solicitors to aid in a focus for the review.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-106 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.

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-107 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2023-16, 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 24th day of January, 2023.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-108 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar adjourn this meeting at 10:44 p.m. to meet again on February 7, 2023, or at the call of the Mayor.

Carried

David Moore, Mayor

Karlee Britton, Deputy Clerk