



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

July 15, 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:** Clerk/Administrator, Karlee Britton  
Deputy Clerk, Mary Smith  
Public Works Superintendent, Thomas Stoneman

**DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF –**  
Councillor Morley Haskim declared a conflict of interest for items 15.1 and 19.1 on the agenda.

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

**25-298** **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 5.3. Personal matters about an identifiable individual; pursuant to Ontario Municipal Act Section 239(2)(b) – including confidential information provided by a private landowner regarding drainage concerns affecting their property; and
- 2) Move items 17.4 and 21.1 to precede Item 16.1.

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

**25-299** **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 5:32 p.m. to discuss the following items:

- 5.1 Minutes of Closed Session – July 2, 2025
- 5.2 Litigation or potential litigation; pursuant to Ontario Municipal Act Section 239(2)(e) - Hurdville Road Construction tendering process and the potential legal implications of awarding or not awarding a specific contract.
- 5.3 Personal matters about an identifiable individual, including municipal or local board employees; pursuant to Ontario Municipal Act, Section 239(2)(b) – road maintenance including confidential information provided by a private land owner regarding drainage concerns affecting their property.

**Carried**

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

**25-300** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby reconvene into regular open session of Council at 6:32 p.m.

**Carried**



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

July 15, 2025

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

- 25-301**      **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 July 15, 2025.

Carried

### ROLL CALL

Mayor Moore took Roll Call.

**Present:** Mayor David Moore

Councillors Mike Kekkonen, Debbie Zulak, Nick Ryeland, Morley Haskim

**Staff:** Clerk/Administrator, Karlee Britton

Deputy Clerk, Mary Smith

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

Councillor Morley Haskim declared a conflict of interest for items 15.1 and 19.1 on the agenda.

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

- 25-302**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the July 2, 2025, Regular Meeting of Council, as circulated.

Carried

Councillor Morley Haskim left the meeting.

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

- 25-303**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar has no objections to the approval of Consent Application No. B09/2025 (Haskim) as applied for by Morley Haskim, 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 Broadbent Road 10 metres from the centre line, for both the severed and retained property, to the Township of McKellar;
4. That the applicant's solicitor confirm that the lot addition will merge with the benefiting lot;
5. Payment of any applicable planning board fees.
6. That written confirmation be received from the Public Works Superintendent that an entrance permit for the proposed right-of-way leading to the proposed retained lot can be provided.

Carried

Councillor Morley Haskim returned to the meeting.

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-304**      **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.

Deferred



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

July 15, 2025

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

**25-305**      **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

Fire Chief Robert Morrison joined the meeting to provide Council with background information and to answer questions related to agenda items 17.4 and 21.1, respectively, on the amended agenda.

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

**25-306**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Report FD-2025-09 from Rob Morrison, Fire Chief; and  
  
FURTHER THAT Council award 'Item A' in Request for Proposal No. 2025-11 to supply and install 1 200' self-supporting communications tower to Maxtower Company Ltd. in the amount of \$218,200.00 plus HST of \$28,366.00 for a total amount of \$246,556.00.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

**25-307**      **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 15<sup>th</sup> day of July 2025.

Deferred

Fire Chief Robert Morrison left the meeting.

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

**25-308**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the April 23, 2025, meeting of the North Bay Parry Sound District Health Unit Board of Health, for information purposes.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

**25-309**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the April 23, 2025, meeting of the North Bay Parry Sound District Health Unit Board of Health Finance and Property Committee for information purposes.

Carried



**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Council Meeting Minutes**

**July 15, 2025**

**Moved by: Councillor Nick Ryeland**

**Seconded by: Councillor Mike Kekkonen**

**25-310**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the June 26, 2025, meeting of the Township of McKellar Recreation Committee for information purposes.

**Carried**

**Moved by: Councillor Debbie Zulak**

**Seconded by: Councillor Morley Haskim**

**25-311**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the May 28, 2025, meeting of the District of Parry Sound (Belvedere Heights) Board of Management, for information purposes.

**Carried**

**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Nick Ryeland**

**25-312**      **WHEREAS** Section 11 of the Municipal Elections Act, 1996 (MEA) assigns the Clerk the responsibility for preparing and conducting Municipal elections; and

**WHEREAS** Section 42(1)(b) of the MEA allows Municipalities to pass By-laws authorizing the use of alternative voting methods, including internet voting; and

**WHEREAS** internet voting has been shown to enhance accessibility, improve convenience, increase efficiency, and provide a secure and cost-effective voting method; and

**WHEREAS** it is prudent to authorize the use of internet voting well in advance of the 2026 Municipal and School Board Election to allow sufficient time for vendor procurement and logistical planning; and

**WHEREAS** the Township of McKellar successfully implemented internet voting in the 2022 election using the services of Intelivote Systems Inc., and staff recommend continuing with the same vendor for consistency and operational efficiency;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby:

- 1) Authorize the use of internet voting as the voting method for the 2026 Municipal and School Board Election;
- 2) Direct staff to prepare and present a By-law to authorize these voting methods in accordance with Section 42 of the Municipal Elections Act, 1996;
- 3) Authorize staff to initiate the process to procure an internet voting service provider, in compliance with all applicable legislation and Municipal procurement policies;
- 4) Support continued participation in the West Parry Sound Municipal group purchasing arrangement to secure group pricing with Intelivote Systems Inc.

**Deferred**

**Moved by: Councillor Morley Haskim**

**Seconded by: Councillor Debbie Zulak**

**25-313**      **WHEREAS** the Council of the Corporation of the Township of McKellar has received Report PW-2025-06 outlining the requirements and recommendations for the 2025 Line Painting Services;

**AND WHEREAS** the Request for Quotation (RFQ) process has been completed and evaluated;





## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

July 15, 2025

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby receives Report PW-2025-06;

**AND FURTHER THAT** the Request for Quotation (RFQ) be awarded to Midwestern Road Painting for the 2025 Line Painting Services period;

**AND FURTHER THAT** the Township continues to work with Midwestern Road Painting contingent upon satisfactory performance in 2025, and if cost-effective in the future to do so.

**Carried**

**Moved by: Councillor Nick Ryeland**

**Seconded by: Councillor Mike Kekkonen**

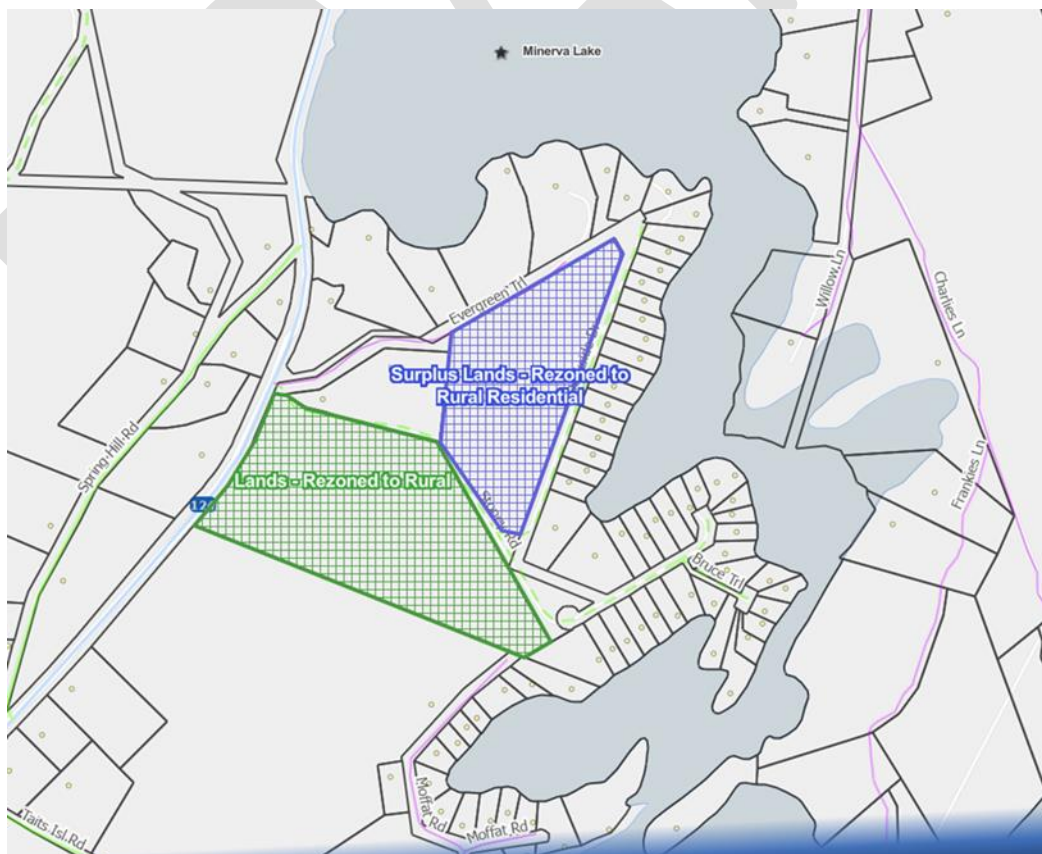
**25-314**

**Be It Resolved that** the Council of the Corporation of the Township of McKellar hereby receives Report PLN-2025-03; and

**Further That** the Council of the Corporation of the Township of McKellar does hereby declare the lands legally described as part of MCKELLAR CON B PT LOTS 17 AND 18, as identified on the map attached to the resolution, to be surplus; where a public notice was issued on May 16, 2025, and a public meeting was held on June 3, 2025, in accordance with the Township's Sale of Real Property By-law; and

**Further That Council** directs the Clerk to proceed with the creation of five new non-waterfront lots in accordance with the authority granted under the Planning Act, and to rezone the proposed lots to Rural Residential; and

**Further That Council** directs the Clerk to rezone the Township-owned lands (inclusive of the inactive aggregate pit) described as part of MCKELLAR CON B PT LOTS 17 AND 18, as shown on the attached map, to Rural, as required.



**Carried**



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

July 15, 2025

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

- 25-315      **Be It Resolved that** the Council of the Corporation of the Township of McKellar does hereby receive Report PLN-2025-04 – Edwards Road Allowance Closure from Karlee Britton, Clerk Administrator, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-316      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby receives the accounts payable preliminary cheque run report for June 2025 from Treasurer, Roshan Kantiya, for information purposes.

Carried

Councillor Morley Haskim left the meeting.

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

- 25-317      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the letter dated June 11, 2025, from Dun-Ahmic Snowriders regarding the expiring Memorandum of Understanding (MOU) for information purposes; and

**FURTHER THAT** Council authorizes the Township to enter a Memorandum of Understanding (MOU) in the form of a Prescribed Snowmobile Trail Land Use Permit with the Dun-Ahmic Snowriders Snowmobile Club, as requested, for a term of five (5) years. This agreement will allow for the continued authorized use of designated Township-owned lands and road allowances as part of the provincially recognized snowmobile trail system, supporting recreational tourism, regional connectivity, and safe, managed trail access for snowmobile users; and

**FURTHER THAT** staff are directed to formally inform Mr. Bill McNeice, President of the Dun-Ahmic Snowriders Snowmobile Club, of Council's decision to enter the Memorandum of Understanding (MOU) for the Prescribed Snowmobile Trail Land Use Permit, and to provide any supporting documentation or next steps required to finalize the agreement.

Carried

Councillor Morley Haskim returned to the meeting.

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

- 25-318      **WHEREAS** the McKellar Agricultural Society is organizing the McKellar Fall Fair Youth Parade and has requested permission to use the Township of McKellar logo on promotional materials, including the event poster;

**AND WHEREAS** the use of the Township logo is subject to Council approval to ensure appropriate representation and alignment with municipal branding guidelines;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby grants permission to the McKellar Agricultural Society to use the Township of McKellar logo on the McKellar Fall Fair Youth Parade poster, subject to the logo being used respectfully and appropriately consistent with the Township's branding standards.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

- 25-319      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby awards Tender No. 2025-13 – Hurdville Road Reconstruction, Phase 1, to Weeks



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

July 15, 2025

Construction, in the amount of \$1,244,611.79 plus HST of \$161,799.53, for a total bid price of \$1,406,411.32.

**Carried**

**Moved by: Councillor Mike Kekkenon**

**Seconded by: Councillor Nick Ryeland**

**25-320**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby award Tender No. 2025-14- Paving 4 km of Hurdville Road, Phase 1, to Fowler Construction for \$697,914.00 plus HST of \$90,728.82 for a total bid amount of \$788,642.82.

**Carried**

**Moved by: Councillor Debbie Zulak**

**Seconded by: Councillor Morley Haskim**

**25-321**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-38, Being a By-law to Adopt a Human Resources Policy and Procedure, a First and Second reading;

**And further Read a Third time and Passed** in Open Council this 15<sup>th</sup> day of July 2025.

**Carried**

**Moved by: Councillor Nick Ryeland**

**Seconded by: Councillor Mike Kekkonen**

**25-322**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-39, Being a By-law to Amend By-law 2024-08 Being a By-law to Adopt an Accessibility Plan (Amended), a First and Second reading;

**And further Read a Third time and Passed** in Open Council this 15<sup>th</sup> day of July 2025.

**Carried**

**Moved by: Councillor Morley Haskim**

**Seconded by: Councillor Debbie Zulak**

**25-323**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Consent Agenda for correspondence.

**Carried**

**Moved by: Councillor Mike Kekkonen**

**Seconded by: Councillor Nick Ryeland**

**25-324**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-40, 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 15<sup>th</sup> day of July, 2025.

**Carried**

**Moved by: Councillor Debbie Zulak**

**Seconded by: Councillor Morley Haskim**

**25-325**      **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar adjourn this meeting at 9:43 p.m. to meet again on Tuesday, August 5, 2025, or at the call of the Mayor.

**Carried**

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David Moore, Mayor

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Karlee Britton, Clerk/Administrator