

CORPORATION OF THE TOWNSHIP OF MCKELLAR

March 21, 2023 – 5:30 p.m.

AGENDA

Topic: Regular Council Meeting

Time: March 21, 2023 5:30 P.M.

Council will re-convene into Regular Session at 6:30 P.M.

23- 1st resolution
2023-26 1st by-law

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF**
- 4. ADOPTION OF AGENDA**
- 5. CLOSED SESSION**
 - 5.1 Minutes of Closed Session
 - 5.2 A proposed or pending acquisition or disposition of land by the municipality or local board pursuant to Ontario Municipal Act Section 239(2)(c) – proposed acquisition, negotiations.
 - 5.3 Personal matters about an identifiable individual, including Municipal or local board employees, pursuant to Ontario Municipal Act, Section 239(2)(b) – Administrative Assistant-Receptionist Job Position, Appointment to Recreation Committee
 - 5.4 Pursuant to Section 239(2)(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization – Belvedere Heights, Home for the Aged Life Lease Unit Sales, financial information.
- 6. CALL TO ORDER – REGULAR SESSION (6:30pm)**
- 7. RESPECT AND ACKNOWLEDGMENT 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.

8. ROLL CALL

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

10. DELEGATIONS AND PRESENTATIONS

10.1 Belvedere Heights Board of Management, Life Lease Units

11. PUBLIC MEETING

11.1 Road Allowance Closure - Closing of Part Road Allowance between Plan 275, Block A and CON 6 LOT 29, District of Parry Sound

11.2 Road Allowance Closure - Closing of Road Allowance between Con 12 PT Lot 21 and Con 13 PT Lot 21, District of Parry Sound

12. COMMITTEE OF THE WHOLE

13. MOTION TO REVIEW A PREVIOUS MOTION

14. ADOPTION OF MINUTES OF PREVIOUS MEETING(S)

14.1 March 7, 2023 Regular Meeting of Council and March 17, 2023 Special Meeting of Council

15. PLANNING MATTERS

15.1 Consent Application No. B56/2022 (Jamieson)
(i) Revised Planning Report

15.2 Consent Application No. B02/2023 (Dyment)
(i) Application
(ii) Planning Report

16. COMMITTEE/BOARD MINUTES WITH RECOMMENDATIONS FOR APPROVAL

16.1 Recreation Committee Minutes of the February 23, 2023 Meeting

16.2 Lake Stewardship & Environmental Committee Minutes of the December 8, 2022 Meeting

16.3 West Parry Sound Recreation & Cultural Centre Board Minutes of the March 8, 2023 Meeting

17. STAFF REPORTS WITH RECOMMENDATIONS FOR APPROVAL

17.1 ADMIN-2023-07 Integrity Commissioner Request for Proposal Results & Recommendation

17.2 Annual Building Department Report 2022

17.3 FD-2023-07 Month End Status Update – February 2023

18. MAYOR'S REPORT

19. CORRESPONDENCE FOR CONSIDERATION

- 19.1 Ontario Agricultural College, Invitation to Participate in a Research Study
- 19.2 Parry Sound Area Community Business & Development Centre Inc., Contribution for 2023
- 19.3 NBPSDHU 2022 Cost of Eating Well Report, Letter Endorsement

20. MOTION AND NOTICE OF MOTION

- 20.1 McKellar Public Library Renovation
- 20.2 Appointment to the Recreation Committee
- 20.3 Forensic Audit Request for Proposal
- 20.4 Waivers for Docks, Lakeshore Road/Catherine Street
- 20.5 Surplus Fire Department Vehicle
- 20.6 Muskoka Starlink Quotation for Starlink Infrastructure Installation at the Municipal Centre Complex
- 20.7 Use of Township Logo in McKellar Fall Fair Prize Book

21. BY-LAWS

- 21.1 By-law 2023-26 to Stop Up and Close Part of the Original Road Allowance between Con 12 PT Lot 21 and Con 13 PT Lot 21.
- 21.2 By-law 2023-27 to Stop Up, Close and Sell Part of the Original Road Allowance between Plan 275 Block A and Con 6 Lot 29
- 21.3 By-law 2023-28 to Amend By-law 2022-42 to Establish & Regulate a Fire Department in the Township of McKellar

22. UNFINISHED BUSINESS

23. NEW BUSINESS

24. PUBLIC NOTICES, ANNOUNCEMENTS, INQUIRIES AND REPORTS BY COUNCIL MEMBERS

25. CONSENT AGENDA – CORRESPONDENCE

- 25.1 AMO Watchfile - March 2, 2023
- 25.2 AMO Watchfile - March 9, 2023

26. QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON AGENDA)

27. CONFIRMING BY-LAW

- 27.1 By-law 2023-29 - Confirming the Proceedings of Council

28. ADJOURNMENT



SCHEDULE "E"

Township of McKellar

701 Hwy 124, P.O. Box 69, McKellar, ON P0G 1C0

Phone: 705-389-2842

Fax: 705-389-1244

Request for Delegation/Deputation before Council

Pursuant to By-law No. 2019-25 as amended, any person wishing to make a deputation before Council shall submit a request in writing to the Clerk no later than 1:00 p.m. on the Tuesday prior to the meeting at which they wish to be heard. The written request shall be a detailed written submission which clearly outlines the matter that the deputation wishes to present to Council including the nature of the business to be discussed and the person(s) named to make the deputation. The detailed written submission, together within this form, shall be circulated with the Council agenda. Please note that Deputations are limited to 10 minutes in length.

PLEASE PRINT CLEARLY

Name of Person to Appear: Art Coles, Board Chair; Don Carmichael, Sec/Treas; Belvedere HeightsAddress: Belvedere Heights Board of Management, 21 Belvedere Ave, Parry SoundPhone: Home: _____ Business: _____ Cell: Name of Group or Person(s) being represented (if applicable): Board of Management for District of
Parry Sound WestMeeting date requested to appear before Council: March 21, 2023Subject Matter of Deputation: Presentation regarding buy-back of life lease units

Detailed written submission must be attached or submitted to the Clerk by 1:00 p.m. the Wednesday prior to the Council meeting.

Signature: Date: 10 Feb 2023

BELVEDERE HEIGHTS BOARD OF MANAGEMENT

OPEN SESSION PRESENTATION TO MUNICIPAL PARTNERS

Municipal support for bank credit
to buy-back life lease units

March 21, 2023



Agenda

1. Introduction
2. Background: Campus of Care Proposal, Life Lease Issues
3. Occupancy agreement: transfer of units
4. 2022 addendum to occupancy agreement
5. Parry Sound Single Family Home Real Estate Trend
6. Life Lease Transfer Price History
7. Calculation of buy-back price offers
8. Rationale and expense recovery for \$5 million bank line of credit
9. Draft by-law

BACKGROUND

- In Aug. 2021, Life Lease residents were informed that it was the intent of the eight municipalities and Board to ask the government to create a campus of care to consolidate long term care at the West Parry Sound Health Centre.
- The plan is to build a new 160-bed facility to move residents of Belvedere and then the existing site at 21 Belvedere Ave. 101-bed long term care facility would close and be sold.
- It is anticipated that the existing life lease building would also be vacated. Unknown timeframe, at least five years hence.
- Life lease is a right to occupy a unit, not like a condo; there is no part ownership of land or buildings. There are several life lease financial models in Ontario: market value, price index, fixed value, declining balance, zero balance.
- Life lease was designed as an attainable housing strategy for our elderly, not a 'real estate' investment. Examples of other life lease projects in the Barrie area are priced between \$240 and \$250 per square foot.
- MPAC assessed value for the life lease building is \$4.67 million, or an average of \$213 per square foot.
- The life lease occupancy agreement provides no protection for residents if they are unable to sell their right to occupy.
- In May 2022, an addendum to life lease occupancy agreement was unwelcomed by life residents although it attempted to protect their original investment (in event building is to be vacated).
- Given the uncertain future of life lease, the Board offered to buy-back life lease units if current residents do not choose or are unable to sell the right to occupy their unit on the real estate market.

Extract from Life Lease Occupancy Agreement

23. Transfer of Unit

In this Occupancy Agreement, "Transfer" means the sale, exchange, or other disposition of your rights and obligations under this Occupancy Agreement other than by way of assignment of lease, or an assignment of your interest of this Occupancy Agreement. You or your personal representative shall follow these steps:

- 23.1 You shall notify the Corporation in writing of the proposed vacancy date as a result of the desire to sell or transfer the Right to Occupy.
- 23.2 The Corporation shall determine an average resale price based on the change in values in the local real estate market of Parry Sound from your original purchase date and the date of the notification of proposed vacancy date. If you do not agree with this average resale price then a local realtor will be selected by mutual agreement to determine a price and the cost of such services shall be split between you and the Corporation. This is the "Resale Price."
- 23.3 The Corporation shall then offer the Unit for sale in writing at the Resale Price:
 - 23.3.1 Firstly to other Unit Owners who have previously advised the Corporation in writing that they wish to switch units, and if no such owner accepts the Corporation's offer to sell then,
 - 23.3.2 Secondly, to persons on the Corporation's waiting list, in the order of being entered on the list, and if no such person accepts the Corporation's offer to sell then,
 - 23.3.3 Thirdly, to any nominee of the selling Unit Owner, provided the nominee otherwise qualifies to purchase the Unit, and if there is no such buyer, then
 - 23.3.4 Fourthly, for resale on the open market at the Resale Price.
- 23.4 After sixty (60) days if a potential new purchaser has not been identified the Corporation shall discuss with you a reduction in the price.

ADDENDUM TO LIFE LEASE OCCUPANCY SALES AGREEMENT
For The Residence of Belview by the Bay

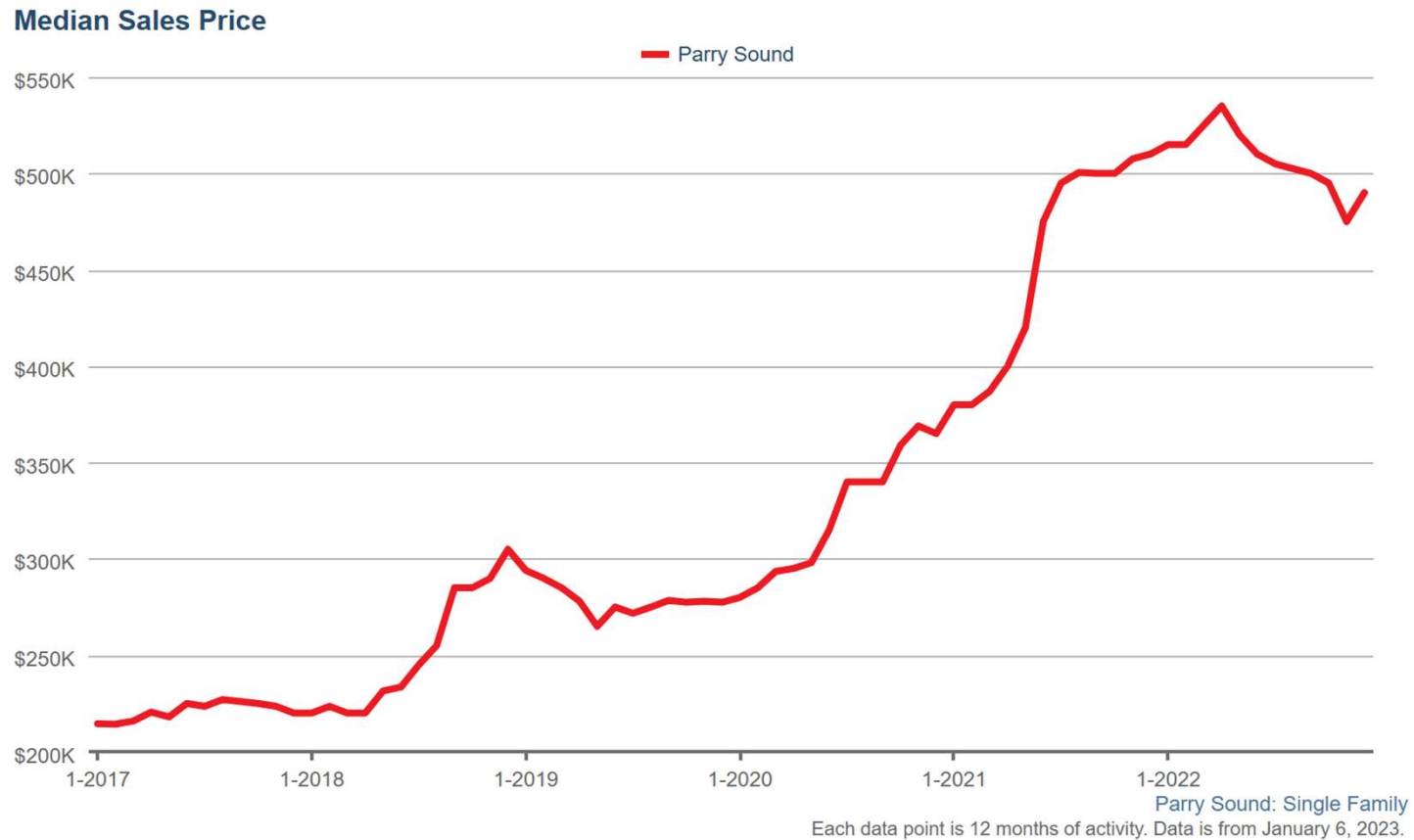
19 May 2022

Corporation's Right to Terminate Occupancy Agreement

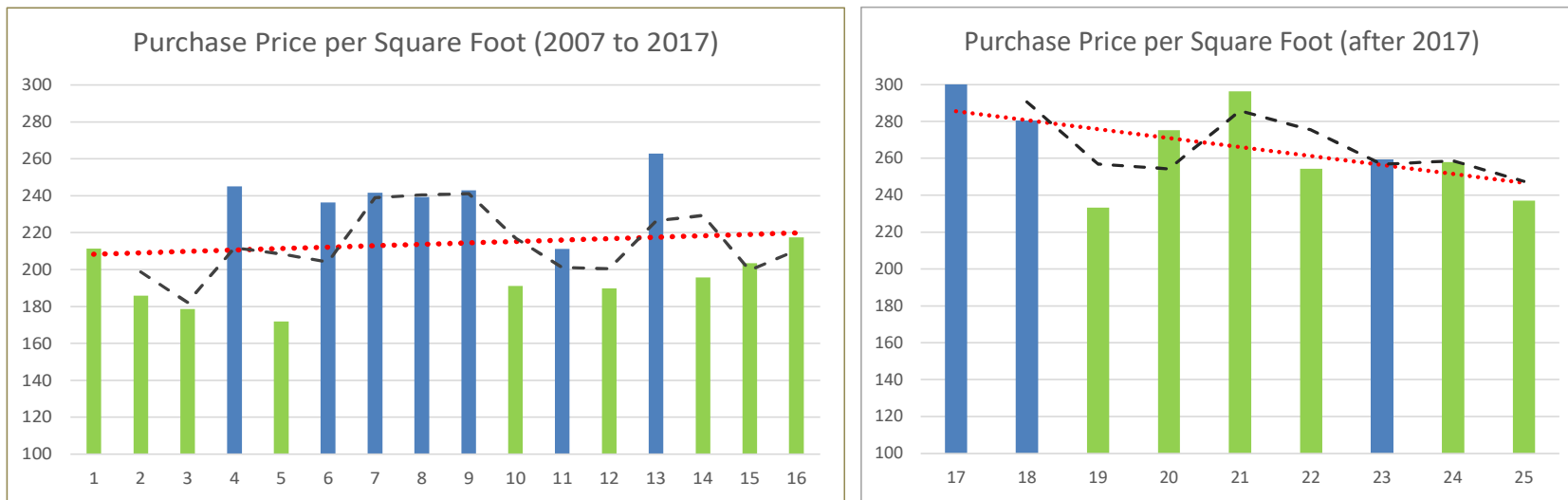
You acknowledge it is anticipated that the long-term care home known as the "Belvedere Heights Long Term Care Home" located in a building on the Project Lands adjacent to the Building in which your Unit is situated (the "LTC Home") may be closed on a future date to be determined by the Corporation. In the event of such closure of the LTC Home and despite any other provision of this Agreement, the Corporation shall have the right to terminate this Occupancy Agreement provided that, in order to allow you time to find alternate housing, such termination can only occur after the Corporation has given you twelve (12) months prior written notice.

If this Agreement is terminated in accordance with the foregoing, then the Corporation shall repurchase your Right to Occupy the Unit solely based on a repurchase price equal to the Purchase Price originally paid by you pursuant to the Sales Agreement of which the Occupancy Agreement forms a part.

Parry Sound Single Family Home Price Trend:2017 - 2022



LIFE LEASE UNIT (LLU) TRANSFER HISTORY



There are two (2) distinct patterns before and after 2017. The two graphs below include a trendline (in red) and a two-transaction moving average (in grey dash line). Each sale is colour coded. A blue bar is a LLU with a view of the bay and a green bar is a LLU with no water view.

For the ten (10) years from 2007 to 2017: the trendline suggests that the price per square foot increased by five (5) per cent from \$210 in 2007 to **\$220** by 2017. Units with a view of the bay sold for more than those without in this period.

The second pattern follows when one sale was \$301 per square foot, a thirty-seven (37) per cent increase over the prior \$220 sale. This was a singular occurrence. Since then, the purchase price has trended down below **\$260**. View of the bay was not as significant a factor for most sales on the market since 2017.

*Approximate average annual price increase is about **2.2** per cent since 2007, similar to the average annual return of a GIC.*

CALCULATION OF LIFE LEASE UNIT (LLU) BUY-BACK OFFER: TWO (2) OPTIONS

Under the occupancy agreement, the Belvedere Board of Management (BoM) has no obligation to any existing LLU residents to buy-out their units or guarantee a minimum price. Notwithstanding this, the BoM establishes the following buy-back policy to address resident concerns. Each case will have to be evaluated on its own merit.

1. For LLU holders that paid equal to or less than expected (i.e., at or below the trendline): The original purchase price will be increased by 2.2% for each year after the year of purchase to the year of sale, to a maximum value as determined by the trendline. For example, a buy-back offer in 2023, six (6) years after a 2017 purchase, would increase the original price by 13.2%. The 10% redemption fee (as per the occupancy agreement) would be applied against the inflation-adjusted buy-back offer.
2. For LLU holders that paid more than expected (i.e., above the trendline): The buy-back offer is equivalent to the original purchase price minus the 10 per cent redemption fee. Depending on the number of years of occupancy, the trendline can be used to determine if the unit may be eligible for a 2.2 per cent inflation adjustment for one or more years of occupancy.

BY-LAW TO SUPPORT BUY-BACK OF LIFE LEASE UNITS

The Belvedere Board of Management (BoM) must secure a \$5 million bank credit facility to buy-back all of the life lease units over time. The Bank of Nova Scotia requires that each municipality pass a by-law to provide the requisite guarantee for their approval of the bank credit.

To date, the BoM has had sufficient cash on hand to buy-back four (4) units. Additional ongoing buy-back of the remaining 20 units will require financing. The municipalities have three (3) options:

1. Freeze. No further buy-backs. Will need a plan for units that are unable to be sold on the open real estate market.
2. Pass a by-law to support the BoM line of credit (draft attached); or,
3. Accept an annual capital levy (in addition to the existing operating cost levy) to support the buy-back of two or three units annually for the next five (5) or more years (annual cost range: \$400,000 to \$700,000).

LINE OF CREDIT EXPENSE FUNDED BY RENTAL INCOME

- With the advice of legal and real estate expertise, the BoM has converted the re-purchased units into senior's rental apartments. The average cost of maintenance and property tax is currently less than \$900 per month per unit. The current rental market is \$1,700 to \$2,000 per month for these apartments.
- An estimated average \$1,000 per month surplus rental income for each unit is to be applied against the interest-only expense of the line of credit. Even if the existing borrowing interest rate remains over six (6) per cent over the next few years, it is anticipated that there will be sufficient accumulated surplus rental income to offset the interest expense for the borrowing, which will gradually increase over time with buy-back of additional units.
- The line of credit may be converted into a fixed-term loan. Surplus revenue can also be applied to reduce the principal for an existing line of credit.
- There is no guarantee that municipalities will not be called upon for financial support for the line of credit in the future, but it is unlikely. The capital levy option would be an annual expense.
- The BoM respectfully requests that your Council expeditiously pass a by-law to support a \$5M line of credit.

DRAFT BY-LAW TO PROVIDE FINANCIAL GUARANTEE FOR BELVEDERE HEIGHTS BANK LOAN
TO FINANCE THE BUY-BACK OF LIFE LEASE UNITS (v4, 2023 Feb 10)

WHEREAS the Board of Management for the District of Parry Sound West (“Belvedere Heights”) and all eight (8) supporting municipalities requested the Ministry of Long-Term Care to create a campus of care to consolidate long term care at the West Parry Sound Health Centre to enhance services for all long-term care residents. The campus would include a new 160-bed long term care facility that would replace the existing 101-bed long term care facility at 21 Belvedere Ave.

WHEREAS the 21 Belvedere Ave. site also includes a twenty-four (24) unit life lease building that may need to be vacated when the existing 101-bed long term care facility is closed.

WHEREAS the original twenty-four (24) life lease occupancy agreements do not include any provision to protect the resident’s investment if vacant occupancy of the building would be needed in the future.

WHEREAS the Board of Management proposes to buy-back the right to occupy any life lease unit, which cannot be transferred on the real estate market, with funds secured from a five (5) million-dollar bank line of credit or loan(s).

WHEREAS in order to secure a line of credit or loan(s), the Bank of Nova Scotia requires that each of the eight (8) supporting municipalities pass a by-law to guarantee financial support for this line of credit or loan(s).

WHEREAS the municipality has the authority to incur debt under section 401(1) of the Municipal Act 2001 as amended.

NOW THEREFORE, the Council of the Township of _____ enacts the following:

THAT we endorse the Belvedere Heights Board of Management request for financial support to guarantee a five (5) million-dollar bank line of credit and/or loan(s) to buy-back any or all life lease units. If required, part of the line of credit interest and/or loan principal expense will be apportioned to the Township as per the existing Belvedere Heights capital and operating cost sharing formula set out in the Ontario Fixing Long-Term Care Act and Regulations.

READ a FIRST and SECOND time this ?th day of March? 2023

READ a THIRD time this ?th day of ? 2023

Calculation of Annual Municipal Levy

Belvedere Heights 2021 Levy Apportionment

Board Approved L
Levy 2021
\$1,365,000

Represented By:
Operating
\$1,365,000

Capital
\$0

FIR 26A
Column I 7

Municipalities	Weighted Assessment	% Increase/ Decrease WA	% Distribution	Distributed Amount 2020	Distributed Amount 2021		\$ Inc /Dec	% Inc / Dec	50% Payment April 1, 2021	50% Payment Sept. 1, 2021	
Parry Sound	845,529,080	0.0142%	8.8120%	\$134,342	\$120,284	\$120,284	\$0	-\$14,057	-10.46%	\$60,142	\$60,142
Carling	1,024,748,048	0.0142%	10.6798%	\$163,088	\$145,780	\$145,780	\$0	-\$17,308	-10.61%	\$72,890	\$72,890
Whitestone	587,354,886	0.0142%	6.1214%	\$92,220	\$83,557	\$83,557	\$0	-\$8,663	-9.39%	\$41,778	\$41,778
McDougall	744,399,378	0.0142%	7.7581%	\$117,618	\$105,898	\$105,898	\$0	-\$11,721	-9.97%	\$52,949	\$52,949
McKellar	649,711,295	0.0142%	6.7712%	\$103,007	\$92,427	\$92,427	\$0	-\$10,579	-10.27%	\$46,214	\$46,214
McMurrich-Montieth	221,094,343	0.0142%	2.3042%	\$34,646	\$31,453	\$31,453	\$0	-\$3,193	-9.22%	\$15,726	\$15,726
Archipelago	2,089,910,184	0.0142%	21.7809%	\$333,292	\$297,309	\$297,309	\$0	-\$35,983	-10.80%	\$148,655	\$148,655
Seguin	3,432,408,583	0.0142%	35.7723%	\$538,976	\$488,292	\$488,292	\$0	-\$50,684	-9.40%	\$244,146	\$244,146
Totals	9,595,155,797		100.0000%	\$1,517,189	\$1,365,000	\$1,365,000	\$0	-\$152,189	-10.03%	\$682,500	\$682,500

NOTE: The Ministry of Municipal Affairs and Housing website provided the 2019 FIR data for the distribution calculation of Belvedere's 2021 Operating levy.



THE CORPORATION OF THE TOWNSHIP OF MCKELLAR

PUBLIC NOTICE

Re: Closing of Road Allowance between Con 12 PT Lot 21 and Con 13 PT Lot 21, District of Parry Sound.

TAKE NOTICE that the Council of the Corporation of the Township of McKellar proposes to enact a by-law to stop up and close and part of the following road allowances:

Part Road Allowance between Con 12 PT Lot 21 and Con 13 PT Lot 21, District of Parry Sound.

AND TAKE FURTHER NOTICE THAT the proposed by-law will come before Council of the Township of McKellar at its regular meeting at the Township Council Chambers at 701 Highway 124, McKellar, Ontario on Tuesday, the 21st day of March, 2023 at the hour of 6:30 p.m., and at that time Council will hear anyone in person, or by his/her counsel, solicitor or agent, who claims that his/her land will be prejudicially affected by the by-law, and who applies to be heard.

Plan 42R-7282 is available for inspection at the Municipal Office or are available for inspection by emailing the Deputy Clerk at deputyclerk@mckellar.ca or Phone: 705-389-2842 x5.

DATED at the Municipality of McKellar, this the 2nd day of March, 2023.

Ina Watkinson, Clerk/Administrator
Township of McKellar
701 Hwy 124
McKellar, ON P0G 1C0





TOWNSHIP OF MCKELLAR
701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0
Phone: (705) 389-2842 Fax: (705) 389-1244

APPLICATION FOR ROAD CLOSURE AUTHORIZED UNDER BY-LAW 2011-24

1. Application to be completed in full.

2. **Fee: \$750.00**

Includes costs of photocopying, postage, holding of special meeting, and any other directly relatable expenditure over and above normal municipal staff administrative costs, and shall exclude any costs associated with the participation of professionals, such as surveyors, planners or solicitors.

3. **Deposit: \$1,000.00**

The applicant shall reimburse the Township on demand for all costs incurred in the processing of the application, including but not limited to the costs of professional planning services, surveying, legal fees, costs relating to the serving of notices and advertising and survey fees. A deposit of \$1,000.00 shall be required to cover above costs, which shall be returned if no additional costs are incurred or a further deposit may be required to cover additional costs.

4. Application to be signed by owner or authorized agent only.

5. The consideration of this application does not make the Township liable for any of the applicant's costs for legal, surveying, or other professional costs.

Name of Applicant: GORD ZULAK FOR THE ESTATE OF DOROTHY ZULAK DECEASED

Mailing Address of Applicant: PO BOX 232 MCKELLAR ONT
POG1C0

Owner's Property Description and Address: LOT 21 CON 12 LOT 21
CON 13

Names and Addresses of Adjacent Owners (each side): ESTATE OF
DOROTHY ZULAK

Description of Lands for Closure: ROAD ALLOWANCE BETWEEN
LOT 21 CON 12 AND LOT 21 CON 13

Agent Authorization

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be attached to this form or the authorization set out below must be completed. Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for the purchase of a road allowance, and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

Payment of Fees (this section must be completed for the application to be processed)

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any legal, and/or external planning consulting expenses incurred by the Township of McKellar during the processing of this application, in addition to any application fee set by the Township of McKellar.

FEB. 6 2023
Date

London E Zelok
Signature of Owner

**PLEASE ATTACH A DETAILED SKETCH OR MAP OF THE LANDS
PERTAINING TO THIS APPLICATION.**



THE CORPORATION OF THE TOWNSHIP OF MCKELLAR

PUBLIC NOTICE

Re: Closing of Part Road Allowance between Plan 275, Block A and CON 6 LOT 29, District of Parry Sound.

TAKE NOTICE that the Council of the Corporation of the Township of McKellar proposes to enact a by-law to stop up, close and sell part of the following road allowances:

Part Road Allowance between Plan 275, Block A and CON 6 LOT 29, District of Parry Sound.

AND TAKE FURTHER NOTICE THAT the proposed by-law will come before Council of the Township of McKellar at its regular meeting at the Township Council Chambers at 701 Highway 124, McKellar, Ontario on Tuesday, the 21st day of March, 2023 at the hour of 6:30 p.m., and at that time Council will hear anyone in person, or by his/her counsel, solicitor or agent, who claims that his/her land will be prejudicially affected by the by-law, and who applies to be heard.

Plan 275 is available for inspection at the Municipal Office or are available for inspection by emailing the Deputy Clerk at deputyclerk@mckellar.ca or Phone: 705-389-2842 x5.

DATED at the Municipality of McKellar, this the 2nd day of March, 2023.

Ina Watkinson
Clerk/Administrator
Township of McKellar
701 Hwy 124
McKellar, ON P0G 1C0



Subject Road Allowance

Burnetts Rd



TOWNSHIP OF MCKELLAR
701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0
Phone: (705) 389-2842 Fax: (705) 389-1244

FEB 08 2023

APPLICATION FOR ROAD CLOSURE AUTHORIZED UNDER BY-LAW 2011-24

1. Application to be completed in full.

2. **Fee: \$750.00**

Includes costs of photocopying, postage, holding of special meeting, and any other directly relatable expenditure over and above normal municipal staff administrative costs, and shall exclude any costs associated with the participation of professionals, such as surveyors, planners or solicitors.

3. **Deposit: \$1,000.00**

The applicant shall reimburse the Township on demand for all costs incurred in the processing of the application, including but not limited to the costs of professional planning services, surveying, legal fees, costs relating to the serving of notices and advertising and survey fees. A deposit of \$1,000.00 shall be required to cover above costs, which shall be returned if no additional costs are incurred or a further deposit may be required to cover additional costs.

4. Application to be signed by owner or authorized agent only.

5. The consideration of this application does not make the Township liable for any of the applicant's costs for legal, surveying, or other professional costs.

Name of Applicant: Robert Gabor

Mailing Address of Applicant: 6 Deluca Crt, Springwater ON
L9X0T1

Owner's Property Description and Address: 211 Burnett's Rd McKellar
PT LT 29 Con 6 McKellar RD 168062 / BLK APR 275 McKellar

Names and Addresses of Adjacent Owners (each side): - Owner/Applicant

Same: 211 Burnett's Rd, McKellar BLK APR 275 McKellar

Same: 211 Burnett's Rd PT LT 29 Con 6 McKellar

Description of Lands for Closure: _____

Hardre Crescent - South half
Original Road Allowance between Plan 275 Block A and
Con 6 Lot 29, Township of McKellar, District of Parry Sound

Agent Authorization

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be attached to this form or the authorization set out below must be completed. Authorization of Owner for Agent to Make the Application

I, Robert Gabor, am the owner of the land that is the subject of this application for the purchase of a road allowance, and I authorize self to make this application on my behalf.

Feb 3, 2023
Date

[Signature]
Signature of Owner

Payment of Fees (this section must be completed for the application to be processed)

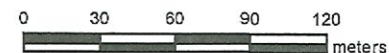
As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any legal, and/or external planning consulting expenses incurred by the Township of McKellar during the processing of this application, in addition to any application fee set by the Township of McKellar.

Feb 3, 2023
Date

[Signature]
Signature of Owner

**PLEASE ATTACH A DETAILED SKETCH OR MAP OF THE LANDS
PERTAINING TO THIS APPLICATION.**

SCALE



PROPERTY INDEX MAP

PARRY SOUND(No. 42)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	---
EASEMENT	---

THIS IS NOT A PLAN OF SURVEY

NOTES

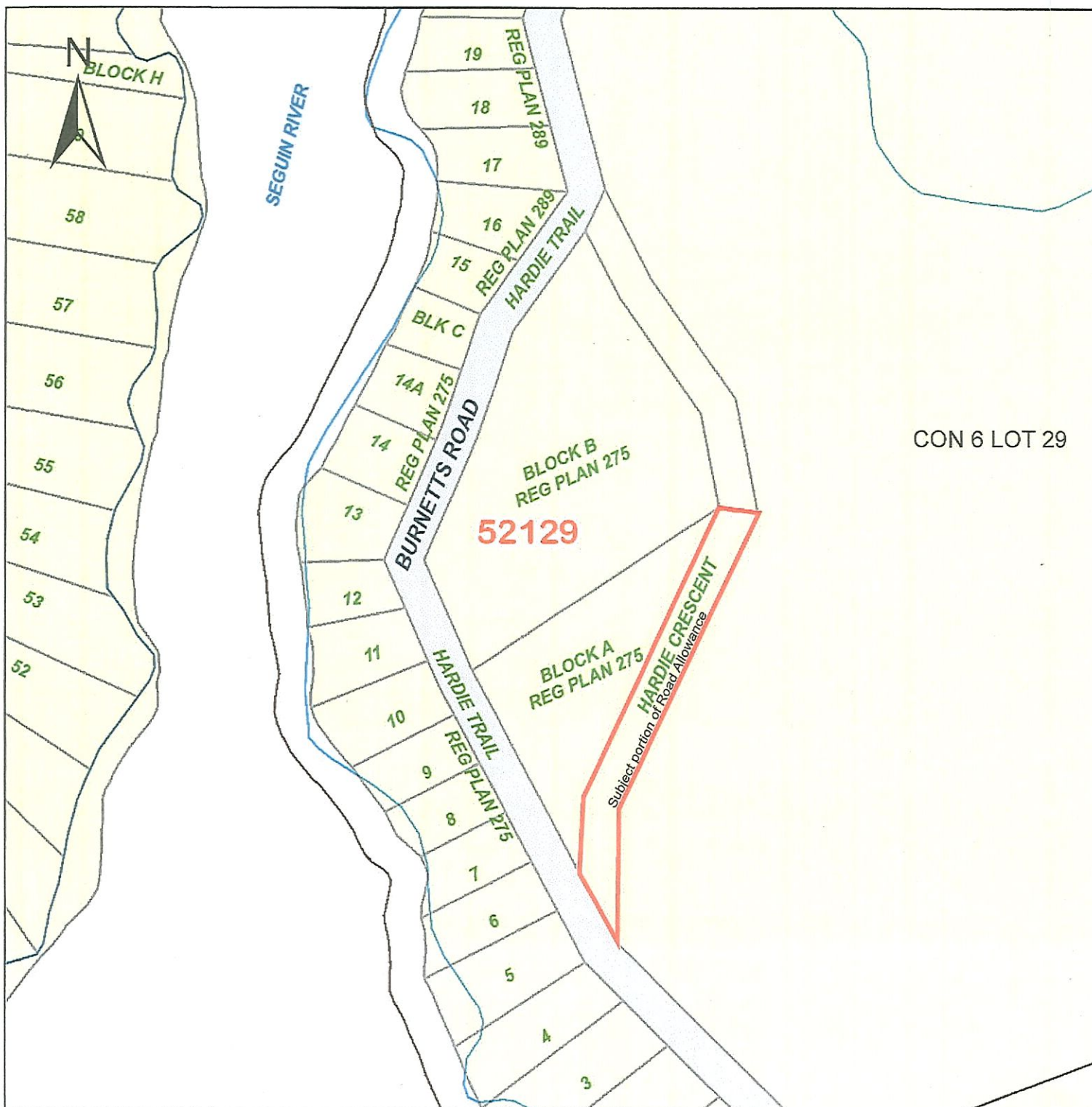
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



**CORPORATION OF THE TOWNSHIP OF MCKELLAR****Council Meeting Minutes****March 7, 2023**

Mayor Moore called the meeting to order at 5:02 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
Director of Operations, Greg Gostick *for his respective items on the closed agenda*

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

23-181 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Agenda, as amended to include item descriptions for closed session items, item 20.6 St. Stephen's Church Request for Proposal and 19.1 email from Art and Anne Van De Coevering regarding Transfer Station permits for this Regular Meeting of Council as presented.

Carried

Moved by: Councillor Ryeland
Seconded by: Councillor Haskim

23-182 **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 5:03 p.m. to discuss the following items:

- 5.1 Minutes of Closed Session
- 5.2 A proposed or pending acquisition or disposition of land by the municipality or local board pursuant to Ontario Municipal Act Section 239(2)(c) – proposed acquisition
- 5.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; pursuant to Ontario Municipal Act, Section 239(2)(e) – Henry Street, Encroachments vs. Agreements.
- 5.4 Personal matters about an identifiable individual, including Municipal or local board employees, pursuant to Ontario Municipal Act, Section 239(2)(b) – Firefighter Appointments.

Carried

Director of Operations, Greg Gostick left the meeting.

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

23-183 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby reconvene into open session of Council at 6:00 p.m.

Carried

Recess from Regular Meeting for Committee of Adjustment Meeting (6:00pm to 6:30pm)



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 7, 2023

Mayor Moore called the meeting to order at 6:28 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

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.

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

There were no conflicts of interest declared.

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-184 **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 March 7, 2023.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-185 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the deputation from Sue Poff, member of the Lake Stewardship and Environmental Committee.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-186 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the deputation from Nadine Hammond, Manager/Curator of the West Parry Sound District Museum.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-187 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the February 21, 2023 regular meeting of Council and the Minutes of the February 24, 2023 special meeting of Council; as circulated.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 7, 2023

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-188 WHEREAS By-law 2023-12 was deferred at the January 24, 2023 Regular Meeting of Council; and

WHEREAS Council felt it was necessary for the applicant to obtain an ecological report evaluating the deer wintering area and fish habitat in close proximity to the subject lands; and

WHEREAS the applicant retained Riverstone Environmental Solutions Inc. to provide a scoped site evaluation; and

WHEREAS the applicant confirmed with their solicitor that a deeming By-law was previously passed confirming the lots will merge;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby acknowledge receipt of the following: the legal verification from the applicant's solicitor via email correspondence that the lots are merged because a deeming By-law was previously passed, the Scoped Site Evaluation Report from Riverstone Environmental Solutions Inc., the planning memo from JL Richards & Associates Ltd. and the revised draft By-law from JL Richards & Associates Ltd. to include recommendations from Riverstone Environmental Solutions Inc.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-189 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby move Item 21.2 to 15.2

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-190 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 the Zoning By-law (LeBlanc), a First and Second reading; and

Further Read a Third time and Passed in Open Council this 7th day of March, 2023; and

FURTHER THAT the By-law be passed as amended to remove "Lot 1 Pts 1 & 4 minimum frontage 39m, lot area 0.182ha" from Special Provision 16.39 in the Zoning By-law 95-12, as amended.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-191 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the January 30, 2023 meeting of the Parry Sound Area Planning Board for information purposes.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 7, 2023

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-192 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the January 25, 2023 meeting of the North Bay Parry Sound District Health Unit Board of Health for information purposes.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-193 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the January 25, 2023 meeting of the North Bay Parry Sound District Health Unit Finance and Property Committee of the Board of Health for information purposes.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-194 **WHEREAS** Resolution No. 22-529 was passed at the December 6, 2022 regular meeting of Council; and

WHEREAS the Chief Building Official (CBO) released two requests for proposals, one being the replacement of windows and doors on Hemlock Church (RFP No. PW-2023-01) and the other being the replacement of the siding, soffit and fascia on the Church (RFP No. PW-2023-02); and

WHEREAS the closing date of the RFPs was February 23, 2023 and 5 companies submitted bids for both RFPs; and

WHEREAS the CBO has reviewed all of the proposals in great detail;

BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive Report BP23-01, the results of the request for proposals for renovations to Hemlock Church; and

NOW THEREFORE BE IT RESOLVED THAT Northern View Construction be awarded RFP No. PW-2023-01 in the amount of \$19,292.00 plus \$2,507.96 HST for a total bid of \$21,799.96 and RFP No. PW-2023-02 in the amount of \$43,879.00 plus \$5,704.27 HST for a total bid of \$49,583.27.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

23-195 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the February 2023 Accounts Payable Preliminary Cheque Run Report for information purposes.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 7, 2023

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

23-196 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby authorize the Deputy Clerk-Planning Assistant to attend the AMCTO Zone 7 Spring Meeting in Killarney, Ontario on April 27 & 28, 2023; and

FURTHER THAT all applicable expenses be paid by the Township.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-197 **WHEREAS** a request for proposal was released for By-law Enforcement Services; and

WHEREAS the RFP had a closing date of February 17, 2023 and no proposals were received;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby direct staff to re-advertise the RFP immediately and have the closing date as March 23, 2023 at 2:00pm; and

FURTHER BE IT RESOLVED THAT the RFP be advertised on the MLEO (Municipal Law Enforcement Officer) website.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-198 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby direct staff to advertise for one (1) Full Time, Permanent Equipment Operator/Truck Driver position with the Township; and

FURTHER BE IT RESOLVED THAT the position be advertised immediately and the start date for the position be advertised as May 1, 2023.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-199 **WHEREAS** the IT Coordinator presented internet service provider options available to the Township by way of a report to Council; and

WHEREAS Resolution No. 23-158 was passed at the February 21, 2023 regular meeting of Council directing the IT Coordinator to purchase "Starlink Business Service Provider Plan"; and

WHEREAS the IT Coordinator recommends that the smaller, more cost-effective option will have the capability to service the Municipal Centre Complex;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby rescind Resolution No. 23-158 and direct the IT Coordinator to purchase "Starlink Residential Service Provider Plan" for the Municipal Centre Complex.

Defeated



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 7, 2023

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-200 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby direct staff to contact Muskoka Starlink to provide a quote to install Starlink internet infrastructure.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-201 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby appoint Ryan Fleming and Ethan Lay to the rank of Probationary Firefighter with the McKellar Volunteer Fire Department as recommended by Fire Chief, Robert Morrison.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-202 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby direct staff to release a Request for Proposal for the St. Stephen's Church renovation immediately.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-203 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2022-57, being a By-law to Amend the Zoning By-law (Grant), a First and Second reading; and

Further Read a Third time and Passed in Open Council this 7th day of March, 2023.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-204 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-23, being a By-law to Regulate Dogs in the Township, a First and Second reading; and

FURTHER to be **Read a Third time** at a future regular meeting of Council.

Deferred

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-205 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-20, being a By-law to Amend Schedule 'A' of By-law 2019-56 a By-law to Adopt a Policy for Donations/Grants, a First and Second reading; and

Further Read a Third time and Passed in Open Council this 7th day of March, 2023.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

March 7, 2023

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-206 **WHEREAS** By-law 2023-17, being a By-law to Erect Stop Signs at the Intersection of Hurdville Road and Blackwater Road, was given a First and Second Reading at the February 7, 2023 regular meeting of Council; and

WHEREAS a petition, letter and email correspondence were received by Council from area residents at the February 21, 2023 regular meeting of Council;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law 2023-17, being a By-law to Erect Stop Signs at the Intersection of Hurdville Road and Blackwater Road, a Third reading; and

Further Passed in Open Council this 7th day of March, 2023.

Defeated

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

23-207 **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 Kekkonen

Seconded by: Councillor Zulak

23-208 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2023-24, 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 7th day of March, 2023.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

23-209 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar adjourn this meeting at 10:04 p.m. to meet again on March 17, 2023, at 1:00 p.m., for a Special Open Meeting of Council at which time staff will present the draft budget to Council; or at the call of the Mayor.

Carried

David Moore, Mayor

Karlee Britton, Deputy Clerk



Planner, Inc.

1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9

Tel: (705) 746-5667

E-Mail: JJPlan@Vianet.ca

CONSENT APPLICATION NO. B56/2022(McK)

PART OF LOT 29, CONCESSION 14

TOWNSHIP OF McKELLAR

27 FIRE ROUTE 102

(ISLAND VIEW LANE)

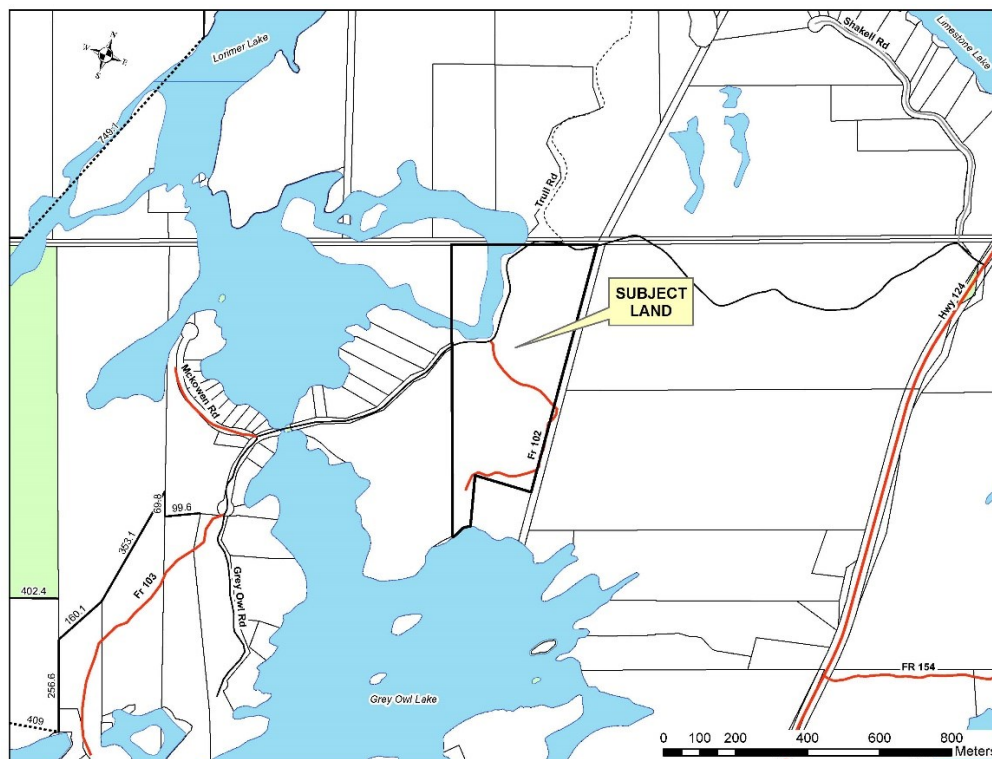
ROLL # 4928 0000 0269 700

APPLICANT: Joseph Jamieson

December 15, 2022

PURPOSE/BACKGROUND

Joseph Jamieson owns an irregular shaped waterfront lot on Grey Owl Lake accessed off Grey Owl Road and Fire Route 102 and Island View Lane.



Mr. Jamieson's home is at the shoreline portion of the lot. The balance of the property is vacant.

The entire property is 46 acres.

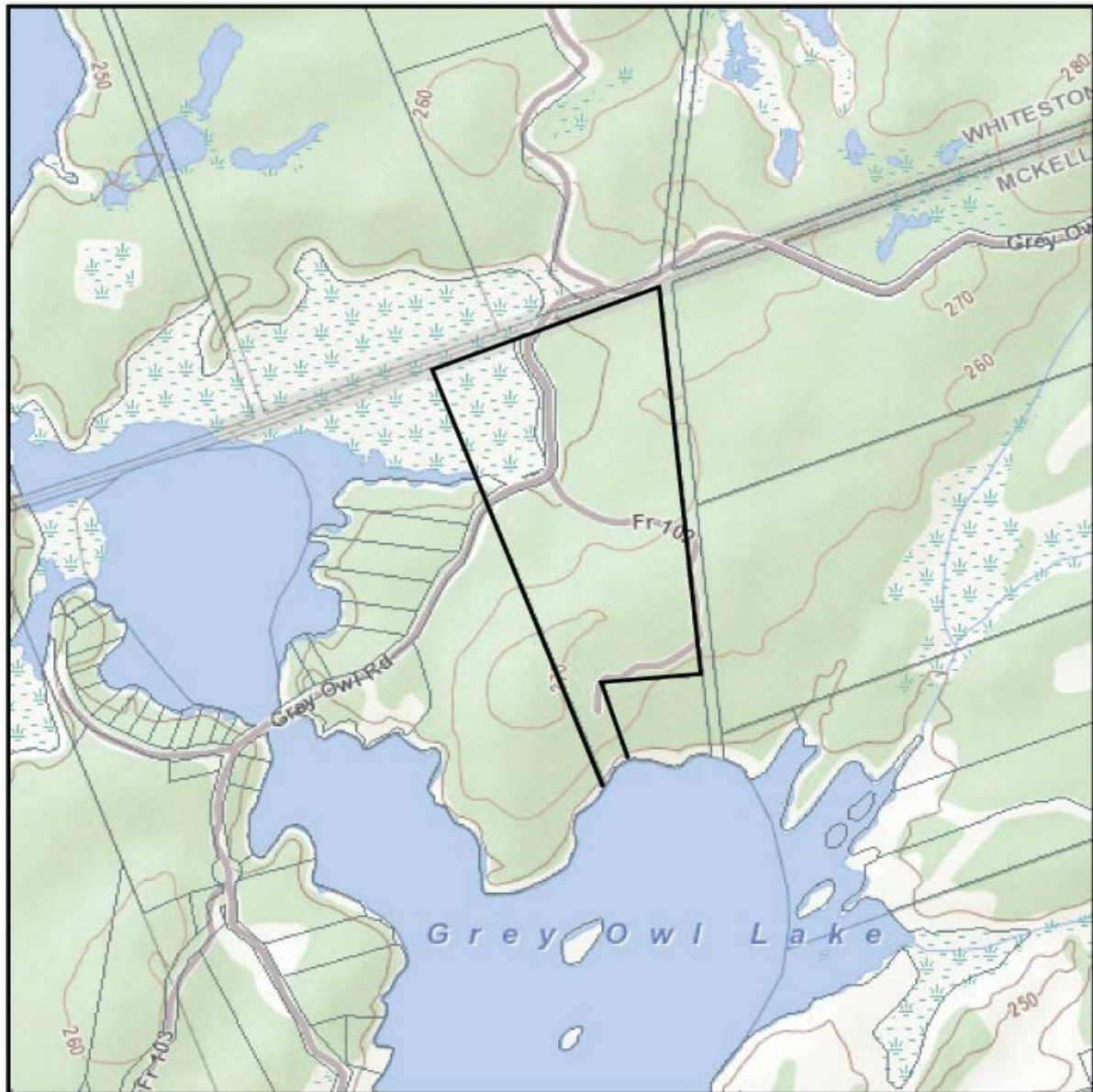
The purpose of the application is to create two new rural residential lots.

The lands have a "cleaver" shape with the Grey Owl Road, travelling through the northwest corner of the lot.



While Grey Owl Road is maintained year round by McKellar Township, the P.I.N. mapping indicates that the ownership of the road remains with the Jamieson's.

The lands are relatively typical in terms of moderate slopes with a ridge at the southwest side of the parcel.



The lands consist primarily of hardwood forest apart from a band of hemlocks/cedars along the south area of the parcel and along the shore.



The travelled road separates the portion of the land that consists of a large wetland at the north west corner of the property.

CONSENT APPLICATION

The original application was for three new Rural lots as shown on the sketch below.



SEVERED LOT 2
3.15ha/7.8ac±
TO BE REZONED RR

SEVERED LOT 1
2.3ha/5.7ac±
TO BE REZONED RR

RETAINED LANDS
6.0 ha
WF1 ZONING TO REMAIN

LANDS AND ROADWAY TO BE TRANSFERRED TO TOWNSHIP

WATERFRONT RESIDENTIAL
NOT PART OF APPLICATION

VACANT
NOT PART OF APPLICATION

EXISTING R.O.W.
CONTINUES ALONG
MUNICIPAL ROAD
ALLOWANCE

PART 7 42R-5414
SUBJECT TO R.O.W.
(RETAINED LANDS TO BE A
AS DOMINANT TENEMENT)

PART 6 42R-5414
SUBJECT TO R.O.W.

VACANT
NOT PART OF APPLICATION

WATERFRONT RESIDENTIAL
NOT PART OF APPLICATION

GREY OWL LAKE (CROWN)

KEY MAP (NOT TO SCALE)

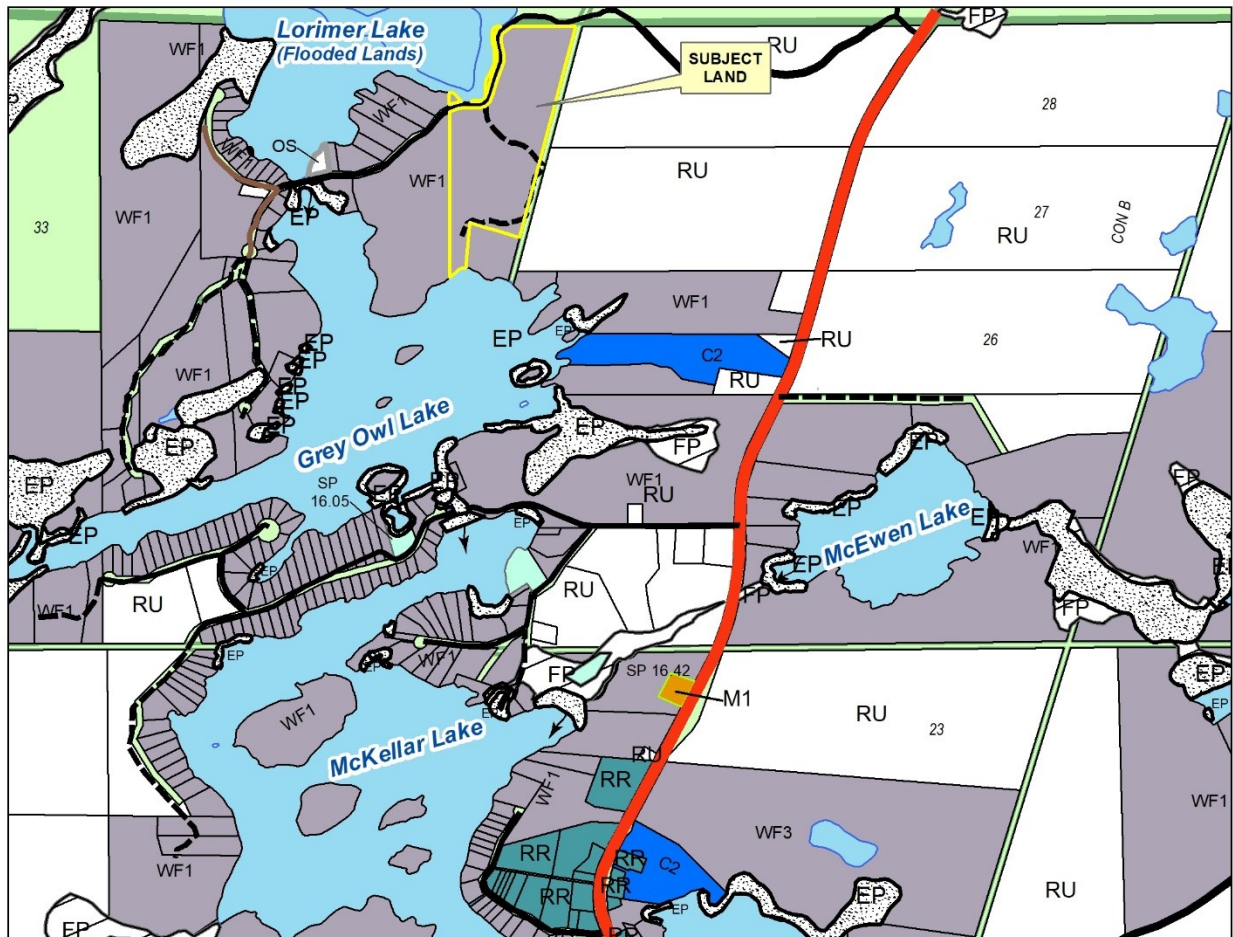
1:2500 METRIC

NOV 1, 2022

JAMESONCONSENTS.000

ZONING

The subject lands are zoned Waterfront Residential 1 (WF1).



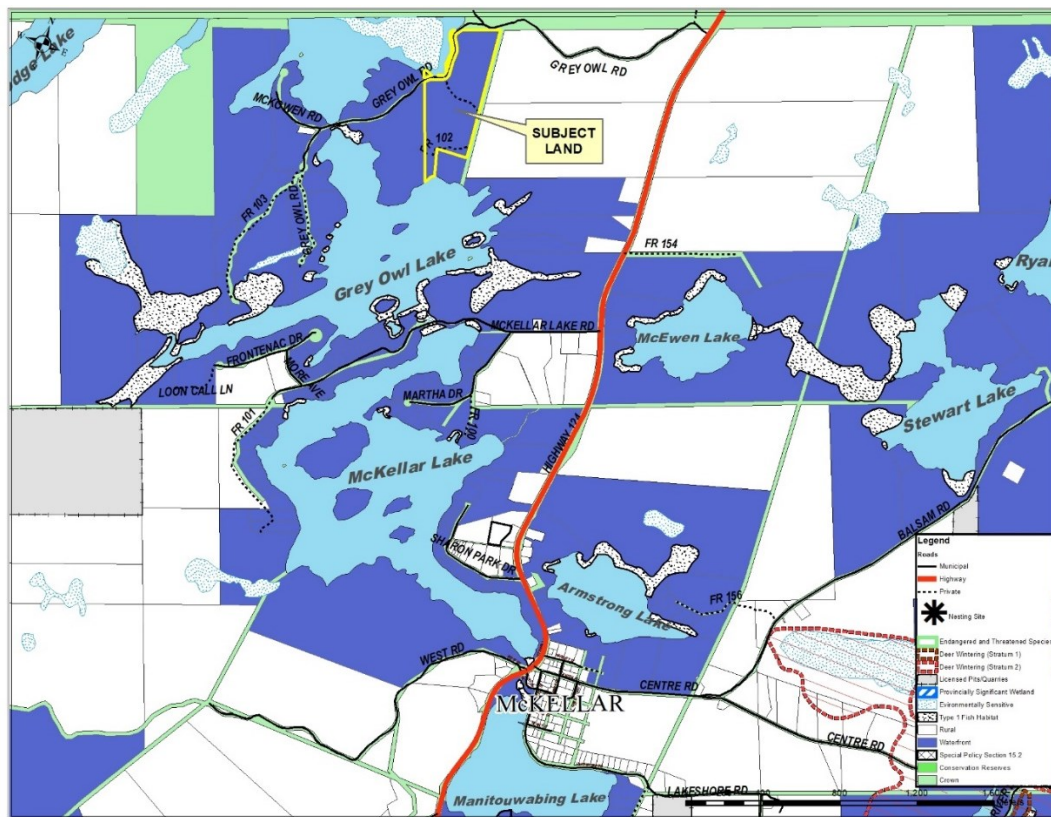
The relevant zoning standards are likely to be Rural (RU) or Rural Residential (RR) where the Municipality has often preferred the more restrictive uses in the RR zone.

	Rural Residential (RR)	Sever 1	Sever 1	Retain
Frontage (m)	60	114.7	142	60
Area (ha)	0.4	2.3	3.15	6.0

The lots will need to be rezoned to the Rural Residential RR zone.

OFFICIAL PLAN

The subject lands are designated Waterfront in the McKellar official plan.



Notwithstanding that the lands are designated Waterfront, the new lots created as a result of this transaction will be general by the Rural policies.

The standards for new Rural lots are prescribed in 6.13.

“6.13 Rural Standards

6.13.1 Lots in the Township of McKellar are serviced by individual wells and septic systems. To avoid any cross contamination between private well water supplies and adjoining septic system, the Ministry of the Environment and Climate Change Land Use Guidelines recommend that Rural lots be developed at an overall density greater than one hectare per lot with no individual lot smaller than 0.8 hectares.

6.13.2 The implementing zoning by-law will set out the standards for lots in the Rural designation in accordance with the Ministry of the Environment and Climate Change Guidelines.

6.13.3 Any lots proposed at a lesser density may require the submission of a hydrogeological report supporting a reduced density.”

The proposed new lots will comply with the above policies.

The portion of the land being created has no data reflecting natural heritage features.

GREY OWL ROAD

There is a policy that requires roads that are municipally maintained but now owned by the Township to be conveyed.

5.8.2.12 Wherever applications for development are proposed adjacent to municipal roadways and the municipality does not own title to the roadway, it will be the policy of this Plan to require that the applicant convey that portion of the roadway consisting of 10 metres from the centre line of the travelled road as it abuts the proposed development lands should a survey reveal an encroachment.

This has not always been implemented by council's recommendation.

It would appear that it would be prudent for the Township to obtain a deed to this section of road through the Jamieson lands.

CONCLUSION/RECOMMENDATION

That the application to create two new rural residential lots fronting on Grey Owl Road as applied for by Joseph Jamieson in Consent Application No. B56/2022(McK) be approved subject to the following.

1. Rezoning the lands proposed to be severed Rural Residential (RR);
2. Conveying the 20 metre road allowance that incorporates Grey Owl Road through the subject lands;
3. Transfer of lands north and west of Grey Owl Road to the Township as parkland dedication;
4. 911 addressing; and
5. Payment of any applicable planning fees.

Respectfully submitted,



John Jackson M.C.I.P., R.P.P.
JJ;jc

PARRY SOUND AREA PLANNING BOARD - APPLICATION FOR CONSENT
70 Isabella Street, Unit #110, Parry Sound, Ontario P2A 1M6 (Phone 705-746-5216 Fax 705-746-1439)

No. B 02/2023 (M.K.)

1. Applicant Information

Name of Applicant April Dymment
 Address 610 Hurdville Rd
McKellar ON
 Postal Code P2A 0B5
 E-mail Address april18.ad@gmail.com

Home Tel No. (705 817-6265)
 Business Tel No. ()
 Home Fax Tel No. ()
 Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.2 Name of Owner(s) (if different from the applicant). An owner's authorization is required in Section 12, if the applicant is not the owner.

Name of Owner _____
 Address _____

 Postal Code _____
 E-mail Address _____

Home Tel No. ()
 Business Tel No. ()
 Home Fax Tel No. ()
 Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.3 Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)

Name of Contact _____
 Address _____

 Postal Code _____
 E-mail Address _____

Home Tel No. ()
 Business Tel No. ()
 Home Fax Tel No. ()
 Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

2. Purpose of this Application (check appropriate box)

2.1 Type and purpose of transaction for which application is being made

☒ creation of a new lot ☐ lot additions ☐ easement ☐ right-of-way ☐ lease
☐ correction of title ☐ charge ☐ other (specify, e.g., partial discharge of mortgage)

Explain: _____

3. Name of person(s) (purchaser, lessee, mortgage, etc.) to whom land or interest is intended to be transferred, charged or leased, if known and specify relationship to present owner, if any.

3.1 Lot 1 _____ Lot 2 _____ Lot 3 _____

4. Location of the Subject Land Roll / PIN No.(s) 492800000115102

4.1 Municipality McKellar Lot(s) No.(s) 32 & 33 Concession No. 3

Street Name and No. 610 Hurdville Road M-Plan No. _____ Lot(s) _____

Registered Plan No. Part(s) 42R-20140, Part 4 Parcel No. _____

May 28, 2019

5. Easements or restrictive covenants

5.1 Are there any easements or restrictive covenants affecting the subject land? ☒ NO ☐ YES

If YES, describe the easement or covenant and its effect:

6. Description of Lands to be Divided and Servicing Information (Complete each subsection)

6.1

	Frontage (m)	Depth (m)	Area (ha)	Existing Uses	Proposed Uses	Existing Structures	Proposed Structures
Retained Lot	+457.5	250	±7.2	Residential		Barn 5000 Dwa	Unknown
Lot Addition							
Right-of-way							
Benefiting Lot							
Severed Lot 1	60	120	0.8	Vacant	Residential	None	Unknown
Severed Lot 2	60	137	0.8	Vacant	Residential	None	Unknown
Severed Lot 3							

6.2 Access (check appropriate space)

	Name	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Provincial Highway						
Municipal (maintained all year)		Hurdville R		Burnett's Ro	Burnett's Ro	
Municipal (Seasonal)						
Other public road						
Right of way						
Water Access						

If Water Access Only

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Parking and docking facilities to be used					
Approximate distance of these facilities from the subject land					
The nearest public road					

6.4 Water Supply (enter in appropriate space - E for Existing or P for Proposed)

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated piped water system					
Privately owned and operated individual well	E		P	P	
Privately owned and operated communal well					
Other public road					
Lake or other waterbody					
Other means					

6.5 Sewage Disposal - enter in appropriate space - **E for Existing or P for Proposed**

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated sanitary sewage system					
Privately owned and operated individual septic tank	E		P	P	
Privately owned and operated communal well					
Privately owned and operated communal septic system					
Privately owned and operated communal septic system					
Privy					
Other means					

7. Official Plan

7.1 What is the current designation of the subject land in the Official Plan: Rural

8. Current Application

8.1 Has the land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act.

☐ YES ☒ NO ☐ UNKNOWN

If **YES**, and if known, specify the appropriate file number and status of application and/or Plan No.

8.2 Has the land ever been the subject of a consent under section 53 of the Planning Act.

☒ YES ☐ NO ☐ UNKNOWN

If **YES**, and if known, specify the appropriate file number and status of application.

42/2021 (McK) - Dymont

8.3 Is the subject land currently the subject of an official plan amendment, zoning by-law, a Minister's zoning order, a minor variance, an approval of a plan of subdivision or a consent.

☐ YES ☒ NO ☐ UNKNOWN

If **YES**, and if known, specify the appropriate file number and status of application.

8.4 Are there additional consents being applied for on these holdings simultaneously with this application, or being considered for the future?

☐ YES ☒ NO ☐ UNKNOWN

9. Original Parcel

9.1 Has any land been severed from the parcel originally acquired by the owner of the subject land.

☒ YES ☐ NO ☐ UNKNOWN

If **YES**, and if known, specify the date of the transfer, the name of the transferee and the land use on the severed land. _____

10. Affidavit / Sworn Declaration

The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit / Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Town of Parry Sound this 2nd day
of March 2023

I, April Dymant of the Township of McKellar in the
County/District/Regional Municipality of Parry Sound solemnly declare that all the statements
contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing
that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**



Signature of Applicant or Agent

DECLARED BEFORE ME at the Town of Parry Sound in the
District _____ of Parry Sound this 2nd day
of March 2023.



A Commissioner of Oaths

Patrick James Christie, a Commissioner, etc.,
Province of Ontario, for John Jackson Planner Inc.,
Expires October 12, 2024

11. Authorizations

- 11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorizations set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for Consent and/or Zoning By-law Amendment and I authorize _____ to make this application on my behalf.

Date _____ Signature of Owner _____

- 11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for Consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date _____ Signature of Owner _____

12. Consent of the Owner (this section must be completed for the application to be processed)

12.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, April Dymont, am the owner of the land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application.

Date 02/24/2023

Signature of Owner 

13. Additional Fees

The applicant hereby agrees:

- (a) to reimburse the Parry Sound Area Planning Board for any costs incurred in processing this application which are above and beyond the amount of the application fee; and
- (b) to pay all costs legal and otherwise, that may be incurred by the Parry Sound Area Planning Board with respect to an LPAT Hearing, that may be held as a result of this application for a consent and to provide a deposit for such costs at least 45 days prior to any scheduled hearing.

Date 02/24/2023

Signature of Owner 

Plans / Sketches	
SKETCHES TO BE SUBMITTED MUST BE BLACK AND WHITE ON PAPER 8 1/2" x 11"	
ONE COPY OF SKETCH, IF REPRODUCABLE	
ALL LETTERING MUST BE LEGIBLE. USE MULTIPLE SKETCHES AT DIFFERENT SCALES IF NECESSARY	
	Key Map – Available on the Planning Board Website (www.psapb.ca) http://psapb.ca/index.php/planning-board/forms/application-forms
	North Arrow
	clearly defined boundaries of severed and retained lots
	if more than one severed lot, label the severed lots according to the application (Section 6)
	the boundaries & dimensions of any land abutting the subject land that is owned by the owner of the subject land
	the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing
	the dimensions of the subject land, the part that is to be severed and the part that is to be retained
	the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
	the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
	the existing uses on adjacent land, such as residential, agricultural and commercial uses
	the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
	the location and nature of any easement affecting the subject land

PLANNING BOARD

2018 Fees

Base Fee \$1500 + \$750 per lot/lot addition, \$250 for each additional lot addition, \$250 per right-of-way + \$500 deposit for Professional Planning Services

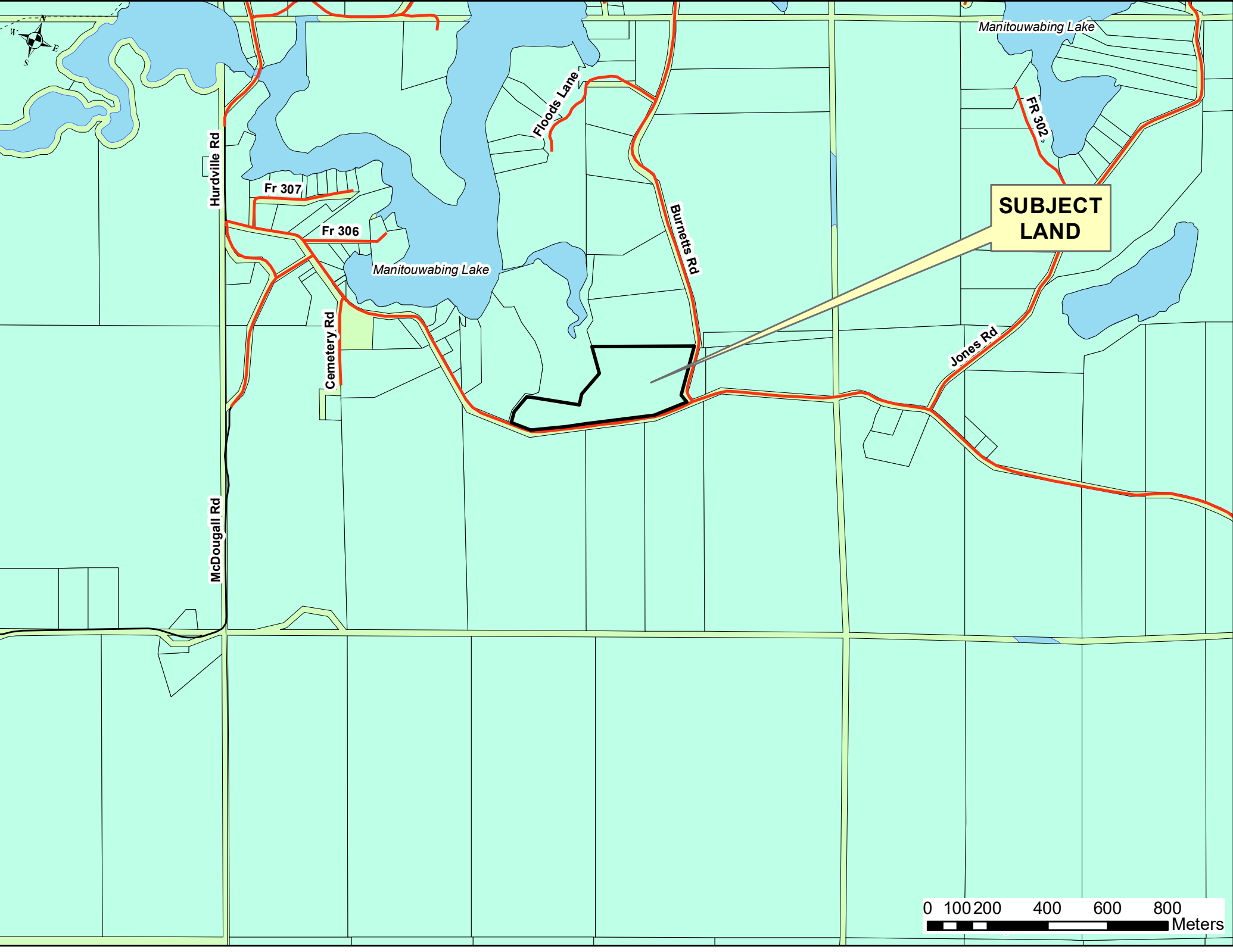
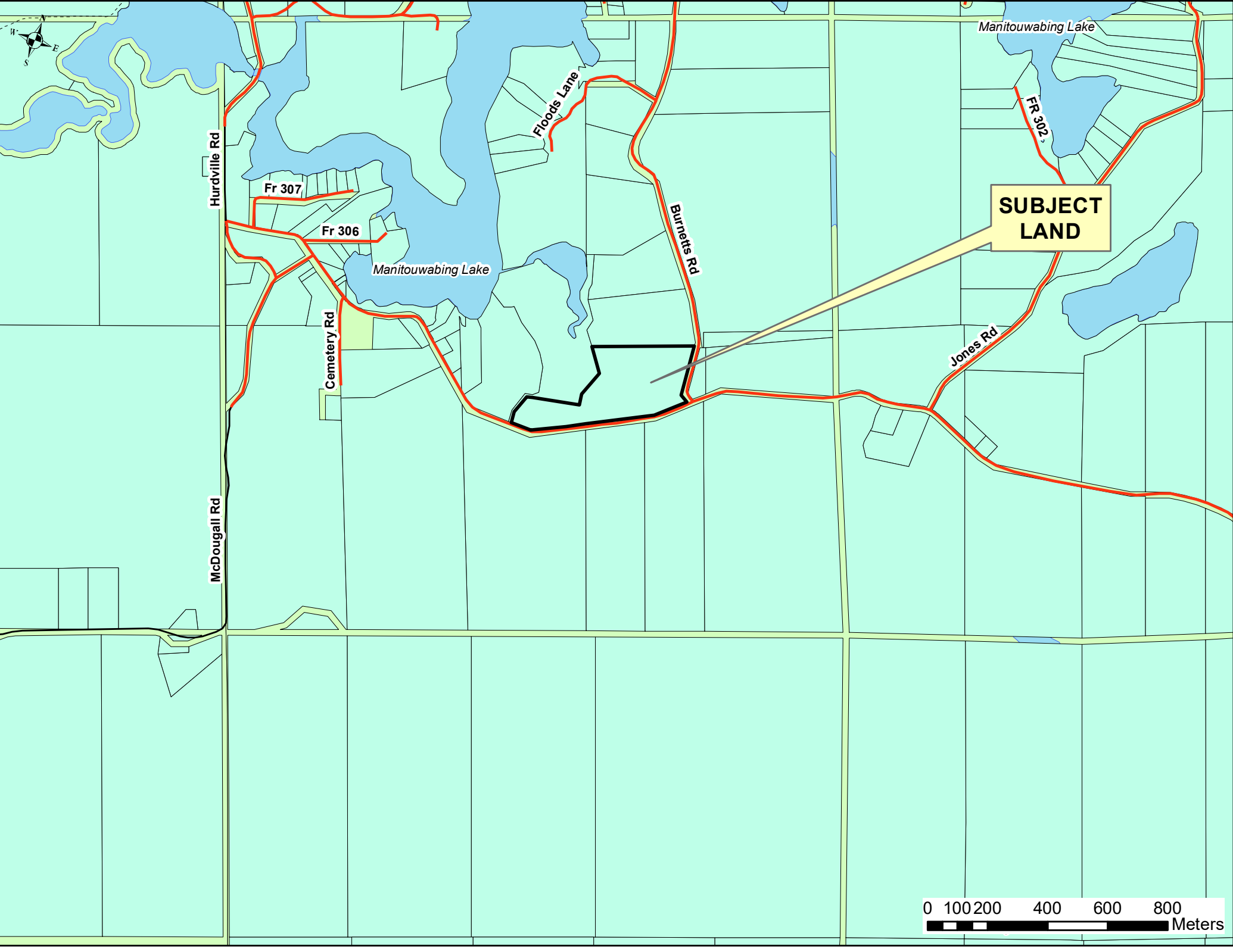
Change of Condition / Re-approval Fee (before lapsing) \$750 Stamping Fee for Retained Lot (Optional): \$750

A fee of \$325 payable to the Town of Parry Sound is required for any application within the Town of Parry Sound.

A fee of \$333 payable to the Township of Carling is required for any application within the Township of Carling (The Township deposit will be reconciled in accordance with the Townships standard rate for their planner for actual time taken).

NOTE:

Additional expenses may be incurred (ie. Legal, Planning, Survey, Rezoning, Minor Variance, Parkland Fee) and are the responsibility of the applicant.





Manitouwabing Lake

Proposed Consent
610 Hurdville Road
Part Lots 32 & 33, Concession 3
Township of McKellar

RETAIN
±7.2 HA

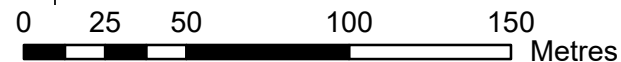
PREVIOUS CONSENT
(B42/2021 (McK))

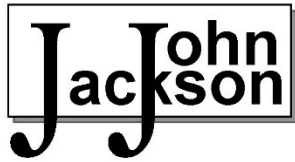
LOT 2
0.8 HA

LOT 1
0.8 HA

Burnetts Rd

Hurdville Rd





Planner, Inc.

1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9

Tel: (705) 746-5667

E-Mail: JJPlan@Vianet.ca

CONSENT APPLICATION NO. B02/2023(McK)

PART OF LOTS 32, 33, CONCESSION 3

610 HURDVILLE ROAD

PART 4, 42R-20140

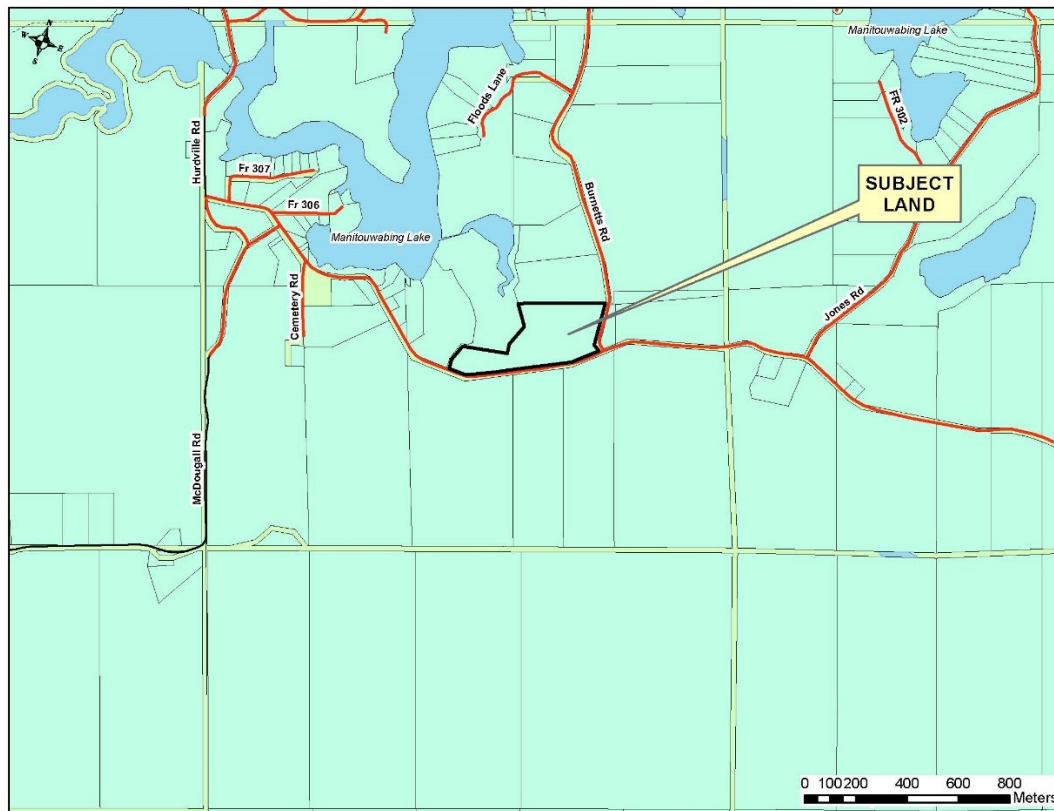
ROLL # 4928 0000 0115 102

APPLICANT: April Dyment

March 6, 2023

APPLICATION PURPOSE

April Dyment owns approximately 24 acres at the intersection of Hurdville and Burnett's Road in the Township of McKellar.

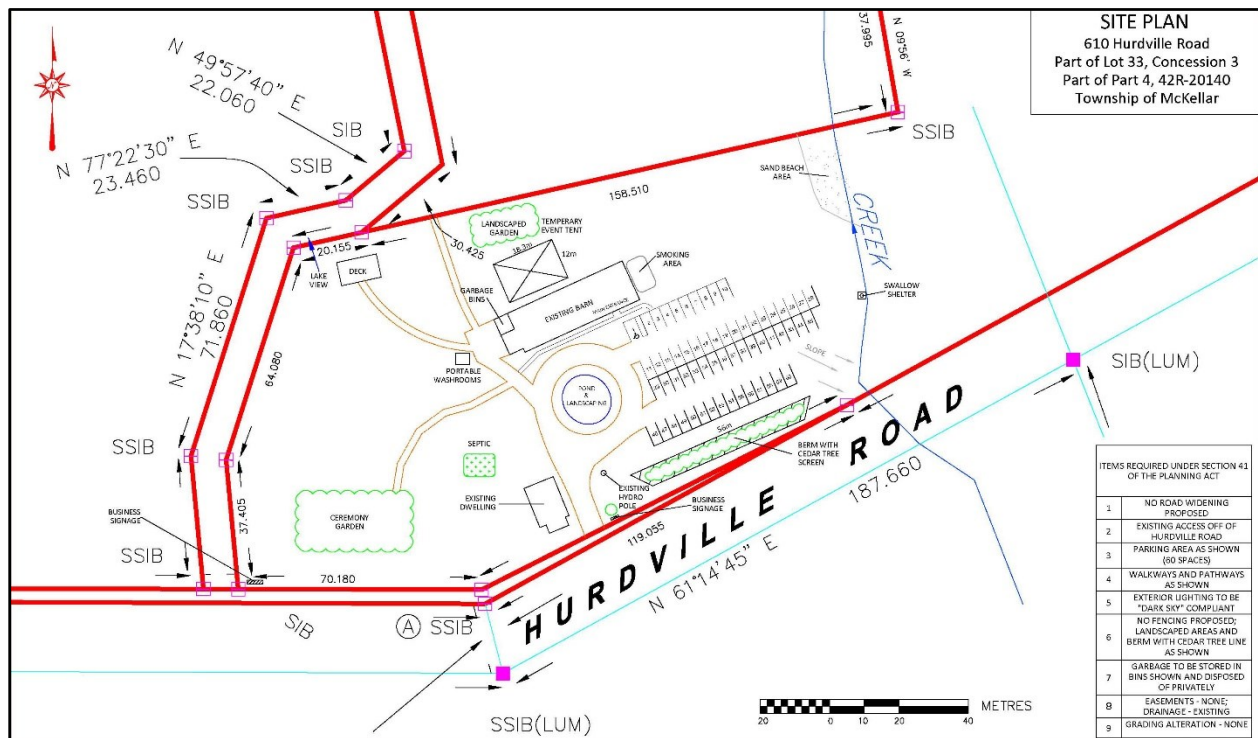


Ms. Dymont is proposing to create two new rural or rural residential lots with frontage on Hurdville Road.

PROPERTY DESCRIPTION

There is an existing dwelling and barn on the west arm of the property.

A number of years ago, there was a proposal to use the barn as an event centre for celebrations, weddings and conventions. This proposal was approved by the Municipality, but the onslaught of the pandemic shut down social gatherings.



Ms. Dymont advises that she hopes to pursue the event centre in the near future.

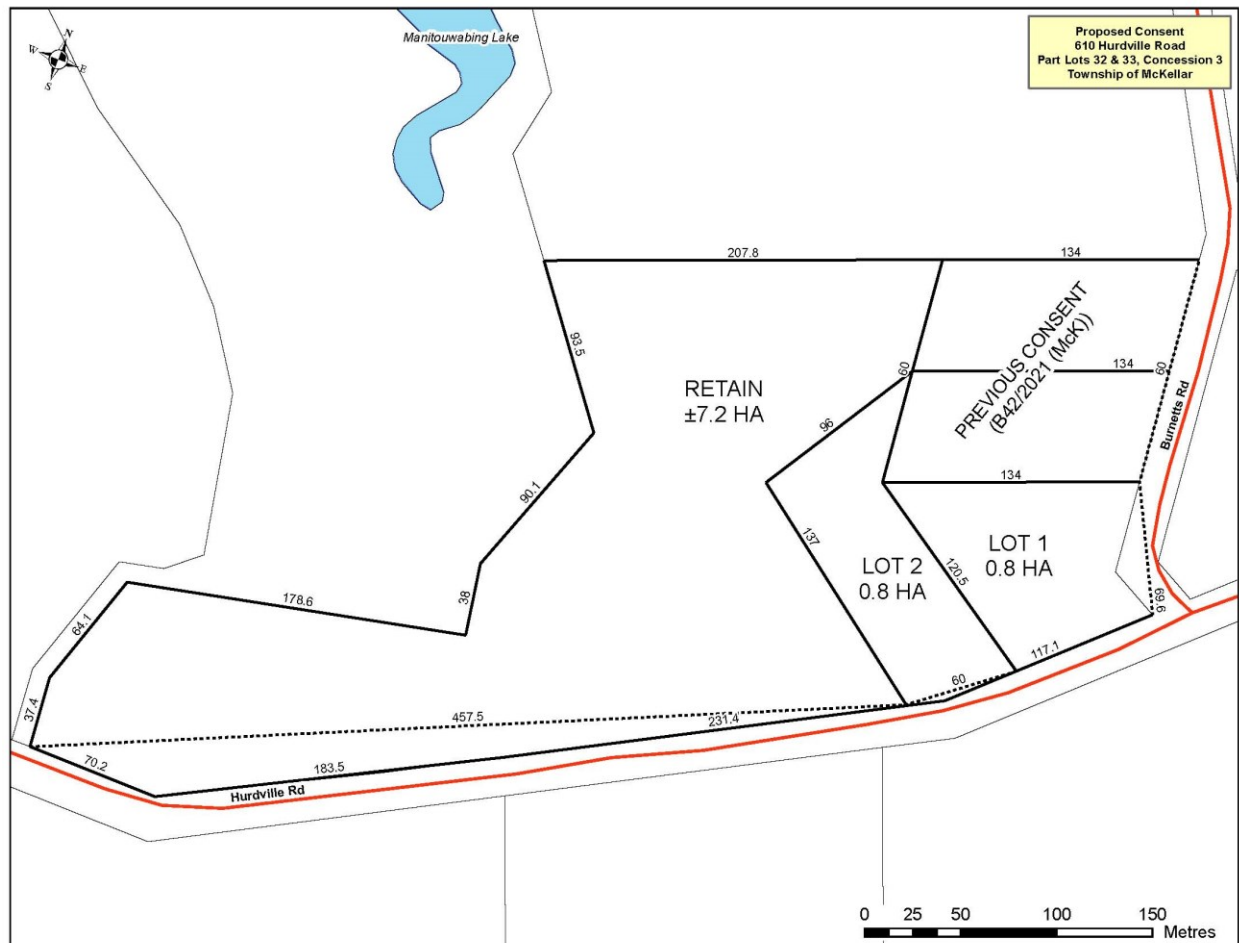
The lands have more than 600 metres of frontage on Hurdville Road with 70 metres of frontage on Burnett's Road.



The retained lands are predominantly field.

PROPOSED CONSENT

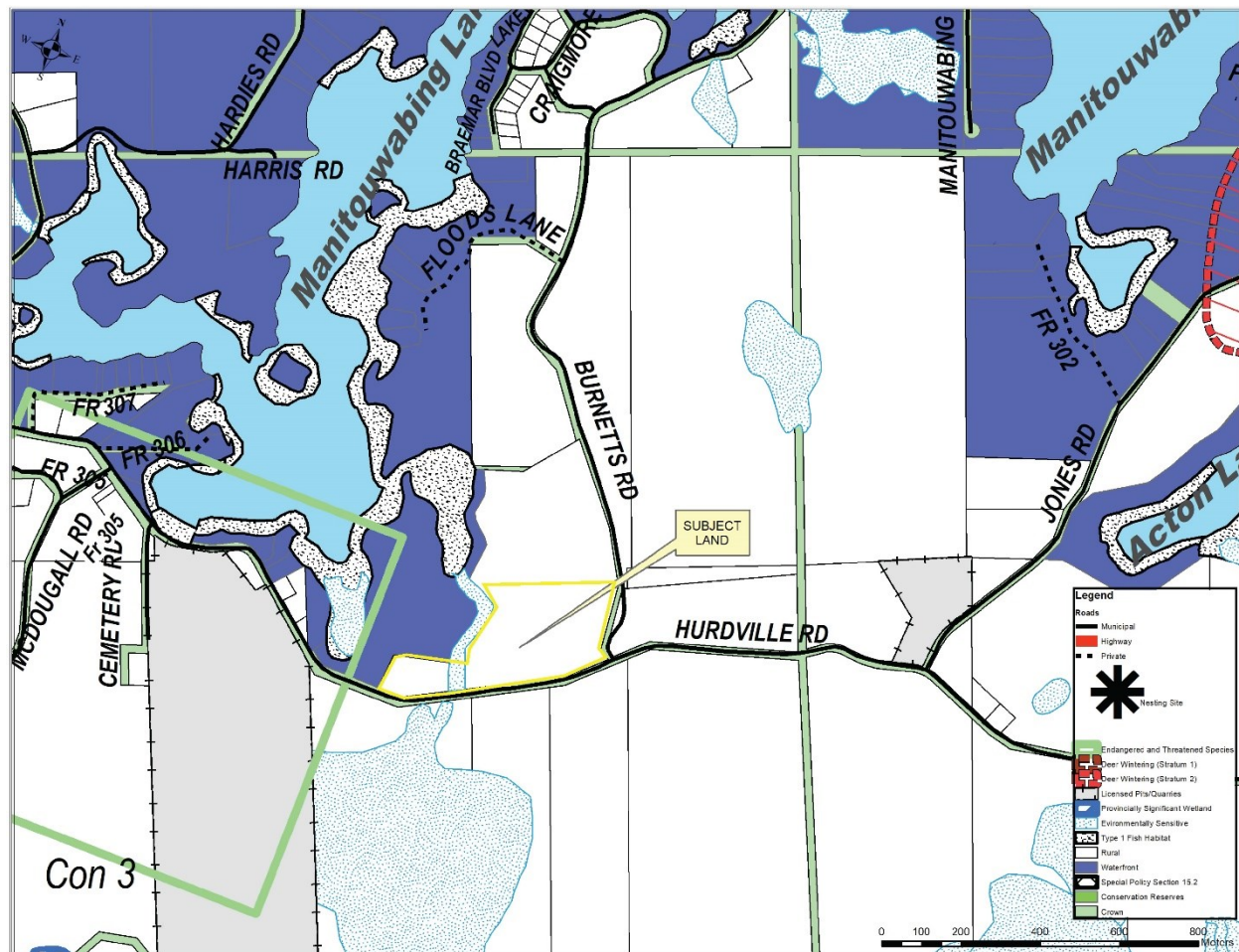
The most recent proposal is to create two new rural lots.



The proposed lots will have a minimum frontage of 60 metres on Hurdville Road and 0.8 hectares of area.

OFFICIAL PLAN

The subject lands are designated Rural in the McKellar Official Plan.



New rural lot development is permitted in the Rural designation. (Section 6.4).

Rural lot standards are to be set out in the Township's zoning By-Law (section 6.13.2).

The proposed lots will front upon a year round publicly maintained road.

Road access conditions are to be reviewed to ensure access, safety and adequate operations.

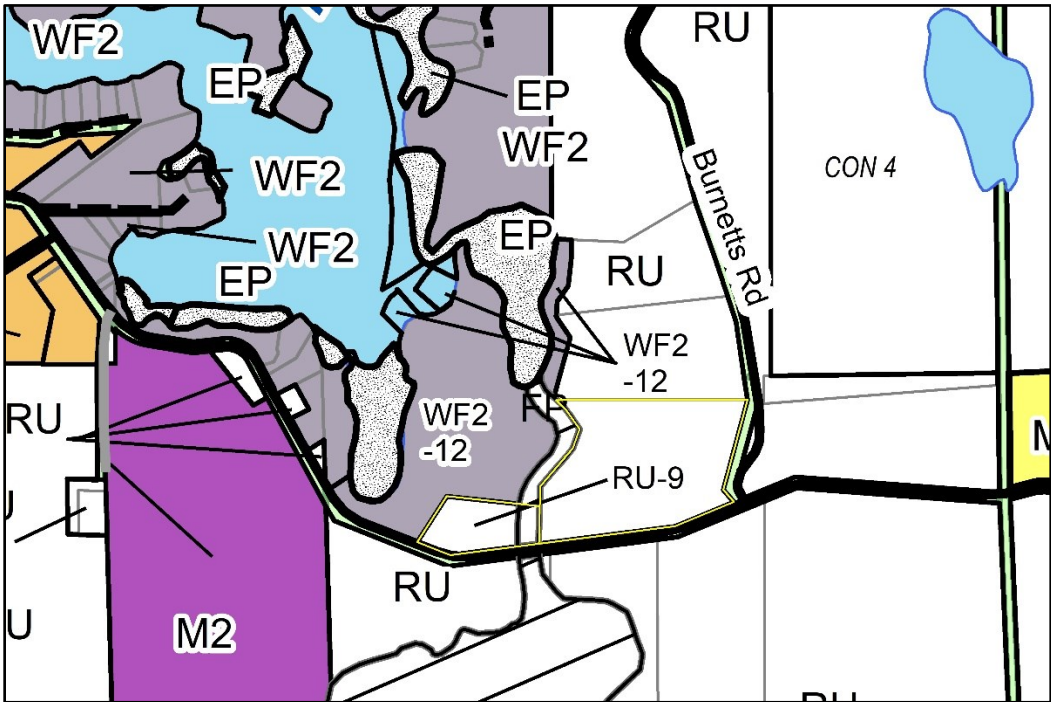
“5.8.2.8 Roads adjacent to and serving any proposed development must be capable of handling the additional traffic created by the development. Development should not be permitted on land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited site lines on curves or grades.”

The municipal road superintendent will need to be satisfied that the proposed lots have suitable locations for driveways.

The land division policy of the Official Plan (Section 5.10) allows for the creation of up to two new lots in the Rural area. It needs to be pointed out that this policy does prevent applicants from applying for additional lots on the same original property.

ZONING BY-LAW

The subject lands are zoned Rural (RU) in the McKellar zoning By-Law.



The minimum standard for new Rural lots is 60 metres of frontage with 0.8 hectares.

PROPOSED LOTS

	RETAIN	SEVER LOT 1	SEVER LOT 2
FRONTAGE	457m	117m + 70m	60m
AREA	7.2 ha	0.8 ha	0.8 ha

RECOMMENDATION

That the proposal to create two new rural lots as applied for by April Dymont on Hurdville Road be approved subject to the following conditions:

1. Payment of a parkland fee in accordance with the Township's fee By-Law;
2. Confirmation from the Township's road superintendent that suitable driveways are available for the severed lots;
3. Acquiring 911 addressing; and
4. Payment of any applicable planning fees.

Respectfully submitted,

A handwritten signature in blue ink that reads "John Jackson". The signature is written in a cursive, flowing style.

John Jackson M.C.I.P., R.P.P.

JJ; jc

TOWNSHIP OF McKELLAR RECREATION COMMITTEE – MINUTES

February 23, 2023, 3:30 p.m.
McKellar Community Centre

PRESENT: Joyce Hopkins, Mel Hammond, Morley Haskim, Dinah Ryeland Brown, Judy Ryeland
REGRETS: Phil Jefkins, Terry Milewski, Linda Fillion, Rick Brear

CALLED TO ORDER: 3:30 p.m.

APPROVAL OF THE MINUTES: Moved by Judy Ryeland and seconded by Dinah Ryeland Brown that the Recreation Committee of the Township of McKellar does hereby accept the minutes of the January 26, 2023, meeting. Motion Carried (23-06).

APPROVAL OF THE AGENDA: Moved by Dinah Ryeland Brown and seconded by Judy Ryeland that the Recreation Committee of the Township of McKellar does hereby accept the agenda for the February 23, 2023, meeting. Motion Carried (23-07).

DECLARATION OF CONFLICT OF INTEREST: None

CORRESPONDENCE RECEIVED: Joyce and Morley had received an e-mail from Ryan Fleming regarding attending the Recreation Committee meeting to discuss Brazilion Jiu Jitsu classes at the Community Centre.

Joyce received a copy of the township newsletter from Mary Smith to proofread the Recreation section, prior to being sent out in the tax bill mailing.

VISITOR DEPUTATION: Ryan Fleming arrived at 3:55 to discuss the possibilities of having Adult and Kids Brazilian Jiu Jitsu Program at the Community Centre. Ryan is an experienced Head Instructor of this activity and is willing to have classes on Tuesday and Thursday evenings for both youth and adults. Ryan went over his financial plan that included a budgeted amount for the use of the Community Centre. The Committee recommended to Ryan that 33% of the class enrollment be advertised and open for McKellar residents. The Committee thanked Ryan for attending and informed him that he will be contacted.

REPORTS OF MEMBERS:

1. Morley reported that Terry Milewski has been appointed to the Recreation Committee.
2. Tai Chi – Patti Eaton is running beginners Tai Chi until the end of February, 9:30-10:30 a.m. on Fridays. Regular Tai Chi is also running as well from 10:00-11:00.
3. Indoor Pickleball – Judy reported that Pickleball continues to be well attended.
4. Badminton – This activity continues to be held on Monday and Wednesday evenings.

5. Murder Mystery Night: Dinah asked if the deposit cheque for this event could be mailed out. Morley will contact our treasurer, Roshan.

6. 5th Annual Kids Ice Fishing Event: This event was held on Sat. Feb. 18. This was the first time in three years due to Covid-19 and weather conditions. The event was attended by 21 children, along with many adults and the Firefighters.

MOTIONS ARISING FROM REPORTS: None

NEW BUSINESS:

March Break: The Recreation Committee in conjunction with the library will have a daytime movie and cookie decorating on Wed. March 15, 12:30-2:30.

Carpet Bowling Mat: The Sunshine Seniors have asked if our committee was interested in using this piece of equipment. The committee are not interested at this time.

Martial Arts Program as per Ryan Flemings deputation: The committee feels this would be a good addition to our Community Centre activities. Morley will follow through with this possibility.

Movie Nights- Will continue the 1st and 3rd Friday nights. The committee selected the movies for March and April.

Water Station at Barbecues: The committee will look into purchasing a water station that can be set up at future barbecue events.

Snowmobile Run: This event will be held in conjunction with Dun-Ahmic Snowriders and be on Sat. March 4, 1:00-3:00 and Barbecue by the Dunchurch Lions at 3:00.

Saint Patrick Day Dance – This event is on Friday, March 17, 8:00 p.m. and will be a McKellar 150th celebration event. 125 tickets will be sold, and they are \$15.00 each. Jimmy will supply food and the Legion will manage the bar.

Ribfest – The Recreation Committee will enter a team into this Sun. July 9th event to be held on the Community Centre grounds.

MOTION ARISING FROM NEW BUSINESS: None

NEXT MEETING: March 23, 2023, 3:30 p.m.

ADJOURNMENT: Moved by Mel Hammond and seconded by Dinah Ryeland Brown that the Recreation Committee of the Township of McKellar does hereby adjourn at 5:15 p.m. Motion Carried (23-08).

LAKE STEWARDSHIP AND ENVIRONMENTAL COMMITTEE OF MCKELLAR TOWNSHIP

Draft Minutes

THURSDAY, December 8th, 2022

7:00 PM

Item	Time	
1.		<p>In the spirit of reconciliation and co-operation, the (LSEC) wishes to acknowledge that the Wausauksing ancestral lands upon which we gather are the traditional territories of the Anishinaabek - Ojibway, Odawa and Potawatomi peoples - ceded and conveyed to the Crown, in the Robinson-Huron Treaty, 1850.</p> <p>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.</p>
2.		<p>Roll Call: Tony Best (Y) ; Jennifer Ghent-Fuller (Y) ; Melanie Jeffrey (Y) ; Al Last (N) ; Axy Leighl (Y) ; Carl Mitchell (N); Suzanne Poff (Y); Nick Ryeland (Y); Lynda Taylor (N).</p> <p>We need 5 committee members to have a quorum (Y)</p> <p>Declarations of pecuniary and/or personal interest and general nature thereof - none</p>
3.		<p>Motion to accept the minutes of November 10, 2022. (attached).</p> <p>Moved: Sue Seconded: Axy Approved: (Y)</p> <p>Amendments: None</p>
4. Goals		General Updates on Current Issues.
4.1	x	<p>Waterfront/ Shoreline protection – Axy /Carl updates</p> <p>From Oct 13/22 minutes on planning:</p> <p>“We will try to propose a waterfront guideline or bylaw which will give guidance for waterfront vegetation. As part of this we will also look at set back for new buildings. (Axy, Tony and Jennifer)”</p> <p>(<i>these two agenda items have been amalgamated</i>)</p> <p>Axy will give an update at the next meeting.</p> <p>Dec 8/22 Axy updated us on his research and conversations with staff. The Council is reviewing the zoning bylaw.</p>
4.2		<p>Water Sampling – Jennifer is making plans with MLCA to continue E. coli sampling and add in regular phosphorus sampling for about six lakes in McKellar Township in May and August (Jennifer will consult with Carl about scheduling). A lab will be sought that will give results for phosphorus in mcg/L in order to compare LPP data. Samples will be taken at LPP sites simultaneously with LPP data and results compared as different sampling techniques are used.</p>
4.3		<p>Septic Education – concern relayed to Watersheds Canada re: lakeside residents using too much water on a daily basis possibly causing a rapid exit to the lake with leakage of bacteria before they can be broken down and processed in the septic bed and before phosphorus can be absorbed by shoreline plants.</p>

		<p>From the Oct 13/22 minutes on planning.</p> <p>3. Septic – there may be an increase in the apron size required outside the septic bed. Nick will investigate this. We will also continue septic system education especially in regard to limiting water flow into the system. Nick, Tony and Jennifer.</p> <p>Dec 8 – We may want to print the new edition of the Septic Smart booklet for distribution at the market and at the library next summer.</p>
4.4		<p>Presentations - YouTube videos from this committee are posted here: https://www.mckellar.ca/en/township-services/resources/Links-to-YouTube-Videos.pdf along with other videos</p>
4.5		Microplastics/Microfibres/ Washing Machine Filters – video on YouTube
4.6		Earth Day / Clean Up Our Lakes – schedule for end of April to end of May
4.7		<p>Fishing - <u>Draft Fisheries Management Plan Highlights Proposal Summary - Seeking Indigenous Community Feedback - October 25, 2022</u> received from Steve Scholten, MNRF – posted on Township web site under Environment and FB as publicity was requested – committee members agreed to review it</p>
4.8		Fish Catch reporting signs for Armstrong Lake - are up at Armstrong Lake beach.
4.9		<p>Catch and Release Signs are up at township launch sites. Copies of the Catch and Release sign are on the back of the Safe Boating flyer and will be printed for distribution by the Township (with tax mailing)</p>
4.10	x	<p>Benthic Study –</p> <p>Dec 2022 The Draft report was received. We will leave this expenditure in the budget for now and confer whether there is benefit in continuing this annual sampling at a later meeting. We should do some knowledge translation with the actual study, like what we're measuring and what it means, so that we can answer why we are doing this, what is the added value.</p>
4.11		<p>Pesticides/Fertilizers – (would be included in any Drinking Water Source Protection)</p> <p>From Oct 13/22 minutes on planning:</p> <p>4. Pesticides – we will fold a discussion of pesticide use on lawns into the work/education on waterfront vegetation. Melanie and Jennifer.</p>
4.12	x	<p>Invasive Species – Signs are up at boat launch sites; additional signs are available from FOCA</p> <p>Dec 8 - Jennifer picked up 16 newer road signs for boat launches on Invasive Species from FOCA (on behalf of MLCA) – they are designed to educate people who are launching their boats about prevention of transfer of invasive species from one water body to another.</p> <p>Not all the lakes in the township have signs – the suggestion is to leave the older ones up and use the newer ones to add new locations. Then we can slowly replace when we take stock of what we need.</p> <p>We received the agreement of staff and Council to go ahead with making copies of the Boating Safety / Catch and Release flyer and the Invasive Species flyer (each double-sided). The estimate from staff is that we will need 2000 of each and we will investigate having them folded by the printer.</p> <p>Resolved that we increase the amount previously decided upon because of the increase in the number –</p>

		Revised Resolution 2022 – 09 that we print 2000 copies of these two flyers (four sides) at an approximate cost of \$3,000.00. Moved: Axy Seconded: Nick Carried
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4.13		Dark Skies – From Oct 13/ minutes on planning: Sue and Jennifer will continue the work on Dark Skies.
4.14		Water Levels – paper on the web page
4.15	x	Butterflyways – From Oct 13/ minutes on planning: <ol style="list-style-type: none"> 1. Sue, Axy and Al will work on a program of <i>pollinator patches</i> in the township including applying to the David Suzuki butterfly ranger program. 2. Axy will schedule a meeting of this subcommittee and complete the application to the David Suzuki foundation program. 3. Al suggested that we may be eligible for beautification grants from the Township and also from some companies such as MacDonald's who are looking for non-profit donations to make. Dec 8 – The Township will provide us with a map of Township properties. We will need to get approval from staff on placement of pollinator patches/butterfly gardens. The David Suzuki program is interested in our work as they have no "ranger" in this area. Sue is researching Pollinator Patches and putting together a list of plants that are Suitable for our zone, and that are considered not in invasive or that could be a problem with being toxicity especially to farm animals.
4.16		ICECAP – Nick and Tony tracking Nick plans to organize a meeting to iron out some issues about our ICECAP participation. There was a reference at the Council meeting on Dec. 6 to David Bywater coming to speak to Council.
4.17		EV Chargers – Hinges on continued participation in Icecap
4.18		Organic Waste Planning investigate the possibility of a processing facility shared with other townships in the future
4.19		From Oct 13/22 minutes on planning: Jennifer will start to research the background on Drinking Water Source Protection with a view to eventually having McKellar Township included in such a program. This will likely be a multi-year project as it involves working with other townships and communities in the local watersheds and finding a Conservation Association willing to manage the program.
5.	x	Our postings on the township are under "Residents/Environment." Jennifer has been gradually updating the page. Listings and a table of contents is uploaded on the township web page. https://www.mckellar.ca/en/living-in-our-community/environment.aspx

6	X	Budget – attached – members will review and discuss at December meeting

Lake Stewardship and Environmental Committee budget estimate for 2023					
	Budget estimate 2021	Actual Expenditure 2021	Budget estimate 2022	Actual Expenditure 2022 as of Dec 8	Budget Estimate
E. Coli Sampling	\$ 4,248	\$4800.24	\$5,000.00	\$ 3,616.47	\$ 4,000.00
Phosphorus and calcium sampling				\$ 630.00	\$4,000.00
Microcystin (if there is a BGA bloom)	\$265	\$0	\$265	\$0	\$ 300.00
Standardizing solutions (q2yrs)	\$500	\$120	\$0	\$0	\$150
Benthic 4 sites	\$4420 (MLCA pays ¼)	\$3315	\$4915 Increased by \$1,600	3 – \$4915.20 Twp 1 - \$2320.00 MLCA	3 sites \$ 5,260
Educational Materials	Bookmarks and flyers - \$300	Bookmarks and Flyers \$300	Bookmarks and flyers \$500	Bookmarks and Flyers \$344.65	\$ 2,000
Educational Materials	Lake Protection Workbook \$3000.00	Lake Protection Workbook \$2,224.97		Presentation s \$947.50	\$1,500
Educational Materials			Septic Smart Booklet \$5000	Septic Smart Booklet \$4418.30 + \$207*=\$4,625.30 *added Dec 8 meeting	\$ 500
Educational Materials	Catch and Release Signs and Posts \$500	Catch and Release Signs and Posts \$1,028.30			
			Other educational materials plus new initiatives \$3,900 Decreased by \$1,600	Planned – 2 pamphlets – 1600 copies for mailing \$2500 est	\$2000

				Remedial Plantings \$2500	0	\$ 2,500.00	
		Total		\$22,080			
		PLUS GBB ICECAP	\$ 8500	\$8500	\$8500	\$ 8,000	\$8,000
		Grand Total		\$30,580	Est. \$25,509.12* *with added \$207	\$ 30,210	

		Motion: The LSEC budget be presented to Council as submitted Moved: Tony Seconded: Melanie Carried.												
		Motion: Moved that we pay MLCA for 50% of the incidental expenses of \$414 for passing out the Lake Protection Workbook and Septic Smart environmental packages this summer for the amount of \$207. Moved: Tony. Seconded: Melanie. Carried.												
7.	X	Next meeting date and time is Thursday March 9 th , 7 pm on zoom We need a committee member to attend in the community centre, please. LSEC meetings will continue at 7 pm on the second Thursday of the month in 2023: <table><tr><td>January 12th</td><td>July 13th</td></tr><tr><td>February 9th</td><td>August 10th</td></tr><tr><td>March 9th</td><td>September 14th</td></tr><tr><td>April 13th</td><td>October 12th</td></tr><tr><td>May11th</td><td>November 9th</td></tr><tr><td>June 8th</td><td>December 14th</td></tr></table> Motion: To cancel January and February meetings to have a winter break. Moved: Tony, Seconded: Sue. Carried with one abstention. Project work will continue.	January 12th	July 13 th	February 9th	August 10th	March 9 th	September 14th	April 13 th	October 12 th	May11 th	November 9 th	June 8 th	December 14 th
January 12th	July 13 th													
February 9th	August 10th													
March 9 th	September 14th													
April 13 th	October 12 th													
May11 th	November 9 th													
June 8 th	December 14 th													
8.	X	Motion to adjourn. Moved: Sue 												

Date: March 8, 2023
Time: 7:00 PM; reconvened from Closed meeting to Open at 7:26 PM
Location: via Zoom Video Conference

Members Present:

Chair Donald Sanderson
Archipelago Reeve Bert Liverance
Carling Councillor Al Doubrough
McDougall Mayor Dale Robinson
McKellar Mayor David Moore
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner
Shawanaga Councillor Sherrill Judge

Steering Committee Members Present

Archipelago CAO John Fior
McDougall CAO Tim Hunt
Parry Sound CAO Clayton Harris
Seguin CAO Jason Inwood

Alternate Members Present:

Archipelago Councillor Tom Lundy
Carling Mayor Susan Murphy
McDougall Councillor JJ Blower
McKellar Councillor Debbie Zulak
Parry Sound Councillor George Ashford
Seguin Mayor Ann MacDiarmid

Staff Present:

Recording Clerk Rebecca Johnson

Guests Present:

Gordon & Gordon Group Inc. Principal Andy Gordon
Gordon & Gordon Group Inc. Senior Associate Tom Graham
Richard Culverwell, Fundraising & Sponsorship Team Co-Chair

1. Minutes:

1.1 Move to Closed Meeting

Prior to the scheduled open meeting, the Board moved to a meeting closed to the public per the following resolution:

Resolution 2023 – 06

Moved by Reeve Liverance

Seconded by Councillor Doubrough

**West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – March 8, 2023**

THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the West Parry Sound Recreation and Cultural Centre Board moves to a meeting closed to the public in order to address matters pertaining to:

k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, **(Construction Manager RFP Award; Fundraising and Naming Rights Consultant RFP Award)**

1.2 Additions to Agenda – N/A

1.3 Approval of Agenda

Moved by Reeve Liverance

Seconded by Councillor Doubrough

That the Agenda for the March 8, 2023 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

Carried

1.4 Declaration of Pecuniary Interest – N/A

1.5 Approval of Minutes

Moved by Mayor Robinson

Seconded by Councillor Fellner

That the Minutes of the February 8, 2023 West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated.

Carried

2. Business

2.1. Chair's Report

Chair Sanderson recognized International Women's Day and acknowledged the work that women contribute within municipalities and communities including support of the Recreation and Cultural Board.

2.2 Matters from Closed Meeting

2.2.1 Construction Manager RFP Award

Submitted by: Steering Committee & Gordon Gordon Group Inc.

Steering Committee Chair Inwood reported that through direction from the Board, the Steering Committee issued an RFP for construction manager services developed in partnership with the Project Manager Andrew Gordon and CS&P Architects. Mr. Inwood noted that a number of proposals were received, and an evaluation process undertaken resulting in the recommendation this evening.

**West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – March 8, 2023**

Resolution 2023 - 07

Moved by Councillor Fellner

Seconded by Councillor Doubrough

That the WPS Area Recreation and Cultural Centre Board hereby authorizes the Chair and Clerk to execute with Ball Construction, the successful proponent of the RFP for construction management service, an agreement in accordance with their proposal, with a fixed fee of \$1,398,499.30 (inclusive of taxes).

Mayor Moore requested a recorded vote:

	Yes	No	
Carling Councillor Al Doubrough	1		
McDougall Mayor Dale Robinson	2		
McKellar Mayor David Moore		1	
Parry Sound Mayor Jamie McGarvey	3		
Seguin Councillor Terry Fellner	3		
Archipelago Reeve Bert Liverance	<u>2</u>		
Weighted vote	11	1	Carried

2.2.2 Fundraising and Naming Rights Consultant RFP Award

Submitted by: Steering Committee & Fundraising Team

SC Vice Chair Inwood reported that an RFP process was undertaken by the Steering Committee in collaboration with the Fundraising team, with an evaluation undertaken resulting in the recommendation this evening.

Resolution 2023 - 08

Moved by Mayor McGarvey

Seconded by Councillor

That the WPS Area Recreation and Cultural Centre Board authorize the Board Chair and Clerk to execute with the Performance Sponsorship Group, the successful proponent of the RFP for Sponsorship and Facility Naming Rights services, an agreement based on negotiations, with a fixed fee of \$46,250.00 (plus HST), and a fee of 13.5% commission for all cash and in-kind contributions generated by PSG.

Mayor Moore requested a recorded vote:

	Yes	No
McDougall Mayor Dale Robinson	2	
McKellar Mayor David Moore		1
Parry Sound Mayor Jamie McGarvey	3	
Seguin Councillor Terry Fellner	3	

**West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – March 8, 2023**

Archipelago Reeve Bert Liverance	2		
Carling Councillor Al Doubrough	<u>1</u>		
Weighted vote	11	1	Carried

2.3 Fundraising Update

Mayor MacDiarmid reported that the Fundraising Team has been busy with the RFP evaluation, creating the sponsorship prospect list, organizing an April 12th thank you event for those who wrote letters in support of a six-lane pool, and selling fundraising/promotional t-shirts.

Adjournment

Chair Sanderson adjourned the meeting at 7:38 PM