

CORPORATION OF THE TOWNSHIP OF MCKELLAR

October 11, 2022 – 6:00 p.m.

AGENDA

Topic: Regular Council Meeting
Time: October 11, 2022 6:00 P.M.

Join Zoom Meeting

<https://us06web.zoom.us/j/87854289213>

Dial by your location

+1 647 374 4685 Canada

+1 647 558 0588 Canada

22-387 1st resolution

2022-52 1st by-law

1. CALL TO ORDER

2. RESPECT AND ACKNOWLEDGMENT DECLARATION

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

3. ROLL CALL

4. DECLARATIONS OF CONFLICT OF INTEREST

5. ADOPTION OF AGENDA

6. PUBLIC MEETING

6.1 Ohad Salma Rezoning

(i) Recommendation Report from Ted Davidson

7. DELEGATIONS AND PRESENTATIONS

7.1 McKellar Sesquicentennial Committee – 150th Anniversary Celebrations

7.2 Lake Stewardship & Environmental Committee – Chair, Jennifer Ghent-Fuller Reporting on Activities & Accomplishments from Sept 2021-2022

8. MOTION TO REVIEW A PREVIOUS MOTION

9. ADOPTION OF MINUTES OF PREVIOUS MEETING(S)

9.1 Minutes of the September 13, 2022 Regular Meeting of Council

9.2 Minutes of the September 28, 2022 Special Meeting of Council

10. PLANNING MATTERS

11. COMMITTEE/BOARD MINUTES WITH RECOMMENDATIONS FOR APPROVAL

- 11.1 Minutes of the September 22, 2022 Township of McKellar Recreation Committee
- 11.2 District of Parry Sound Social Services Administration Board July 14, 2022 Minutes

12. STAFF REPORTS WITH RECOMMENDATIONS FOR APPROVAL

- 12.1 ADMIN-2022-09 Naming of Fire Routes III
- 12.2 FIRE-2022-04 Month End Status Updates

13. FINAL MAYOR'S REPORT

14. CORRESPONDENCE FOR CONSIDERATION

- 14.1 Town of Parry Sound – Completion of Four-Laning of Highway 69/400
- 14.2 Mayor McGarvey Letter to Stephen Lecce to Reconsider Plans and Budget for Parry Sound Mega School
- 14.3 Sharon Shewen Letter re. Belvedere Heights
 - (i) Municipal Levies for years 2020-2022 from Belvedere Heights
- 14.4 Norfolk County Support Resolution re. Draven Alert
- 14.5 Accounts Payable Preliminary Cheque Run Report for September 2022
- 14.6 Debbie & Murray Woods Email re. Short Term Rentals
- 14.7 Road Grant Application – Grey Owl Road
- 14.8 Fisheries Management Zone 15 Draft Fisheries Management Plan Proposal Summary
- 14.9 Appointment to the West Parry Sound Joint Election Compliance Audit Committee

15. MOTION AND NOTICE OF MOTION

16. BY-LAWS

- 16.1 By-law 2022-52 - Zoning By-law Amendment for 154 Centre Road And Site Plan Development Agreement
- 16.2 By-law 2022-53 – Debenture By-law for the West Parry Sound Recreation and Cultural Centre

17. UNFINISHED BUSINESS

18. NEW BUSINESS

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

20. CONSENT AGENDA – CORRESPONDENCE

- 20.1 West Parry Sound Bay and Beyond - Economic Trends in West Parry Sound

- 20.2 Ted Kazanowski Email Regarding Dogs on Blackwater Road
- 20.3 Letters in Support of a Six Lane Pool at the Future West Parry Sound Recreation and Culture Centre
 - (i) Gardens of Parry Sound
 - (ii) Parry Sound Area Community Business & Development Centre Inc.
 - (iii) Dr. Karen Mills, President of the Medical Staff at WPSHC
 - (iv) Meghan Steele, Bracebridge Pool Supervisor
 - (v) Richard Culverwell, Co-Chair Aquatic & Recreation Centre Fund Raising & Sponsorship Committee (2 emails)
 - (vi) Dana Labrie, Former Olympic Swim Coach
 - (vii) Debbie Kirk, Rehabilitation Aquatic Therapist
 - (viii) Sail Parry Sound Board of Directors
 - (ix) Gary McNabb, Former President of the Muskoka Aquatic Club
 - (x) Len Yauk, Retired Director of Education and Chair of the Parry Sound District General Hospital, Lakeland Long Term Care & Health Centre
 - (xi) Rehabilitation Professionals Serving the West Parry Sound Area
 - (xii) Richard & Sue Woodhouse, Retired Doctor and Administrator
 - (xiii) Sheilagh Croxon, Olympic Coach
- 20.4 Ministry of Health, Ontario Naloxone Program Quarterly Reporting Reduced Data Requirements
- 20.5 Ministry of Municipal Affairs and Housing, Public Consultations for Land Use Planning under the *Planning Act*
- 20.6 Ministry of Municipal Affairs and Housing, Continuing to Work Together with Municipalities and Key Stakeholders
- 20.7 District of Parry Sound Social Services Administration Board Email Dated October 4th in Response to Request for a Deputation to Council Regarding PSDSSAB's New Strategic Plan

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

22. CLOSED SESSION

- 22.1 Minutes of the Closed Sessions of Council
- 22.2 Personal matters about an identifiable individual, including Municipal or local board employees – 239(2)(b) – Firefighter Recruitment
- 22.3 Litigation or potential litigation including matters before administrative tribunals, affecting the Municipality or local board 239(2)(e) - update on legal matters

23. CONFIRMING BY-LAW

- 23.1 By-law 2022-53 - Confirming the Proceedings of Council

24. ADJOURNMENT

Instructions for Joining the Council Meeting

1. Please try to sign in between 5:50 to 6:00 if possible; you are still welcome to sign in after 6:00 if necessary
2. Please wait to be let in the 'meeting room'; this won't take long
3. Please have your mic and video on mute unless you are speaking; this ensures there are no distractions or background noise to disrupt the meeting
4. When you sign in please sign in with your full name (first and last), not a company name
5. A question and answer opportunity will be available at the end of the meeting as per normal protocol or during the Public Meeting
6. If you have permission to speak please identify yourself (first and last name).
7. Please respect meeting protocol and do not interrupt the meeting. The Municipality reserves the right to remove attendees who are disruptive or disrespect meeting protocol.



Ted Davidson (Consultants) Inc.

Planning ♦ Development ♦ Mediation ♦ ADR Consultants

Recommendation Report: Zoning Amendment and Site Plan Development Agreement – 154 Centre Road, McKellar, Ontario

October 4, 2022

1.0 RECOMMENDATIONS

That the Rezoning Application and Site Plan Development Application filed by Ohad Slama and Eran Gurvich respecting the lands known municipally as 154 Centre Road, McKellar, Ontario be adopted as follows:

1. That Township Council enact the Zoning Amendment for 154 Centre Road substantially in accordance with Appendix “A” to this report (October 4, 2022) which outlines the following:

Sheet “1” of Schedule "A" of by-law No. 95-12, as amended, is hereby further amended by rezoning those portions of the lands described as Part Lots 22 and 23, Concession 11, McKellar as in RO136097 (municipally known as 154 Centre Road), from the Waterfront Residential 2 (WF2) Zone to a Tourist Commercial (C2) Exception Zone (SP 16.43), Floodplain (FP) and Environmental Protection (EP) as shown by hatching on a copy of part of Sheet "1", to zoning by-law 95-12, as amended, attached to the by-law and more particularly identified by heavy outline on Schedule "1", attached to and forming part of the by-law attached as Appendix A" hereto;

2. That Township Council approve the Site Plan Development Agreement, outlined in Appendix “B” to this report for execution by the appropriate Township officials/officers;
3. That Township Council authorize the Township solicitor to make such stylistic and technical changes to the zoning by-law amendment and site plan development agreement as may be required.

2.0 **Background and Property Description**

154 Centre Road, McKellar, Ontario is located east of the hamlet of McKellar in the proximity of the Middle River which connects Moffat

Lake with Robinson Lake and Lake Manitouwabing.

The subject lands are approximately 48.36 ha (119.5 acres) in size with approximately 860 metres of frontage on the Middle River. (See Figure 1)



FIGURE 1

The subject lands comprise an existing residential dwelling, a barn, a stable and other accessory buildings, a separate sleeping cabin and several ponds and associated waterways connecting to the Middle River.

The subject lands have direct frontage on and access to Centre Road, a municipally owned road maintained year-round by the Township of McKellar.

Much of the shoreline of the Middle River has been identified as an Environmental Protection Area consisting of Fish Habitat, while other lands associated with the waterways traversing the site have been identified as potential areas of flooding. Although no detailed floodplain

mapping has been undertaken for the site, measures (including building setbacks) are being imposed to ensure that any natural hazards and/or natural heritage features are not subject to development or site alteration in accordance with the policies of the Provincial Policy Statement 2020 and McKellar's Official Plan.

The zoning amendment application was deemed complete by Township Council on July 25, 2022, following the submission of various reports prepared by the applicant's planning consultant and FRICORP Ecological Services. The recommendations of FRICORP Ecological Services "Preliminary natural heritage feature screening and impact assessment" have been incorporated into the site plan development agreement associated with the development of the subject lands. Where more restrictive building setbacks and building locations have been identified, the zoning amendment references the site plan and development agreement to ensure the recommendations of the FRICORP assessment will guide the development of the lands and the protection of natural heritage features and avoidance of natural hazards.

A statutory Public Meeting, pursuant to the provisions of the Planning Act, was held on September 13, 2022 at which no public objections to the proposed development were raised.

Minor technical issues have been raised by the Superintendent of Public Works of the Township respecting vehicular access to the site. These matters can be effectively dealt with during the development and construction phase of the project.

3.0 **Comments**

Requirements of the North Bay-Mattawa Conservation Authority (sanitary facilities and design) can effectively be dealt with during the building permit process as can any requirements of the District Health Unit respecting potable drinking water supply.

No formal comments have been received by the Fire Chief or the Chief Building Official, however, their concerns, if any, have been incorporated into the provisions of the site plan development agreement and can be dealt with at the building permit/construction stage.

4.0 Planning Policy Analysis

4.1 Provincial Policy Statement 2020 (PPS 2020)

Pursuant to Section 3 of the Planning Act, all planning decisions must be “consistent with” the policies of the PPS 2020.

Section 1.1.4 of the PPS 2020 states that in rural areas, located in municipalities, permitted uses and activities shall encourage the wise use and management or use of resources, resource-based recreational activities, limited residential development and other rural land uses. The proposed Tourist Establishment is consistent with Section 1.1.4 of the PPS 2020.

The PPS 2020 also sets out policies respecting “Protecting Public Health and Safety” in Section 3.0 of the PPS 2020.

The “natural hazards” on the subject lands will be considered during the development of the lands in accordance with the site plan development agreement. Measures have been identified to ensure proper building separation from all areas of “natural hazards”

The PPS 2020 also contains policies respecting “Natural Heritage” (significant wildlife habitat and fish habitat) in Section 2.1.

These Natural Heritage policies, particularly those related to “Development and Site Alteration”, adjacent or within natural heritage

features, including “significant wildlife habitat” (deer yards, endangered species, etc.) as well as identified “fish habitat” have been considered in the processing of this application and safeguards have been included to ensure protection and preservation of natural heritage features.

The PPS 2020 recognizes in Section 4.6 the following:

“The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.”

In response to the direction of the PPS 2020, the McKellar Official Plan sets out many policies respecting new and/or expanding *Tourist Commercial* uses within the Township and policies respecting the protection and preservation of Natural Heritage features, including significant wildlife habitat and fish habitat.

4.2 Growth Plan for Northern Ontario

“The Growth Plan for Northern Ontario, released March 3, 2011, is a 25-year plan that provides guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario.

The key growth management goals for the Growth Plan for Northern Ontario include:

- *Diversifying of traditional resource-based industries*
- *Workforce education and training*
- *Integration of infrastructure investments and planning*
- *Tools for Indigenous peoples' participation in the economy*

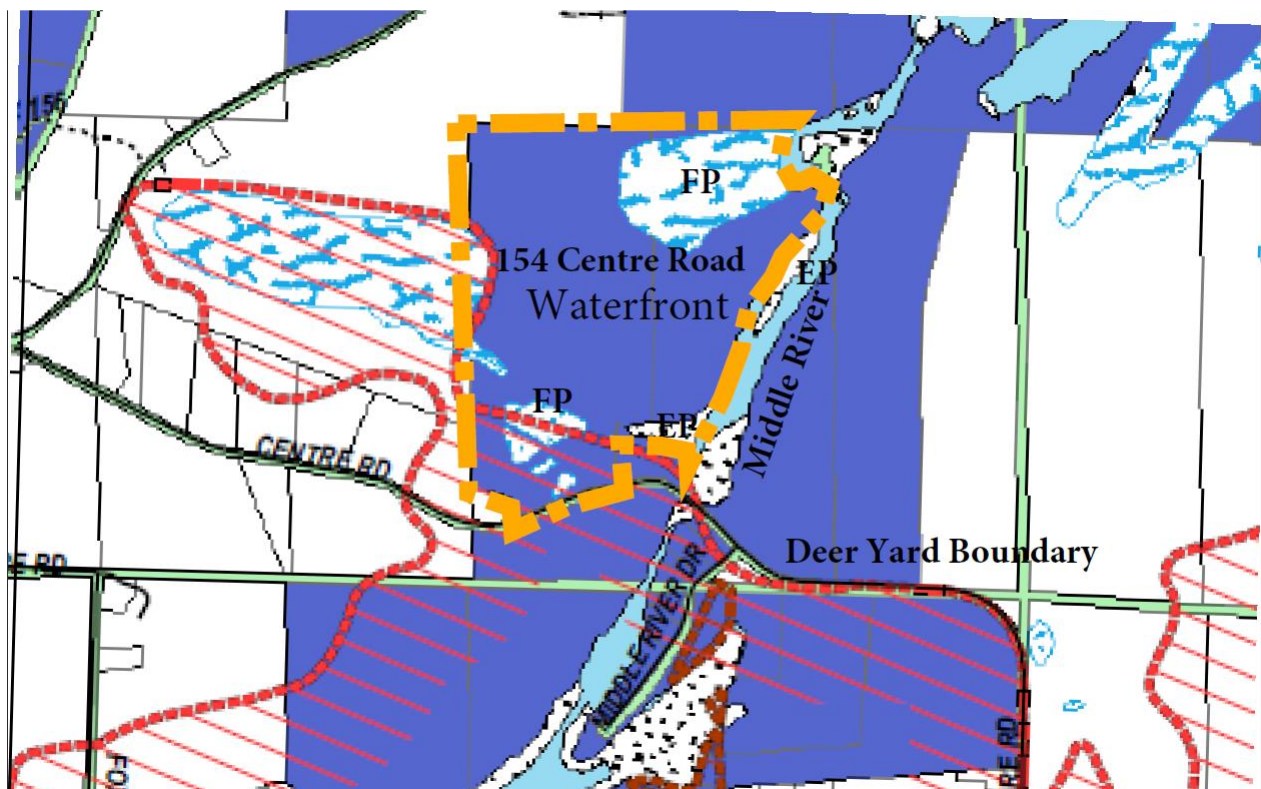
Approved by the Lieutenant Governor in Council, Order-in-Council No 209/2011. The Growth Plan for Northern Ontario, 2011, was prepared and approved under the Places to Grow Act, 2005, to take effect on March 3, 2011.”

One of the purposes of the Growth Plan for Northern Ontario is “*to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and culture of conservation.*”

The Growth Plan for Northern Ontario, while not particularly relevant to this matter in terms of population growth and infrastructure investment, advocates for economic development associated with resource-based recreation and tourism.

4.3 McKellar Official Plan

The following is an excerpt from the Land Use Schedule of the Official Plan of the Township of McKellar.



Excerpt of Land Use Schedule: McKellar Official Plan - depicting land use designations applicable to 154 Centre Road.

The subject lands, outlined in the gold coloured-dashed line, are predominantly designated Waterfront (Dark Blue). The lands are also designated Flood Plain (FP), associated with the stream traversing the site, and Environmental Protection (EP) area along the shoreline of the Middle River (Type 1 Fish Habitat). The boundary of the “Deer Yard”, also comprises a portion of the site and is outlined with the hatched “red” line.

4.3.1 RELEVANT McKELLAR OFFICIAL PLAN POLICIES

The predominant applicable policies of the Township’s Official Plan, governing development of the lands, are the Waterfront policies found in Section 7.0.

While the predominant use of lands designated Waterfront are *single detached dwellings*, there are several “*tourist commercial*” uses and “*tourist establishments*” within the Township along the shoreline of Lake Manitouwabing, including Riverlake Campground, Glenwood Cottages, Candlelight by the Bay, Tait’s Landing Marina, Four Winds

Cottage Resort, Camp Manitou and others, that fall within the Waterfront land use designation .

The McKellar Official Plan defines “*tourist commercial*” in Section 14.1, as:

*“those **uses associated with the touring or vacationing public along the shoreline of recreational waterbodies including accommodation (Emphasis added)**, restaurants, marinas, lodges, fishing camps, snowmobile sales and service, tent and trailer parks and those retail or service businesses catering to the needs of the lakefront community.”*

The McKellar Official Plan further sets out the definition of “Tourist Establishment” in Section 14.4 which states:

*“**Tourist Establishment** includes buildings, structures or **uses operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, (Emphasis added)** and includes the services and facilities in connection with which sleeping accommodation is provided, and includes lodges, **rental cottages (Emphasis added)**, trailer parks, a camping establishment, a hotel, a motel, and other similar uses, as defined in Zoning By-law No. 95-12, as amended, for the Township of McKellar. Tourist Commercial Establishments may include multiple dwelling unit developments and multiple dwelling development uses”.*

The proposal for the development of 6 *rental cottages* (including the retention of the existing dwelling and accessory uses of the owner/operator, on the subject lands clearly falls within the Official Plan definition of a “*tourist establishment*” and a “*tourist commercial*” use as outlined in the McKellar Official Plan.

The majority of policies respecting Tourist Commercial uses are found in Section 7.10 of the McKellar Official Plan and relate to matters such as protection of water quality, lake trophic state (phosphorous loading), recreational boating, and shoreland development capacity.

The proposal has been reviewed in light of the various Tourist Commercial and Environmental Official Plan policies.

The relative minor intensity and use (maximum 6 rental cottages) of this sizable property, and the recommended measures to ensure the protection and preservation of natural heritage and natural hazard features, have also been considered in reviewing the application for zoning amendment. The proposal has limited impact on the surrounding residential and farm uses as well as limited impact on the adjacent waterbodies. The proposed limited number of rental cottages are setback a considerable distance from abutting properties and Centre Road. The associated parking area is well screened and buffered by the buildings and structures to be retained on the subject property.

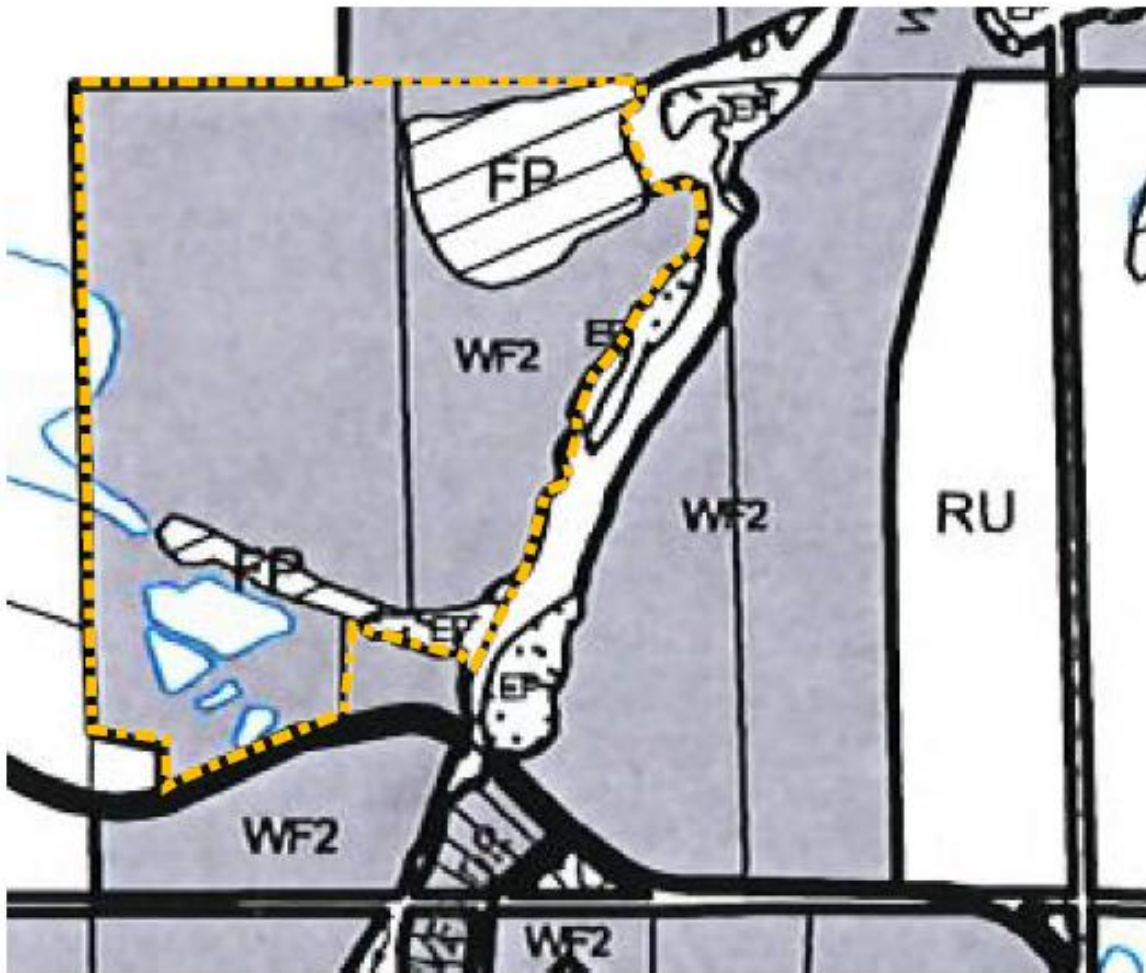
Consideration has been given to environmentally sensitive lands (wetlands and fish habitat) and measures, secured in the accompanying site plan development agreement, ensure that significant wildlife habitat, the habitats of endangered species and the preservation of fish habitat have been appropriately addressed.

Appropriate building and development setbacks have been imposed as an environmental buffer to wetlands, floodplain lands and identified fish habitat.

Access to the subject lands is provided by a year-round municipally maintained road which satisfies the McKellar Official Plan policy outlined in Section 5.8.2.1 which states that ***“All new development must front upon a year-round, publicly maintained road subject to the exceptions listed below”***. The exceptions referred to in Section 5.8.2.1 relate only to seasonal dwellings located on unassumed roads, private roads or rights-of-way and limited other uses such a “hunt camps”.

4.4 ZONING BY-LAW 95-12, AS AMENDED

The following is an extract from the Zoning Schedule (“Sheet 1”) to By-law 95-12, as amended:



**Excerpt from Sheet 1 of Zoning: By-law 95-12, as amended
(154 Centre Road outlined in gold coloured hatched line.)**

As outlined in the zoning by-law Schedule, the subject lands are comprised of various zones including:

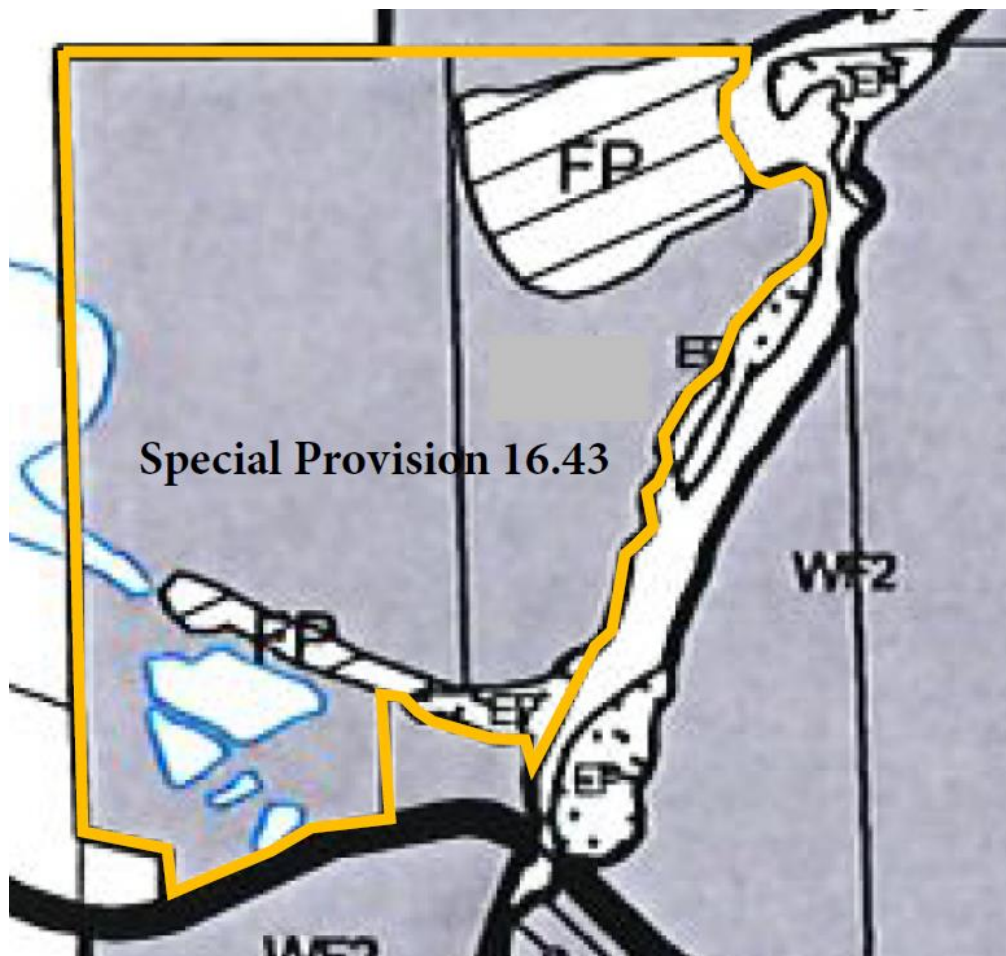
1. An Environmental Protection (EP) zone along, and extending into, the Middle River frontage of the subject lands;
2. A large Flood Plain (FP) zone bisecting the lands and at the northern limit of the site; and
3. A Waterfront Residential 2 (WF2) zone adjacent to the shoreline of Middle River and the right-of-way of Centre Road extending to the limits of the subject property.

Based on a review of the *tourist commercial* proposal, it is recommended that the lands be rezoned to a Special Provision Tourist

Commercial (C2) zone, (SP 16.43), while retaining the existing Floodplain (FP) and Environmental Protection (EP) zones recognizing the Natural hazards associated with the site as well as the Natural Heritage features (fish habitat).

The subject lands also comprise a portion of the deer wintering yard that will also be considered during the development of the property with appropriate retention of vegetation and browse vegetation along the shoreline of the Middle River.

The proposed zoning schedule is as follows;



In brief, the former Waterfront Residential 2 (WF2) zone will be replaced with a Special Provision Tourist Commercial (C2) Zone (Section 16.43 of By-law 95-12, as amended) permitting:

- 1) a maximum of six (6) *rental cottages*,

- 2) a dwelling unit in accordance with the provisions of Section 3.11 of By-law 95-12, as amended. (This provision relates to the on-site residence of the Owner/Operator of the Tourist Commercial Establishment)
- 3) A *home occupation*. (Allowing the Owner/operator to use a portion of the existing dwelling for administration or other uses related directly to the rental cottage tourist commercial use).
- 4) A *home industry*. (Allowing the Owner/operator to use a portion of an accessory building for fabrication of required materials, etc.)
- 5) A *parking area (set aside for parking related to the rental cottages)*
- 6) Accessory uses to the above. (garbage storage, supply storage, material storage, pumphouse, etc.)

Further performance standards include:

- a) the maximum size of a *rental cottage* shall not exceed 100 square metres of gross floor area.
- b) a minimum of two (2) parking spaces per rental cottage shall be provided in a *parking area*.
- c) all other general provisions and zone requirements for the Tourist Commercial (C2) zone, Floodplain (FP) zone and Environmental Protection (EP) zone of By-law 95-12 shall continue to apply unless such provisions are altered by the provisions of the site plan development agreement associated with the property.

4.4.1 ZONING BY-LAW ANALYSIS

With respect to “*rental cottages*” within the Township of McKellar the definition of *rental cottage* is as follows:

“Cottage, Rental: means a ***tourist establishment (emphasis added)*** that has a ***building*** to accommodate one or more guests that:

a) contains at least two rooms; and,

***b)** that may or may not contain facilities for guests to prepare and cook food.”*

During the processing and development of Official Plan Amendment No. 7, which dealt with the Waterfront policies in McKellar, as well as a result of Council’s actions and decisions respecting a proposed cottage fractional ownership/rental proposal in the Township, it was determined that “**rental cottages**” form part of a **tourist establishment** defined in By-law 95-12, as amended, as follows:

***“Tourist Establishment:** includes **buildings, structures** or uses operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, and includes lodges, **rental cottages (emphasis added)**, trailer parks, a camping establishment, a hotel, a motel, and other similar uses, as defined in this By-law, as amended, for the Township of McKellar, but does not include fractional development project use, condominium use, and other similar uses, as defined in this By-law, as amended, for the Township of McKellar”*

Both of the above zoning by-law definitions, “rental cottage” and “tourist establishment” are in conformity with the Official Plan definitions of both “tourist commercial” and “tourist establishment” outlined in Section 4.3 of this report.

4.4.2 WATERFRONT RESIDENTIAL ZONING ANALYSIS

The provisions of the Waterfront Residential (WF2) zone are set out in Section 7.0 of By-law 95-12, as amended.

In order to permit the establishment of the proposed *rental cottages* on the subject lands, it is clear that a rezoning to a tourist commercial (C2) use is required in order for the project to conform with McKellar’s Official Plan. The Planning Act does not permit any by-law to be enacted that does not conform with the provisions of the Official Plan.

The Waterfront Residential 2 (WF2) zone provisions of Zoning By-law 95-12, as amended, are as follows:

*“No **person** shall within the Waterfront Residential (WF1, WF2, WF3, WF4 and WF5) Zones use any **lot**, or **erect**, alter or use any **building** or **structure** for any purpose except one of the following uses:*

1. *Residential Uses*

- *a **single detached dwelling** per lot of record including a **home occupation**;*
- *a **mobile home**.*
- *notwithstanding the accessory use permissions of Section 3.03(a) and the minimum building area provisions of this by-law, one (1) storage building”*

No “*tourist commercial*” use or “*tourist establishment*” use is permitted in any of the Waterfront Residential (WF) zones, and no “*rental cottages*” are permitted in any WF zone. Only listed uses within the WF zone category are permitted in the WF2 zone. All other uses, except for legally non-conforming uses, are prohibited. This use prohibition is discussed below in this planning recommendation report.

The “Tourist Commercial” provisions of By-law 95-12, as amended, are found in Section 9.0 of By-law 95-12, as amended, as follows:

“No person shall within the Tourist Commercial (C2) Zone, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following

uses:

a) *Residential Uses*

- *a dwelling unit or units in accordance with the provisions of Section 3.11 of this By-law; (**Note: This relates to a dwelling used by the owner/operator of the tourist use or establishment**)*
- *a home occupation;*

- a home industry; or
- a mobile home.
- b) **Commercial Uses (Emphasis added)**
 - a lodge;
 - **rental cottages; (Emphasis added)**
 - **a tourist establishment; (Emphasis added)**
 - a trailer park;
 - a hotel/motel;
 - a restaurant;
 - **a parking area; (Emphasis added)**
 - a camping establishment; or
 - a convenience store.”

It is clear, in keeping with the intent and purpose of the Official Plan, that “rental cottages” are classified as a “tourist commercial” use, are part of a “tourist establishment” and have been identified as a “commercial use” in Section 9.0 of McKellar’s zoning by-law 95-12, as amended.

A “rental cottage” is not classified as a “home occupation”, which is a separate defined term in By-law 95-12, as amended, as follows in Section 2.80:

“Home Occupation: means a gainful occupation including an office; arts/crafts studio; caterer; barber; hairdresser; beautician; dressmaker; seamstress; tailor; photographer; studio of a teacher of music; the arts or academic subjects; conducted in whole or in part in a dwelling or in an accessory building to a single detached dwelling, provided that:

- a). there is no external display or advertising other than a sign, a maximum of 1 square metre, erected in accordance with any by-laws of the **Township** regulating sign;
- b). there is no external storage of goods, materials or equipment associated with the use;

- c). *such **home occupation** is clearly secondary to the main residential character of the **single detached dwelling** and does not change the residential character thereof;*
- d). *the home occupation use shall not be an obnoxious use creating unacceptable levels of noise, vibration, fumes, dust, odour, traffic, heat or glare outside the single detached dwelling within which (it) is contained nor should it interfere with other radio or television reception;*
- e). *home occupation uses that involve the sale of goods shall provide a minimum of one parking space, in addition to that required by the single detached dwelling;*
- f). *any processing or manufacturing is limited to the manufacture of small mechanisms, assembly of electronic instruments, packaging of small articles or construction of light objects and similar such activities;*
- g). *not more than 45 percent of the floor area (which excludes the basement) may be used for the home occupation anywhere in the dwelling, including the basement; and*
- h). *the sales area should be limited to one half (50 percent) of the floor area used for the home occupation use."*

A "**Home occupation**" use is restricted to a *single detached dwelling*, or an *accessory use* thereto, and has regulations respecting the amount of floor area devoted to the "home occupation" as well as limitation of any retail sales area, for uses such as a home bakery, a home hairdresser, a home photographer, etc.

In addition, a "**rental cottage**" is not classified as a "**home industry**", which is also a defined term in Section 2.79 of Zoning By-law 95-12, as amended, as follows:

- " **Home Industry**: means a gainful occupation including an animal hospital, electrical, woodworking, window frame, **welding**, plumbing, **machine** or auto repair shop, **service shop**, or blacksmith, conducted in whole or in part in an **accessory**

building to a **single detached dwelling** house, provided that:

- a) there is no external advertising other than a sign erected in accordance with any by-laws of the Township regulating signs;
- b) there is no external storage of goods, materials or equipment;
- c) such **home industry** is not an **obnoxious use**, business or manufacture;
- d) such **home industry** is clearly secondary to the main residential use and does not change the residential character of the **dwelling unit** or **lot**;
- e) not more than two **persons**, other than the owner, are employed therein on a full-time basis; and,
- f) the **lot** shall be not less than 60 metres of frontage and 0.5 hectares of area."

Not unlike a "*home occupation*" use, a "*home industry*" is restricted to an *accessory building* of a *single detached dwelling* only with further restrictions on the number of employees, amongst other matters.

The McKellar Official Plan also has policies respecting both "*home occupation*" uses and "*home industry*" uses set out in Section 5.9 of the Plan. While the Official Plan policies generally restrict "home occupations" and "home industries" to lands designated Rural in the Official Plan, it is reasonable in the context of the proposed "tourist commercial" and "tourist establishment" use to allow for these limited and restricted home occupation and home industry uses in the context of the "rental cottage" commercial use.

4.4.3 PROHIBITED USES: McKELLAR OFFICIAL PLAN AND ZONING BY-LAW 95-12, AS AMENDED

It should be noted that any use not specifically included in the list of **permitted uses** in the various categories of By-law 95-12, as amended is "**prohibited**" as outlined in Section 14.8 or McKellar's Official Plan.

The Official Plan defines **prohibited use** as follows:

"14.8 Use, Prohibited

Use, Prohibited shall mean any use not specifically listed/permitted or permitted by special use permit in Zoning By-law 95-12, as amended, is prohibited.”

In keeping with the “***Prohibited Use***” definition outlined in McKellar’s Official Plan, Zoning By-law 95-12, as amended, carries forward this “***prohibited use***” restriction in Section 2.169 which states:

“2.169 ***Use, Prohibited:*** means any use ***not specifically listed/permitted (emphasis added)*** or permitted by special use permit in this By-law, as amended, is prohibited.”

In order to conform with the policies and definitions of the Official Plan and the relevant definitions and provisions of Zoning By-law 95-12, as amended, it is required to change the Waterfront Residential (WF) zone to a “tourist commercial” (C2) zone in order to allow for any “***rental cottage***” on the subject property.

Although Zoning By-law 95-12, as amended, also allows “*rental cottages*” and a “*tourist establishment*” in a C2M (Tourist Commercial Marina) and a C2MR (Tourist Commercial Marina-Restricted), there is no proposed “marina” associated with the application filed.

In reviewing permissions respecting “*rental cottages*” and “*tourist establishments*” contained in Zoning By-law 95-12, as amended, many of the *tourist commercial* and *rental cottage* uses have been introduced by way of special provision (site-specific) exception with specific parking requirements and limitations on the number of rental cottages as is being recommended in this matter.

4.4.4 OTHER ZONING BY-LAW PROVISIONS AND PERFORMANCE STANDARDS

By-law 95-12, as amended, also contains other zoning provisions applicable to “tourist commercial” uses dealing with the intensity of

use (persons per amount of shoreline frontage), water frontage (metres of shoreline frontage per person), size of the waterbody (restrictions on small waterbodies), parking (appropriate to the use) and other matters. All of these matters have been reviewed in the context of this zoning amendment.

In reviewing vehicular parking standards provided for rental cottages in other jurisdictions, a minimum of two (2) parking spaces per rental cottage is a usual requirement. The same minimum standard of two (2) parking spaces per rental cottage is to be applied in this instance.

4.5 SUMMARY

The proposal, on the lands municipally known as 154 Centre Road, for 6 *rental cottages*, and uses/buildings *accessory* thereto, is a “*tourist commercial*” use and classified as a “*tourist establishment*” pursuant to McKellar’s Official Plan.

An amendment to By-law 95-12, as amended, is required to replace the existing Waterfront Residential 2 (WF2) zone with a site-specific zoning exception to allow the 6 *rental cottages*, and uses/buildings *accessory* thereto, as a permitted “*tourist commercial*” use, in keeping with the Official Plan and Zoning By-law definitions applicable to “*tourist establishments*” and “*rental cottages*”.

The current Waterfront Residential (WF2) zone does not permit a “*rental cottage*” as a permitted use. In addition, a “*rental cottage*” is only permitted as a “*commercial use*” in the Tourist Commercial (C2) zone outlined in the Township of McKellar Zoning By-law 95-12, as amended.

A “*rental cottage*” is not classified as either a “*home occupation*” or a “*home industry*”, as defined in Zoning By-law 95-12, as amended or as set out in the policies outlined in Section 5.9 of the McKellar Official Plan.

The application for zoning amendment to permit a maximum of 6 “*rental cottages*” has been reviewed in the context of relevant Provincial and local (McKellar) planning policy and the planning instruments including the draft zoning by-law, attached as Appendix “A”, and the site plan development agreement, attached as Appendix “B” are recommended for approval by the Township of McKellar subject to such stylistic and technical changes to the zoning by-law amendment and site plan development agreement as may be required by the Township’s solicitor.

Respectfully submitted

A handwritten signature in black ink, reading "N. Edward Davidson". The signature is written in a cursive, flowing style with a large initial "N" and a long, sweeping underline.

N. Edward Davidson B.A., M.E.S., M.C.I.P., R.P.P.
Ted Davidson (Consultants) Inc.

Appendix "A"

CORPORATION OF THE TOWNSHIP OF McKELLAR BY-LAW NO. 2022-52

Being A By-law to amend Township of McKellar Zoning By-law No. 95-12, as amended (the Zoning By-law) respecting lands described as Part Lots 22 and 23, Concession 11, McKellar as in RO136097 and known municipally as 154 Centre Road

WHEREAS the Council of the Corporation of the Township of McKellar received and considered an application, pursuant to Section 34 of the Planning Act, to amend the Township of McKellar Zoning By-law 95-12, as amended, respecting lands described as Part Lots 22 and 23, Concession 11, McKellar as in RO136097, and municipally known as 154 Centre Road;

AND WHEREAS the Council of the Corporation of the Township of McKellar made a Decision to deem it appropriate and reasonable to permit the establishment of a *tourist commercial establishment* consisting of a maximum of six (6) *rental cottages* and associated *accessory* uses;

NOW THEREFORE By-law No. 95-12, as amended, of the Township of McKellar is hereby amended as follows:

1. Schedule "A" of by-law No. 95-12, as amended, is hereby further amended by rezoning those portions of the lands described as Part Lots 22 and 23, Concession 11, McKellar as in RO136097 (municipally known as 154 Centre Road), from the Waterfront Residential 2 (WF2) Zone to Special Provision 16.43 (SP 16.43), Floodplain (FP) and Environmental Protection (EP) as shown outlined by a heavy broken line on a copy of part of Sheet "1", to zoning by-law 95-12 attached to this by-law as Schedule "1"
2. 16.43 That notwithstanding the provisions of By-law 95-12, as amended, the lands identified on Schedule "1" of this by-law are subject to the following provisions:
 - a) The use of the property shall be limited to the following *tourist commercial* (C2) uses:
 - i) a maximum of six (6) *rental cottages*,
 - ii) A dwelling unit in accordance with the provisions of Section 3.11 of By-law 95-12, as amended.
 - iii) A *home occupation*.

- iv) *A home industry.*
- v) *A parking area*
- vi) *Accessory buildings and uses to the above.*
- b) the maximum size of a *rental cottage* shall not exceed 100 square metres of *gross floor area*.
- c) a minimum of two (2) parking spaces per *rental cottage* shall be provided in a *parking area*.
- d) all other general provisions and zone requirements for the *Tourist Commercial (C2) zone*, *Floodplain (FP) zone* and *Environmental Protection (EP) zone* of By-law 95-12 shall continue to apply unless such provisions are altered by the provisions of the site plan development agreement associated with the property.

3. This by-law shall take effect and come into force in accordance with the Planning act.

READ a FIRST and SECOND time this 11th day of October, 2022.

Mayor, Peter Hopkins

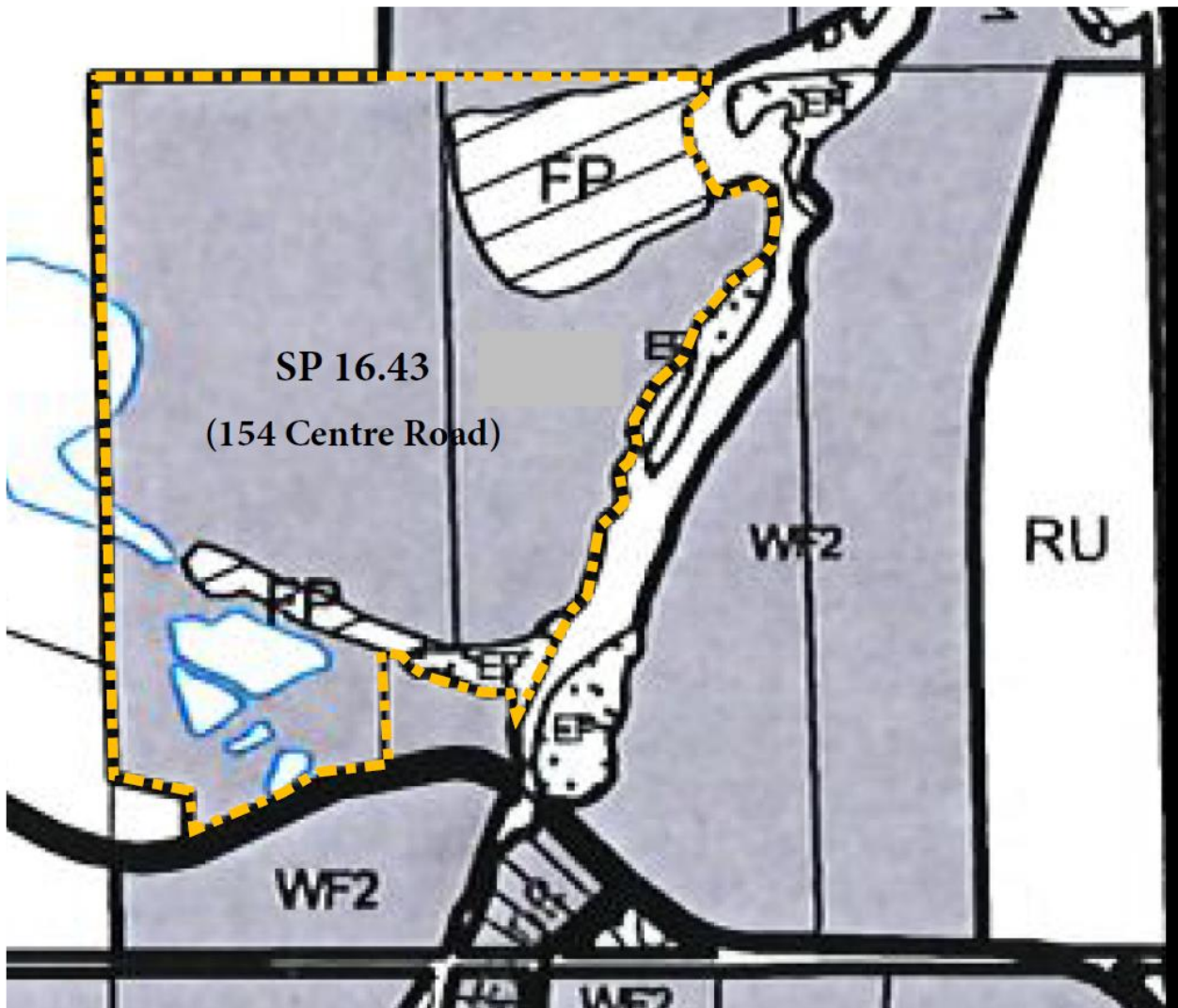
Clerk, Ina Watkinson

READ a THIRD time and PASSED in OPEN COUNCIL this 11th day of October, 2022.

Mayor, Peter Hopkins

Clerk, Ina Watkinson

THIS IS PART OF SHEET '1' TO ZONING BY-LAW No. 95-12



THIS IS SCHEDULE "1" TO
BY-LAW No. 2022-52
TOWNSHIP OF McKELLAR

PASSED ON THIS 11th DAY OF OCTOBER, 2022

MAYOR P. HOPKINS

CLERK, INA WATKINSON

Appendix "B"

SITE PLAN DEVELOPMENT AGREEMENT:

Ohad Slama and Eran Gurvich

THIS AGREEMENT made in quadruplicate this 11th day of October 2022

Between:

Ohad Slama and Eran Gurvich

(herein called the "Owner")

-and-

THE CORPORATION OF THE TOWNSHIP OF MCKELLAR

(hereinafter called the "Township")

WHEREAS:

- (A) The Owner is the owner in fee simple of these lands and premises in the Township of McKellar in the District of Parry Sound being more particularly described as PIN 52127-0215 Part Lots 22 and 23, Concession 11, McKellar as in RO136097 (municipally known as 154 Centre Road); Save and except Parts 1 & 2 Plan 42R-1351; (hereinafter referred to as the "Land");
- (B) Pursuant to Section 41 of the Planning Act, R.S.O 1990, the Council of the Township of McKellar by the enactment of By-law 97-6, as amended, designated the Township of McKellar as a site plan control area;
- (C) The Owner has applied to the Township under Section 41 of the Planning Act for site plan approval in respect of its development of a tourist commercial establishment consisting solely of a maximum of 6 rental cottages in association with an existing residential dwelling, associated accessory uses and buildings and a surface parking area serving the 6 rental cottages;
- (D) By-law 97-6, as amended, requires the Council of the Township of McKellar to approve all site plan applications respecting Tourist Commercial (C2) uses;
- (E) The Township of McKellar, as a condition of the zoning amendment for the lands, required the Owner, inter alia, to enter into the Site Plan Development Agreement

NOW THEREFOR WITNESSETH that in consideration of the premises and other good and valuable consideration, the receipt of which the parties acknowledge, the parties agree as follows:

Ted Davidson (Consultants) Inc

1.0 **SCOPE OF AGREEMENT**

- 1.1 DESCRIPTION OF LANDS- The lands to be bound by the terms and conditions of this Agreement (sometimes referred to as “the subject lands”), are described as (PIN 52127-0215 LT) Part Lots 22 and 23, Concession 11, McKellar as in RO136097; Save and except Parts 1 & 2 Plan 42R-1351; Township of McKellar; District of Parry Sound and shown on the attached Site Plan as Schedule “A”
- 1.2 CONFORMITY OF AGREEMENT- The Owner covenants and agrees that all work performed on the said lands shall be in conformity with:
- a) the provisions of this Agreement
 - b) the Site Plan(s) attached as Schedules “A”, “B”, “C1”, “C2”, “D”, and “E”
 - c) the plans and specifications submitted to and approved by the Township; and
 - d) all applicable municipal by-laws and provincial legislation and regulations.
 - e) The “*Preliminary Natural Heritage Feature Screening and Impact Assessment*” June 2022, FRICORP Ecological Services.

2.0 **DEVELOPMENT OF PROJECT**

- 2.1 The Owner agrees to develop the Land and construct the Project in substantial conformity with the Plans and Drawings and in accordance with the provisions set out in Section 8 of this Agreement setting out the location and design features of the Project.

3.0 **BUILDING PERMITS**

- 3.1 The OWNER agrees not to request the Chief Building Official to issue a building permit to carry out any development until this Agreement has been duly executed by both parties and registered on title to the Lands described in Section 1.1 and a registered copy of same has been provided to the Township or an undertaking has been provided by the owner’s solicitor respecting registration of this Agreement.
- 3.2 On any application for a Building Permit and prior to the issuance thereof, the OWNER shall submit such plans, specifications and approvals with respect to the project as are required to the Township for the approval of the Chief Building Official.
- 3.3 The Owner acknowledges and agrees that minor variations from the requirements of this Agreement, including any plans and drawings, may be consented to by the Chief Building Official for the Township respecting amendments necessary to satisfy the requirements of the Ontario Building Code, or in other cases by the Clerk or designate, provided that in the opinion of said Official, the general intent and purpose of this Agreement is maintained.

- 3.4 Unless authorized by Section 3.3 of this Agreement, there shall be no changes to the Provisions or Schedules attached hereto, or to any subsequent schedules attached to this Agreement, unless such proposed changes have been first submitted to, and approved by, the Council of the Township of McKellar.

4.0 **MAINTENANCE OF THE PROJECT**

- 4.1 The Owner agrees to maintain the project in substantial conformity with the Plans and Drawings and in accordance with the conditions set out in The Schedules, attached to and forming part of this Agreement, in default of which the Owner acknowledges that the Township may exercise its rights set out in this Agreement.

5.0 **SECURITY FOR THE PERFORMANCE OF OBLIGATIONS**

- 5.1 Upon execution of this Agreement, the Owner shall, if required, submit to the Township a letter of credit or cash deposit in an amount satisfactory to the Clerk and Superintendent of Public Works to secure the Owner's obligations (the "Security"). Any letter of credit shall be provided in a format acceptable to the Township Treasurer and the Clerk. The Owner acknowledges and agrees that security submitted in the form of a cash deposit when returned will not include interest.
- 5.2 Where required by this Agreement, the Owner agrees to guarantee the performance of the Owner's obligations to the satisfaction of the Clerk and Superintendent of Public Works. The Township may in its sole discretion reduce the Security and retain the balance until the conclusion of the guarantee period and the Owner has completed its obligations to the satisfaction of the Township.
- 5.3 The Security, or such remaining balance, shall be returned upon the satisfactory completion of the Owner's obligations under this Agreement. If the security is submitted to the Township in the form of a cash deposit, it shall be returned to the person or Company having submitted the security, unless a signed Direction is provided to the Township indicating otherwise. If the security is submitted in the form of a letter of credit, it will be returned to the Financial Institution.

6.0 **RIGHT TO ENTER**

- 6.1 The Owner acknowledges and agrees that the Township may enter onto the Land at any time to inspect the Project to ensure substantial conformity with the Plans and Drawings and compliance with the obligations of this Agreement.

7.0 **ADJACENT MUNICIPAL PROPERTY**

- 7.1 The Owner shall rectify, restore and repair any adjacent municipal property damaged in implementing this Agreement. If required, the Township may require security in an amount acceptable to the Clerk and/or Superintendent of Public Works, to ensure proper restoration and repair of all adjacent municipal property

including the entranceway to the Lands and stormwater requirements associated therewith.

8.0 **PROVISIONS**

- 8.1 The OWNER covenants and agrees to develop the subject lands in accordance with the Site Plan(s) being Schedules “B”, “C1”, “C2”, “D”, and “E” attached hereto, and that no building or other works will be erected on the subject lands except in conformity with the Site Plan(s), all other provisions of this Agreement and with all applicable Provincial and Federal legislation and regulations.
- 8.2 The OWNER agrees that parking of all highway vehicles, associated with the Rental Cottages on the subject lands, shall be restricted to the parking areas illustrated on Schedule “D”. The OWNER agrees to restrict the location of entranceways and vehicular parking for the Rental Cottages to those locations marked on Schedule “D”.
- 8.3 The OWNER covenants and agrees that the natural drainage shall not be altered in any way that will cause damage to any adjacent lands or to any public highway or private right-of-way or that will hasten nutrient input into the Middle River or any associated waterbody. Storm water control measures shall direct the flow of ground surface water away from the Middle River wherever possible.
- 8.4 The OWNER covenants and agrees that the use of the said lands and buildings shall not create any public nuisances in the manner of dust, noise or noxious odours and agrees to take such action as may be necessary from time to time to ensure that dust emanations, if any, from parking areas and walkways does not create any nuisance to adjacent property owners.
- 8.5 The OWNER agrees that external lighting facilities on the subject lands and buildings will be designed and constructed so as to avoid, wherever possible, the illumination of adjacent properties and a level of illumination that is consistent with the natural beauty of the surrounding properties and water body.
- 8.6 The OWNER covenants and agrees to complete the installation of all services, works and facilities for the subject development in accordance with the requirements of the Township, utility companies, the Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks. All such works shall comply with the Fire Marshals Act, Ontario Fire Code and the Ontario Building Code Act.
- 8.7 The OWNER covenants and agrees to provide for the storage of garbage receptacles and other waste material at its own risk and expense to be removed to a licensed landfill at the owner's expense. The location of garbage storage buildings and miscellaneous buildings are identified on the Site Plan(s), attached hereto as Schedule “C1”. The garbage will be stored in the South Stable that is identified on Schedule “C1”

- 8.8 The OWNER agrees that snow removal shall be at the sole risk and expense of the owner.
- 8.9 The OWNER covenants and agrees that prior to issuance of a Building Permit for a Rental Cottage, the Owner will provide a Certificate of Approval from the North Bay Mattawa Conservation Authority for an approved on-site sewage disposal system.
- 8.10 The OWNER covenants and agrees that before the proposed date of supplying water to any of the proposed rental cottages, the Owner is required to submit a notice to the North Bay Parry Sound District Health Unit to operate a Small Drinking Water System.
- 8.11 The OWNER covenants and agrees that prior to issuance of an Occupancy Permit for a Rental Cottage, the Owner is required to provide a letter from the Township of McKellar, confirming that the Township is satisfied that improvements to the existing entrance from Centre Road meet the Township's requirements.
- 8.12 The OWNER covenants and agrees that prior to issuance of an Occupancy Permit for a Rental Cottage, the Owner is required to provide a parking area for a minimum of 2 vehicles per Rental Cottage to be located in the Parking Area outlined in the Sketch in Schedule "D."
- 8.13 The OWNER covenants and agrees that no Development or Site Alteration, as defined in the Provincial Policy Statement 2020, shall take place within 30 metres of Type 1 Fish Habitat and that the natural Vegetated Buffer shall be maintained adjacent to identified fish habitat areas as outlined in the Preliminary Natural Heritage Feature Screening and Impact Assessment prepared by FRICORP Ecological Services dated June 2022 submitted with the application for zoning amendment and on file with the TOWNSHIP.
- 8.14 The OWNER covenants and agrees that Development or Site Alteration, as defined in the Provincial Policy Statement 2020, shall be setback a minimum of 30 metres from wetlands and floodplain land on and adjacent to the subject property as set out on Schedule "E" to this Agreement.
- 8.15 A qualified environmental consultant shall be required to supervise and/or inspect the location of all buildings and structures to ensure that all construction measures are functioning as intended. Where additional mitigative measures or other modifications are deemed necessary and appropriate to protect the environment, in the opinion of the consultant or any public authority, such action, as deemed necessary, will be undertaken promptly by the OWNER under the direction of the consultant or public authority.
- 8.16 The OWNER covenants and agrees that where subsurface excavation is proposed for the creation of footings/foundation from June 1 to Oct 15 of any given year, the work area shall be isolated (using sediment fence or equivalent reptile exclusion fencing) prior to June 1st to preclude turtles from entering the active work area. This work shall be supervised and/or inspected by a qualified

- environmental consultant, and such consultant shall file a report on the progress of all works and the capability of the measures to control sediment runoff and reptile exclusion from the disturbed areas.
- 8.17 The OWNER covenants and agrees that work sites will be swept for turtles in advance of construction and any turtles found within the work area shall be relocated to an appropriate location as decided by a qualified environmental consultant.
- 8.18 The OWNER covenants and agrees that aggregate stockpiles shall be isolated on site from June 1 – July 31 using sediment fencing (or similar) immediately to prevent the creation of suitable nest sites.
- 8.19 The OWNER covenants and agrees that where minor vegetation removal and grubbing is required, this will take place from November 1 to March 31 of any given year. (Note: Minor vegetation removal is considered to be select clearing of trees smaller than 20 cm diameter at breast height (DBH), shrubs, and herbaceous vegetation only where necessary to accommodate construction and staging of the proposed structures.)
- 8.20 The OWNER covenants and agrees that no trees greater than 20cm diameter at breast height (DBH) shall be removed for the construction of the Rental Cottages.
- 8.21 The OWNER covenants and agrees that no blasting shall be used at any point during construction.
- 8.22 The OWNER covenants and agrees that project activities in fish habitat will occur in accordance with the Government of Canada Fisheries Act and will not result in harmful alteration, disruption, or destruction of fish habitat as determined by a review of any proposed in-water works by the Federal Department of Fisheries and Oceans Canada (DFO).
- 8.23 The OWNER agrees that the use of the lands and buildings shall be in accordance with By-law No. 2022-52 and all relevant provisions of Zoning By-law 95-12, as amended.
- 8.24 The OWNER agrees, and shall be aware, that although site plan approval under Section 41 of the Planning Act R.S.O. 1990, as amended, may be given for a building location or building envelope, spatial separations as required by the Ontario Building Code must be complied with.
- 8.25 The OWNER agrees to signing the fire route, if required, installing a dry hydrant, if required, and any other fire protection requirements as stipulated by the Township Fire Chief. Access to within an acceptable distance of each building, adequate to accommodate emergency vehicles, will be determined by the relevant Township Departments or external agencies and provided by the OWNER.
- 8.26 Any dock associated with the proposed development shall be restricted to a location to be determined by the Township of McKellar and any other regulatory

body having jurisdiction over such matters so as not to disturb or interfere with identified natural heritage features, including fish habitat.

9.0 **EXPENSES TO BE PAID BY THE OWNER**

9.1 Every provision of this Agreement by which the Owner is obliged in any way shall be deemed to include the words “at the expense of the owner” unless the context otherwise requires. The expenses to be paid by the OWNER include the TOWNSHIP’s legal expenses with respect to the registration of the Agreement on title to the property.

9.2 The OWNER acknowledges that this Agreement is entered into under the provisions of Section 41(7) of the Planning Act, R.S.O., 1990, as amended, and that the expenses of the TOWNSHIP arising out of the enforcement of this Agreement may be recovered as taxes under Section 326 of the Municipal Act, R.S.O., 1990, cM45, as amended.

10.0 **ATTACHED SCHEDULES**

10.1 It is agreed that everything included in this Agreement and the Schedules attached hereto shall be included in and form part of this Agreement, it being the intent that this Agreement shall be read in its entirety.

11.0 **REGISTRATION OF AGREEMENT AND OTHER DOCUMENTS**

11.1 The parties hereto consent to the registration of the Agreement by the Township upon the title of the subject lands, which registration shall be included as a legal expense to the OWNER. In the alternative, the registration on title may be undertaken by the owner’s solicitor with a registered copy of same provided to the Township. The OWNER further agrees that he/she will execute such further and other documents, consents, or applications as may be required by the solicitor for the TOWNSHIP for the purpose of any registration against the said lands, or for the purpose of giving effect to the provisions required under this Agreement and all documents required herein shall be submitted in a form suitable to the TOWNSHIP and suitable for registration as required.

12.0 **OTHER BY-LAWS, ETC.**

12.1 Nothing in this Agreement shall relieve the OWNER from complying with all other applicable by-laws, laws or regulations of the TOWNSHIP or any laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the TOWNSHIP from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

13.0 **INDEMNIFICATION FROM LIABILITY AND RELEASE**

13.1 The OWNER covenants and agrees with the TOWNSHIP, on behalf of themselves, their successors and assigns, to indemnify and save harmless the TOWNSHIP from any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by

the OWNER or on his behalf in connection with the carrying out of the provisions of this Agreement.

- 13.2 The OWNER further covenants and agrees to release and forever discharge the TOWNSHIP from and against all claims, demands, causes of actions, of every nature and type whatsoever, that may arise either as a result of the failure of the TOWNSHIP to carry out any of its obligations under this Agreement, or, as a result of the TOWNSHIP performing any municipal work on adjacent properties which may damage or interfere with the works of the OWNER, provided that such default, failure or neglect was not caused intentionally or through negligence on the part of the township, its servants or agents.

14.0 NOTICE

- 14.1 Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following address:

OWNERS NAME AND ADDRESS: Ohad Slama and Eran Gurvich
 154 Centre Road
 McKellar, ON
 P2A 0B4

MUNICIPALITY: Clerk/Administrator
 Township of McKellar
 P.O. Box 69
 McKellar, Ontario
 P0G 1C0

THIS AGREEMENT shall enure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the OWNER and the TOWNSHIP have caused their corporate seals to be affixed over the signatures of their respective signing officers duly authorized in that behalf.

THIS AGREEMENT was executed by the duly authorized signing officers of each party and sealed this 11th day of October, 2022.

Witness

Owner – Ohad Slama

Witness

Owner – Eran Gurvich

Dated this 11th day of October 2022

Corporation of the
Township of McKellar

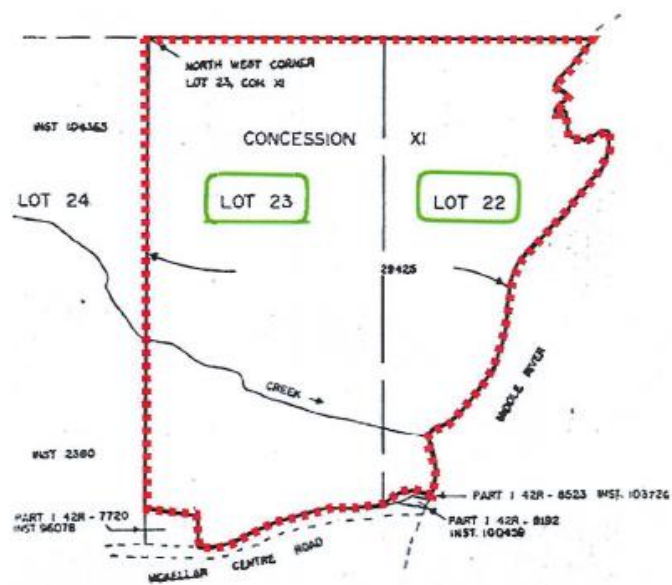
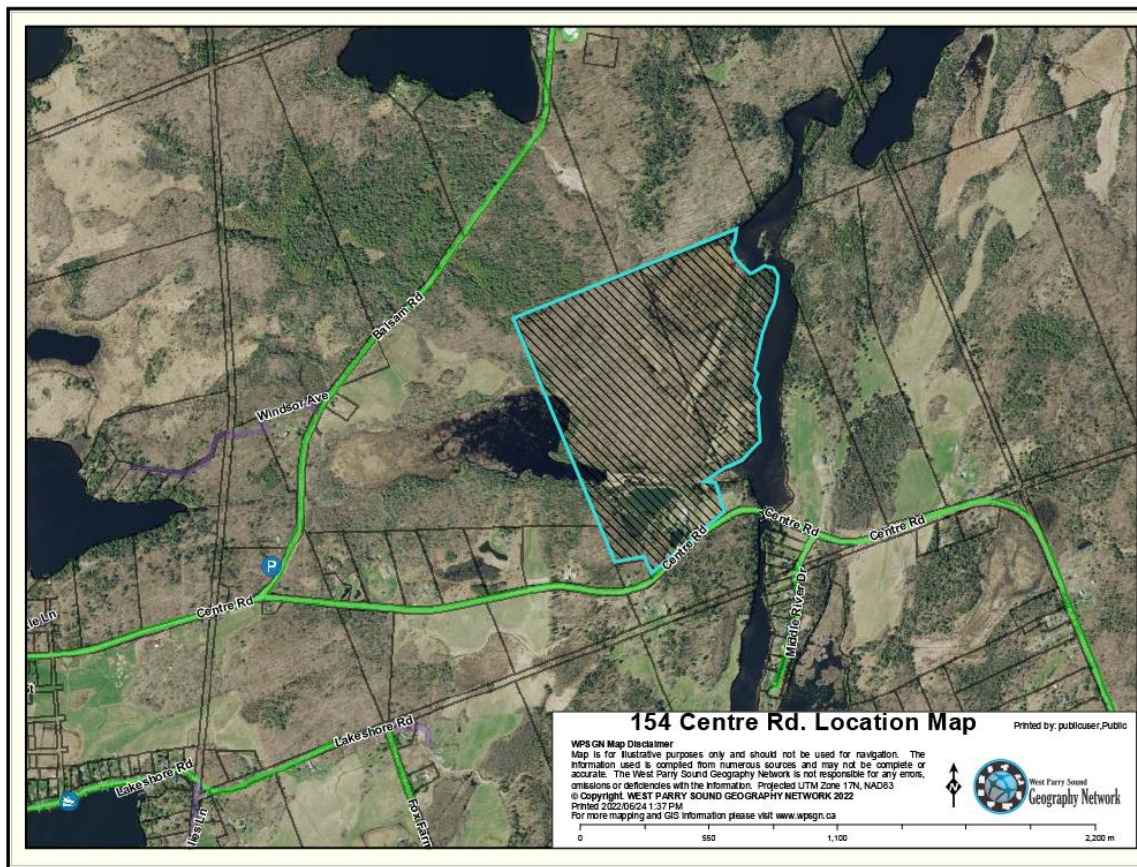
Witness

Mayor, Peter Hopkins

Witness

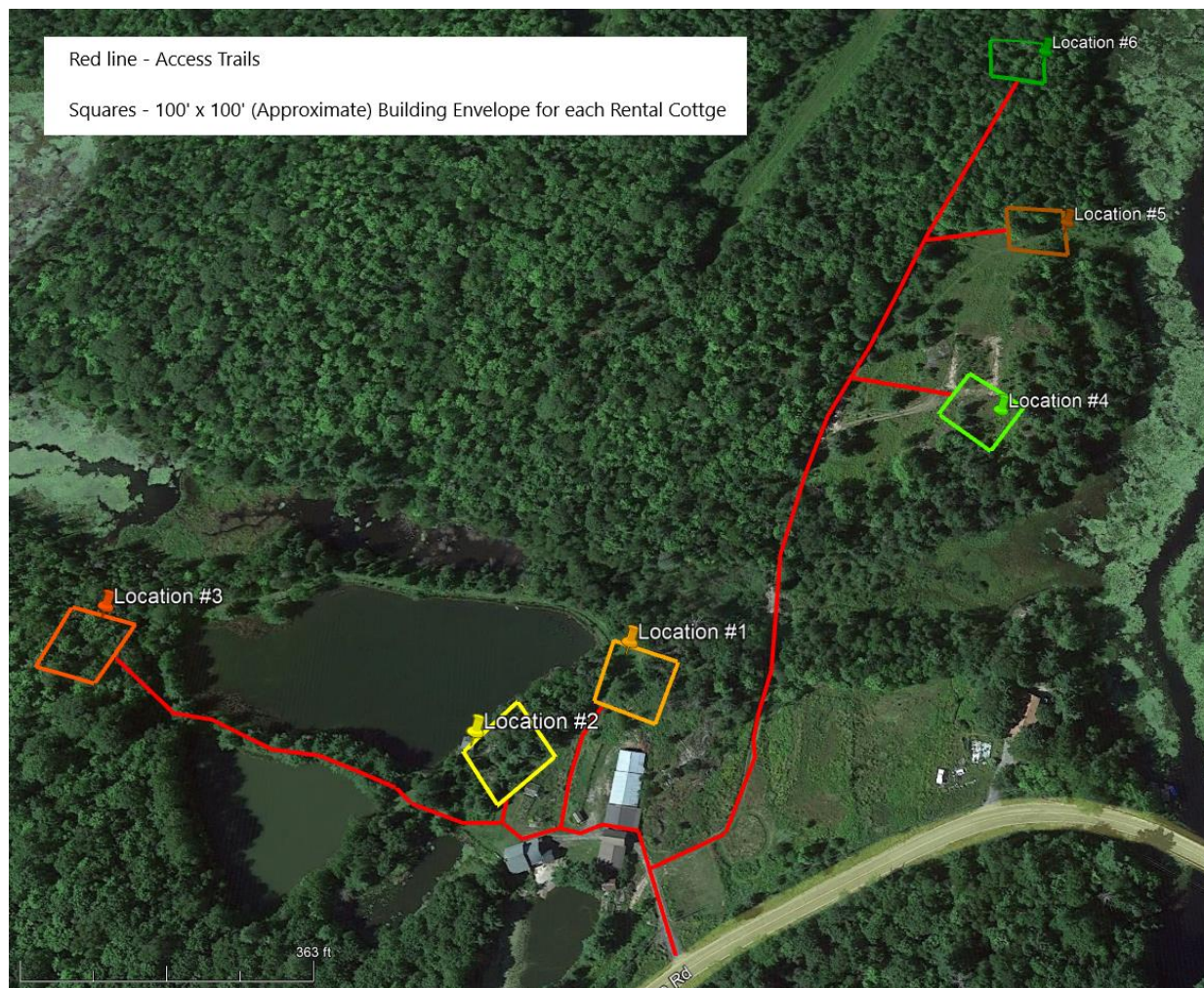
Clerk/Administrator, Ina Watkinson

**SCHEDULE A - Property Location: PIN 52127-0215 Part Lots 22 and 23,
Concession 11, McKellar as in RO136097 (municipally known as 154 Centre Road);
Save and except Parts 1 & 2 Plan 42R-1351**

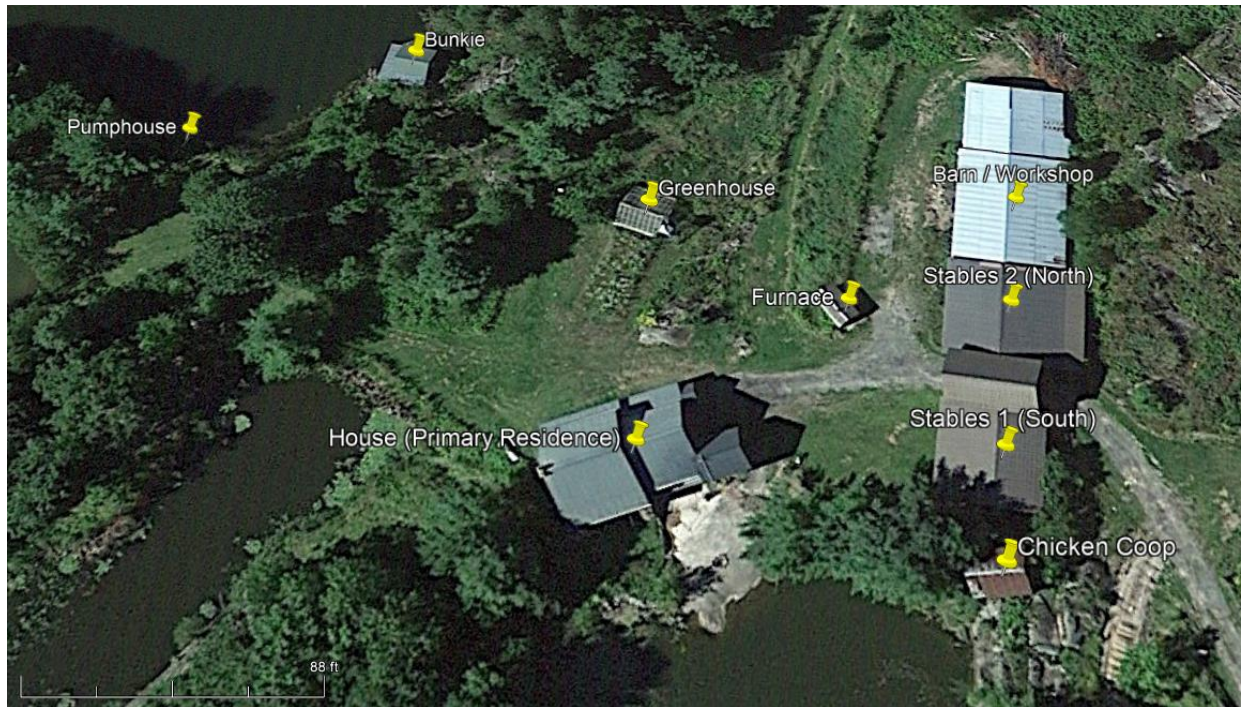


154 Centre Road, McKellar, Ontario

SCHEDULE B - Rental Cottage Locations



SCHEDULE C1 - Location and Use of Existing Buildings



SCHEDULE C2 - Size of Existing Buildings

Note: The Bunkie will be removed and replaced with a Rental Cottage.

Type	Existing Size
House (primary residence)	1275 sqft land / 1952 sqft property tax
Barn/Workshop	1656 sqft
Stables 1 (South)	1050 sqft
Stables 2 (North)	1275 sqft
Greenhouse	256 sqft
Chicken Coop	223 sqft
Pumphouse	55 sqft
Bunkie	100 sqft
Furnace	101 sqft

SCHEDULE D - Parking Area



SCHEDULE E - Setbacks from Wetlands & Watercourses





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: <u>Lynne Aylsworth, Joyce Hopkins, Mary Smith</u>		
Address: <u>840, HWY 124, Box 92 McKellar</u>		
Phone: Home: <u>705-389-2228</u>	Business: <u>—</u>	Cell: <u>—</u>
Name of Group or Person(s) being represented (if applicable): <u>McKellar Sesquicentennial Committee</u>		
Meeting date requested to appear before Council: <u>Oct. 11</u>		
Subject Matter of Deputation: <u>Update from the Committee</u>		
<u>regarding the 150th Anniversary</u>		
<u>Celebrations.</u>		
Detailed written submission must be attached or submitted to the Clerk by 1:00 p.m. the Wednesday prior to the Council meeting.		
Signature: <u>Joyce Hopkins</u>		Date: <u>Sept 20, 2022</u>

McKellar Sesquicentennial Ad Hoc Committee Report to Council October 11, 2022

We appreciate the opportunity to speak to Council today. Representing the McKellar Sesquicentennial Ad Hoc Committee are myself, Joyce Hopkins, President of the Committee, Secretary Mary Smith (who is here as a volunteer on the Committee, not as a member of staff) and Lynne Aylsworth who is heading the Grants Research.

The Committee felt it was important to give an update to the outgoing Council and to give thanks for the financial and in kind support approved thus far for the 150th Anniversary budget and legacy project (the Horse Statue) and we look forward to the continuing support of the incoming council.

The Sesquicentennial Committee, consisting of nine community volunteers and one Councillor, has been meeting monthly since June 2021. A list of Committee members and their experience and qualifications is attached for your perusal.

As per the Committee's terms of reference, monthly minutes have been given to Council, a budget was formalized for 2022 and will be proposed for 2023, both federal and provincial grants have been researched, three legacy projects were chosen and community events have been planned throughout 2023 with the Grand Celebration on July 29. Though nowhere near a full calendar of events, a list of confirmed Community Centre bookings has been attached to give an idea of the scope of activities planned.

The Committee adopted "TOGETHER – HONOURING THE PAST, CELEBRATING THE FUTURE" as its ultimate goal and is dedicated to fostering community pride by maximizing community participation with the broadest engagement and collaboration of all community members in inclusive and varied community activities in the 2023 celebrations of the township's 150 years of rich history and diverse cultures.

All local committees, community organizations and businesses have been contacted to be involved in the celebrations. To date, the Historical and Recreation Committees, the Library, MLCA, Dunchurch Legion, Whitestone-McKellar Lions Club, McKellar and Dunchurch United Churches, Horticultural Society, Hurdville Community Club and the North Star have confirmed partnering with the Sesquicentennial Committee for a variety of special events. Others are expected to confirm in the near future. Many local businesses, performance groups and artists are donating products for a Lottery prize or their time and talent for events. Positive response from the local and extended communities has been overwhelming.

The Committee's 2022 budget approved by Council is being used to pay deposits and to purchase promotional materials. During the McKellar Summer Market, members of the Committee handed out promotional flyers (a copy is attached), sold anniversary flags and logo

t-shirts and talked with thousands about the upcoming 150th Anniversary Celebrations. We will also be promoting the 150th at the Thanksgiving Market and the Barb Kerr Expo.

The Committee has also been doing its due diligence with the application of grants. The Committee has applied for three grants and will be applying for one, possibly two more. Each is specific in its terms for use.

We have been granted \$9000 by the Canadian Arts and Heritage Legacy Fund. The funds must be used for the stand, plaque, bilingual pamphlet and unveiling ceremony for the horse statue, for the indigenous artwork and unveiling ceremony and for the 150th Historical Timeline (our three Legacy projects).

We have completed Stage Two of the Canadian Arts and Heritage Community Anniversaries Grant and are awaiting a decision. If granted, the funds as the name implies, must be used toward the costs of specific events aimed at celebrating the Arts and Heritage of our community. We have also completed Stage Two of the OCAF (Ontario Cultural Attractions Fund) and are awaiting a decision. This grant is specifically for marketing and promotion of all events. A Reconnect Ontario Grant is in the initial stage of application and we continue to search for additional possibilities.

We would like to acknowledge and thank all the Township staff, but specifically, Treasurer Roshan Kantiya and Clerk Ina Watkinson for their assistance and guidance with the finances and grant applications.

The Committee is presently in the process of finalizing events from January to December and preparing advertising posters, flyers, a brochure of main events and use of social media. Encouraged by the tremendous input and interest shown by the public, the Committee is pursuing an ambitious list of projects that align with McKellar's core value system where all community members embrace their deep rooted heritage while celebrating the future.

I would like to publicly thank the McKellar Sesquicentennial Ad Hoc Committee volunteers who are working diligently to ensure a yearlong celebration for the Township of McKellar's 150th Anniversary and also those community members who have already signed up to volunteer at various events. With the continuing involvement of our citizens and support from the Township Staff and Council, 2023 should prove to be an exciting opportunity for our community to come together to celebrate our 150th Anniversary and to show our pride in our heritage and beautiful township.

The Township of McKellar formed the McKellar Sesquicentennial Committee of community volunteers and one Council member with the specific agenda to plan and organize the 150th Anniversary celebratory events throughout 2023 year. Committee Members bring a wealth of experience and knowledge to planning the Grand Celebration.

Morley Haskim – Elected Official – Councillor for Township of McKellar

Recreation Committee, Roads Committee, Committee of Adjustment, Cemetery Committee, Parry Sound Area Planning Board, West Parry Sound Pool & Wellness Committee, Council Representative for Ontario 150 Celebration, Highly skilled organizer.

Joyce Hopkins - Chair

Historical and Recreation Committees, The McKellar Agricultural Society, The Parry Sound Horticultural Society, former Chair of Ontario 150 Celebration Committee for the Township of McKellar, McKellar News Columnist for Parry Sound North Star, and received CIRA (Canadian Intramural & Recreation Association) Founders' National Award for organizing local, regional, provincial and national conferences.

Lynne Aylsworth

Retired Legal Assistant, Board Member and Secretary for Township of McKellar Public Library, McKellar Roads Ad Hoc Committee, Resourceful researcher and organizer.

Mary Smith - Secretary

Administrative/Treasurer Assistant, Township of McKellar, volunteer member (not as staff), knowledgeable and experienced in graphic arts and extensive budgeting and financial experience.

Marianne Henskens

Hospitality Professional, Experienced organizer as an Event Planner, Former Executive Director of Archives Association of Ontario, Former Exhibit Entry Manager at The Royal Agricultural Fair.

Kathy Spence – Vice Chair

Retired Principal (NNDsB), Expert organizational and communication skills, McKellar Recreation Committee, McKellar/Dunchurch Lions Club, Chair of Chapter 5483 TOPS, volunteer on numerous committees and has organized a considerable number of fundraisers and community activities.

Sheila Hardie

Retired Teacher, Head of Department, Organized Volunteer Conferences for 500 Adolescents for several years and Health in the Community Conferences, Church Council, Parry Sound United Church, McKellar Environmental & Lake Stewardship Committee, Descendant of original settler in the Township of McKellar and knowledgeable of local history.

Ann Bradley

Home Care Worker, Church Council of the Township of McKellar United Church. Organized the Tree of Warmth, assists with organizing Church events and fundraisers. Very organized.

Elyse Graf

Social Worker (specializing in trauma and PTSD), Culture Committee at Canadian Mental Health Association Muskoka/Parry Sound, Volunteer at Mary St Centre Community Kitchen, Organizer for Community Walk fundraiser for Mental Health, Skilled in research techniques and social media

Cheryl Saunders

Retired Registered Nurse. Involved with many committees like Rotary Club and Lions Club and their events and fundraisers, Very community minded and interested in History, Representative for new citizens/residents.

Sesquicentennial Community Centre Bookings for 2023

Jan 14 - Kickoff Concert- 2pm CC

Feb 18 – Youth Workshops- 1pm CC

Mar 17 – St Patrick’s Day Celebration of Irish Settlers Dance - 7pm – 11pm CC

April 14 = Live History Rehearsal- CC

April 15 – Live History Performances & Workshops – Unveiling of Historical Timeline- CC

April 29 – Appreciation Dinner -6pm CC

May 6 – D18 Horticulture Celebration of Mc Kellar150 CC

June 6 – Unveiling Ceremony - Indigenous Artwork -CC

June 9 – Garden Tour- 11am – 4 pm CC

July 28 – 150th Anniversary Celebration Dance – 7pm-11pm- CC

July 29 – Grand Celebration – Unveiling of Horse Statue Legacy Project- CC, Grounds, Arena

July 30 – Community Pancake Breakfast – 9-12 CC

August 5 – Art Gala & Performance – 6-9pm -CC

August 6 – Art Show 2-4pm

September 23 – Tribute to Fiddling- 8-10pm CC

November 3- WWII Movies 7-11pm CC

November 18 – Dinner/ Showcase – 6-9pm CC

December 3 – Christmas Lighting Show Minerva Park

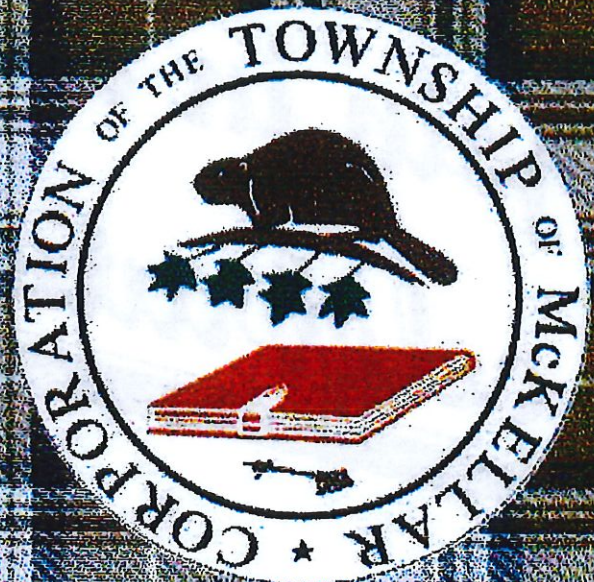
December 2 or 9 – Parry Sound Singers – 2pm CC

December 31 – Family New Year’s Eve Party 6-9- CC

McKellar

1873-2023

150



C
E
L
E
B
R
A
T
E

McKellar 150

*The Township of McKellar is celebrating its
150th Anniversary in 2023.*

The Sesquicentennial Committee is planning events throughout
the year. But...

We need your involvement to ensure success and we are seeking
your input.

**1. What would you like to see happen for the
community celebrations??? (Brainstorm with family,
friends, neighbours and send us your ideas/suggestions.)*

**2. Are you willing to add your name to a list of
possible volunteers to assist when able?*

(A list of needs will be sent out to those on the Volunteer List
each month- you choose when and how you help to make 2023
a true community celebration.)

Sneak Preview- Mark Your Calendars

January 14- Kickoff concert & unveiling of Historical Timeline

March 17- Dance hosted by Recreation Committee to honour
McKellar's Irish settlers.

April 15- Day of Incorporation Birthday

June 6- Unveiling of Indigenous Artwork to commemorate
assistance to early pioneers

July 28, 29, 30- Grand Celebration of McKellar's 150th &
unveiling of the McKellar Horse Statue

*You are
invited to
join in the
celebration*

Send your family's ideas, add your name to the list of
possible volunteers or just ask questions to Joyce Hopkins
at joyphopkins@gmail.com or 705-389-2228

Stop by our booth in the McKellar Market



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: Jennifer Ghent-Fuller, Chair

Address: _____

Phone: Home: _____ Business: _____ Cell: _____

Name of Group or Person(s) being represented (if applicable): Lake Stewardship and Environmental Committee of McKellar Township (LSEC)Meeting date requested to appear before Council: Oct 11, 2022Subject Matter of Deputation: Report on the activities and accomplishments of the LSEC from Sept 2021 to Sept 2022

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

Signature: Jennifer Ghent-Fuller Date: Oct 2, 2022

October 4 2022

Deputation to McKellar Township Council

From the Lake Stewardship and Environmental Committee (LSEC) of McKellar Township, Jennifer Ghent-Fuller, Chair

Activities of the Lake Stewardship and Environmental Committee of McKellar Township Sept 2021-Sept 2022

1. Waterfront

There is a concern in the township about some changes which have been made on the lake, namely the removal of trees and other deep-rooted vegetation from the lakeshore. Degrading the vegetation at the waterfront promotes erosion and impedes the removal of nutrients and contaminants by such vegetation before it can enter the lake as part of rainfall or ground water run-off. We are considering writing a shoreline protection bylaw that we can recommend to Council. The plan is to make such a document easily consumable and workable and accompanied by an education package. We are examining bylaws from other areas as well as following the suggestions being developed by staff at the Federation of Ontario Cottagers Associations (FOCA). We have also distributed educational information on maintaining healthy waterfronts, including the Lake Protection Workbook mentioned below. We also have a recording on work permits, boat houses and the Public Lands Act available for residents.

2. Clean Water for Household Use

In examining the work done by the Ad Hoc Lake Stewardship and Environmental Committee on regular mandatory septic inspection, including a report received by Council, we sourced the origin of such mandatory inspection programs as being with the Drinking Water Source Protection Plans in Ontario which were legislated after the Walkerton water contamination tragedy. The Township of McKellar and the Seguin River Watershed (including the town of Parry Sound) are not included in any Drinking Water Source Protection plan. Therefore, as an initial measure, LSEC opted to do education in this area. We purchased 1700 copies of the Ontario Government's publication, Septic Smart and 1600 copies of the Lake Protection Workbook published by Watersheds Canada in conjunction and cooperation with the Manitouwabing Lake Community Association. These publications, together with a cover letter (attached) were distributed to each household in McKellar Township by a group of approximately seventeen residents who volunteered when the request was made for their assistance. Extra copies are available in the McKellar Public Library. We have also made a video available on the care of septic systems and the treatment of well and lake water to make it potable, and removal of microfibers and microplastics from washing machine effluent to keep these out of the atmosphere and out of the septic bed. (see Attached list of videos).

3. Fishing

Committee members worked with Steve Scholten of the MNRF to post information about reporting their catches from Armstrong Lake, which was stocked last summer. The reporting site also provides information about bait regulation. A sign was created and posted at the Armstrong Lake waterfront by township staff.

The LSEC used a resource developed by the Ad Hoc committee to create a sign which succinctly summarized best practices for catch and release fishing and post these at public and private boat launch sites in McKellar Township. These signs were also distributed as a flyer at the McKellar Market this summer (see attachment).

4. Lake Water Quality

In cooperation with MLCA, which provides volunteer samplers, the LSEC monitored the E. coli levels in six township lakes this summer, and increase of one lake. On the whole, there were no hot spots, other than a couple which were likely caused by the recent passage of a flock of geese. The Lake Capacity Study of 2021 measured the phosphorus levels in the various parts of the lake in a systematic manner. These sites were different from the sites sampled in the Lake Partner program. The 2021 sites were sampled again in 2022. In conjunction with MLCA, phosphorus will be sampled every year. The Lake Capacity Study pinpointed replacement of previously removed vegetation at the lake shore as being the most easily changed practice to help mitigate the level of phosphorus, and thus prevent the blue green algae blooms, and the accompanying release of the toxin microcystin, which result from excess phosphorus. We are awaiting expert assistance in analyzing our phosphorus levels and the deep water oxygen levels which were measured at the time of sampling.

5. Dark Skies

We conducted education on the benefits of dark skies for wildlife and for increased visibility of the night sky. (see attachment).

6. Tire Reefs

We have established the existence of tire reefs in the lake. Documentation is in the MLCA archives which have been donated to the care of the McKellar Historical Committee.

7. Water levels

A compilation of the recent experience with water level regulation was written and is available to the public. (see attachment)

8. Invasive Species

Signs were posted at launch sites encouraging boaters to clean their boats when travelling from one lake to another. Sampling was done by MLCA through FOCA to evaluate the existence of invasive species in Lake Manitouwabing.

9. ICECAP

Work on the Integrated Community Energy and Climate Action Plan is in a temporary hiatus in McKellar Township. We hope that staff will have the opportunity to continue with this research and to analyze data in cooperation with the Georgian Bay Biosphere. ICECAP is part of a Canada-wide initiative of municipalities to combat climate change.

10. Clean Up Our Lakes

A bin was placed at the transfer station for residents to place refuse from the lake from April 28th to May 28th in order to beautify area lakes and remove hazardous materials from the lake in this third year of this successful program.

11. Benthic Study

2022 is the third year of a three year initial assessment of a study of the health of Lake Manitouwabing by examining the "bugs in the mud." We look forward to receiving the report from GBB shortly.

12. Encouraging the proliferation of butterflies, other pollinators

Information was disseminated at the McKellar Market on planting for pollinators and for altering garden clean up practices to support the wintering of these and other insects. We hope to be accepted into the David Suzuki ranger program for next summer, which would encourage the planting of pollinator patches next summer.

13. Boating and Boat Wakes

We continued to promote boating safety and diminution of boat wakes this summer at the market. We will be giving assistance to a research project which will measure the impact of boat wakes in 2023. This research is also being done in other Ontario Lakes. (see attachment)

We would like to thank the staff of the McKellar Township for assisting our efforts, specifically, Lynne Campbell, Jan Gibson, Greg Gostick, Mary Smith and Ina Watkinson. Their pleasant cooperation has made our work much easier.

Respectfully submitted,

Jennifer Ghent-Fuller

Chair



Lake Stewardship and Environmental Committee of McKellar Township

Summer 2022

Dear McKellar Township Resident,

The distribution of the Lake Protection Workbook and the Septic Smart booklet has been made possible through funding from The Lake Stewardship and Environmental Committee (LSEC) of McKellar Township and The Manitouwabing Lake Community Association (MLCA).

The LSEC has been considering a number of issues that affect the environment such as:

<ul style="list-style-type: none">• waterfronts• blue green algae• water quality• fishing and fish habitat• septic• dark skies	<ul style="list-style-type: none">• lake capacity• pollution• plastics• invasive species• water testing	<ul style="list-style-type: none">• boating• water levels• geese• pesticide use• climate change
---	---	---

Drinking Water Source Protection Area regulations in Source Protection Plans contain policies to address identified activities that could pose a threat to sources of drinking water for 95% of the population of Ontario (see <http://www.actforcleanwater.ca/reports/source-protection-plan/>).

However, McKellar Township is one of the many areas of the province which was not included under this legislation, initiated after the Walkerton water contamination tragedy in a mainly rural area similar to McKellar. So, the committee realized that in terms of governing the purity of our drinking water and the safety of our sewage treatment, for now, each household in McKellar Township must be entirely independent, without government framework or regulation. For that reason, we looked for educational material that would allow each household to know the best practices on their property for their health and the health of our environment.

There are many lakes, rivers and creeks in McKellar Township, so wherever you live, whether or not your property touches a waterbody, you can positively affect the health of lake and river (surface) water and well (ground) water. Issues in the Lake Protection Workbook such as lawn and gardens, recreation, wetlands, wildlife, sewage systems, light pollution and runoff, are applicable to all properties; shorelines and docks and boat houses pertain to lake front or river front properties. Septic Smart, published by the Ontario Ministry of the Environment, is applicable to everyone who dwells in McKellar Township.

The biggest risk to contamination of drinking water is the inadequate maintenance of nearby sewage/septic systems, which may permit seepage of nutrients such as phosphorus and nitrogen into the waterways. Wells can become contaminated with E. coli bacteria, causing gastric distress and, if severe, death. Drinking water can also be contaminated with other pollutants that find their way into the environment, such as pesticides, fertilizers, gasoline, and plastics. Having increased vegetation allows the removal of contaminants from ground and surface water. Natural vegetation has long roots and traps excess nutrients, as well as contaminants, in the leaves and vegetation of the plants. Grass

has short roots, and the rate of absorption of rain water and snow melt is lower than areas of the ground where the vegetation is indigenous and consists of taller plants, bushes and trees with deeper root systems. Winding pathways slow the runoff of rain allowing increased water absorption into the ground before reaching nearby ditches and waterways. Climate change is also mitigated by the growth of indigenous plants, especially trees. If an urban area is heavily treed, the average temperature is 8 degrees cooler than urban areas that are mainly paved or covered in structures. Trees and bushes around the edge of the lakes and rivers cool the water and help prevent such occurrences as harmful blue green algae blooms, which can be more likely with higher water temperatures. The integrity of your septic system is assisted by plants with shorter roots.

An extra word about insects. It has been estimated that if we do not change our practices, insect life could be extinct by 2080. Insects are essential to life on the earth – they pollinate plants, decompose waste and organic matter, control pest populations and are an important food source for birds, mammals and reptiles. By growing your garden and your yard organically, you can prevent pesticides from harming our essential insect population. Don't clean up your yard in the fall - by waiting until the temperature has been 10 degrees for a few days in the spring to remove the leaves and deadfall on your property, you can promote the survival of the insects. Pollinator patches – small gardens of indigenous plants that bloom at different times – also promote the population of insects.

We are encouraging the 75% rule. Keep 25% of your yard for your recreational or garden use, and give the rest of your yard over to the control of nature. Enjoy the birds and animals and insects such as butterflies that will move in to your naturalized area. It's not a concept that comes easily in a country where large grass lawns are synonymous with civilized living, however we need to care for nature in the way that suits it best, by letting it be natural. If you have waterfront property, the 75% suggestion also applies. Minimize your footprint at the waterfront and leave the rest of the "ribbon of life" that exists along the shoreline to the plants and wildlife that need it to thrive.

The MLCA has formed a Shoreline Restoration group in order to help property owners assess shoreline improvement projects and to connect them with the appropriate resources required to get it done. The process will involve site visits for interested owners, suggestions for planning and plants to use and a subsidy to help with the cost. If you would like to consult with this group or help with this project please email admin@mlca.ca.

The video presentations of the Lake Stewardship and Environmental Committee and the Public Library of McKellar Township are available on the YouTube Channel: 'McKellar Miscellany.' The list of videos with links is posted on the Township website, including Joyce Hopkins' Video Tour of 'The Gardens of McKellar,' which can be found at <https://youtu.be/eRGrYIGlhIM>. You can be assisted to view all videos at the McKellar Township Public Library.

If you have any questions or comments, you can reach the Lake Stewardship and Environmental Committee at lsec.mckellar@gmail.com.

Help stop the spread of *Phragmites* to McKellar Township



- Very successful invasive grass/plant (reed from Europe) that spreads easily and out-competes native plants
- Although typically thought of as marshy, this plant thrives in even harsh conditions and has no natural controls
- A nutrient bully, it disperses a chemical from its roots that harms other plants
- Frequently grows densely and develops into LARGE Mono-Dominant Stands where it is an impossible habitat for the survival of many native species – virtual dead zones
- Can grow in excess of 15 feet high, blocking views and access ways to waterfronts, and creating municipal visual hazards
- Seeds are easily distributed by wind (10 km. radius), flowing water, and through human interaction usually from moving heavy equipment
- Spread is rapid and facilitated by road construction where you often see stands of *Phragmites* in culverts and ditches
- In Ontario, it is illegal to import, deposit, release, breed/grow, buy, sell, lease or trade invasive *Phragmites* (*Phragmites australis* subsp. *Australis*)
- **Difficult, but not impossible to stop. The more we leave it, the more difficult and expensive the clean-up of the invasive *Phragmites* will become.**

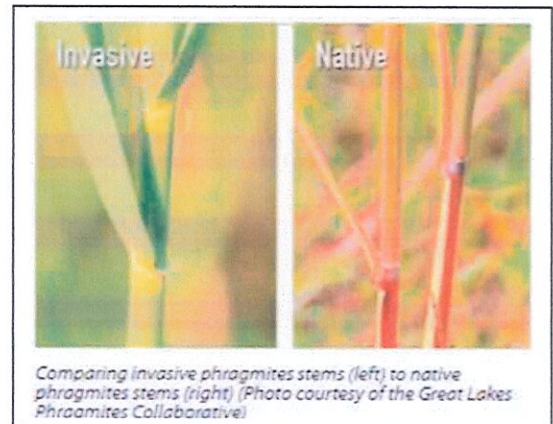


Invasive Phragmites:

- Grows in stands that can be extremely dense with as many as 200 stems per square meter
- Is so dense that it crowds out other species
- Can reach heights of up to 6 meters (18 feet)
- Is very common in roadside ditches
- Has tan or beige stems, blue-green leaves and large, dense seedheads.

Native phragmites:

- Grows in stands that are usually not as dense as the invasive plant; unlikely to be found in roadside ditches
- Its well-established stands are frequently mixed with other plant species
- Usually has more reddish-brown stems, yellow-green leaves and smaller, sparser seedheads



If you see a stand of Invasive Phragmites,

You can report an invasive species by calling the **Invading Species Hotline at 1-800-563-7711**
Lake Stewardship and Environmental Committee of McKellar Township

Protecting McKellar Township from Invasive Species

An Invasive Species is a fast-growing and quickly reproducing species brought by humans and animals to a new area which lacks natural predators. Phragmites, for example will decrease biodiversity by crowding out other species and it has such dense growth that animals and amphibians cannot use it as habitat. Milfoil can clog a lake so that boating becomes impossible.

Eurasian water – milfoil is a fast-growing perennial, it forms dense underwater mats that shade out other aquatic plants. When large stands begin to die off in the fall, the decaying plants can reduce oxygen levels in the water, potentially affecting the fish communities.



What can we do? Prevention and early detection can let us avoid massive outputs of labour and resources to undo damage caused by invasive species.

We can learn how to recognize invasive species. At the website, “Invaders | Ontario’s Invading Species Awareness Program” there are illustrations of invasive terrestrial plants, aquatic plants, invertebrates, fish and forest pests.



We can report sightings of invasive species at www.eddmaps.org/ontario. The EDDMapS Ontario app brings the power of EDDMapS to your smartphone. Now you can submit invasive species observations directly with your smartphone from the field. These reports are uploaded to EDDMapS and e-mailed directly to verifiers for review.

We can prevent the spread of invasive species ourselves by washing boats and other aquatic vehicles and equipment between lakes, buying local bait and not dumping bait buckets into the lakes or other waterways. In Ontario, it is illegal to dump the contents of a bait bucket (water, soil, or other material) or live or dead bait (including fish eggs, gametes, or fish parts) either directly into the water or within 30 metres of it. This includes dumping onto the ice. Anglers should retain a receipt to show they bought their live bait within their Bait Management Zone. This will prevent the spread of invasive aquatic plants, fish and invertebrates from one area to another.





Safe Boating



Safe and enjoyable water activities require a balance between responsible boating, swimming and fishing. Boaters' actions may break apart the nests of waterfowl, erode the shoreline, negatively affect water quality, damage docks and moored boats and cause harm to fish, boaters, and swimmers.

Slow down in narrow channels (10 km/h within 30 m of shoreline), so your boat has no wake near other craft, or docks, or swimmers and in environmentally fragile areas. Frequent high wakes near the shore erode the soil, causing trees and other vegetation to fall.



Respect your neighbour's peace and quiet: have quiet waters after sunset and before sunrise.



Do not chase waterfowl or animals in your boat.



When towing, have a spotter, a seat and a lifejacket for each person.



Refuel on land. Gas is absorbed by plants and animals, including the fish you eat.

Ensure you have a boater's card and proper safety equipment – personal flotation devices, flashlight (not your cell phone), a rope with a float, a whistle and a bailer. Scan this QR code to view the Transport Canada website listing mandatory safety equipment.



Follow all provincial alcohol and substance laws: do not drive a boat under their effect.



Visit
**Safe Quiet
Lakes.ca**



Watch the video at
<https://www.bewakeaware.com/>



BOATERexam.com
Educating Boaters Online

Contact the OPP provincial communication centre 1-888-310-1122 to report any unsafe boating infraction. In an emergency call 911. Do not approach or otherwise intervene with perceived offenders. If possible pictures should be taken and provided to an OPP marine operator.

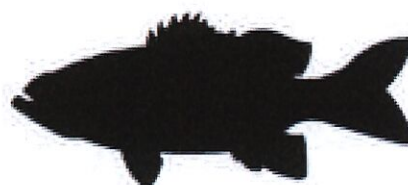
Lake Stewardship and Environmental Committee of McKellar Township



Catch and Release



Use a
barbless
hook



Release the big breeder fish

Fish cannot
live after
all day in
a live well

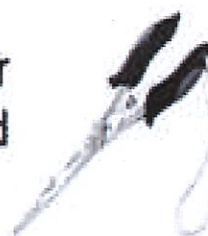


A rounded
hook is
easier
to remove



Fish on
a string
don't
survive

Use proper
long-nosed
pliers



Keep fish
in the water
until your
camera is
ready



QR code
for catch
and release
video

DARK SKIES FOR MCKELLAR - a better way to go

Many communities the world over are heeding research on the benefits of having dark night skies and are creating policy, guidance, and best practices for responsible, environmentally-supportive lighting systems.

Do you ever wonder why we see so few stars in the urban cities? Light escaping from over-lighting skyward-facing bulbs and unshielded sources pollute our skies and prevent a clear view of the heavens. It is estimated urban lighting allows people to see as few as 100 stars on a moonless night. Dark Sky initiatives will allow viewing over 3000 stars on a moonless night, even the Milky Way.

A recent story is told by a fisherman who often fished at night on Manitouwabing Lake in the early seventies. He described the beauty and tranquility of the stars from his boat, and how dismayed he is to have lost that view because of excessive shoreline lighting.

Some facts and tips coming with the new research and initiatives will help us return to dark skies here in McKellar:

Lighting glare is the visual discomfort from unshielded light where you can directly see the bulb or light source. This can be dramatically reduced with downcast lighting, shields on outdoor lights, dimmers and timers installed that limit lighting, fixtures that eliminate sideways and upward lighting, aiming lights down and away from the water, reducing wattage in bulbs, using a softer color, replacing elevated security lighting with downcast lamps and removing lights from docks. Avoid using one large bright fixture for security, studies show it does nothing to increase security but causes aggravation to your neighbors from light trespass.

Reduced shoreline lighting improves visibility on the water at night for safer boating. Studies show excess light in the sky effects migratory birds, wildlife, fish patterns, boating safety, nocturnal animal behavior and more. Wasted lighting is expensive. Most lighting modifications pay for themselves. With a little thought and care we can reduce the negative impact we have on our environment and the people and critters that live here with us. We live in a bit of paradise, let's keep it that way.

So join in, we can all do a little better resulting in a much improved environment, better yet seeing the beauty of our night skies.

For more information visit darksky.org



or foca.on.ca



or



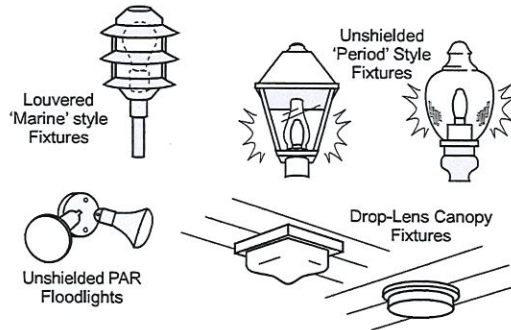
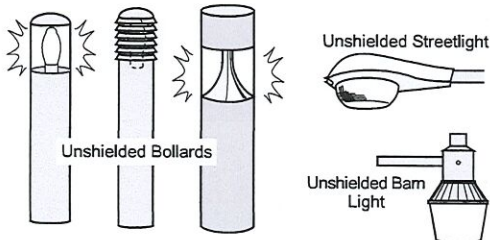
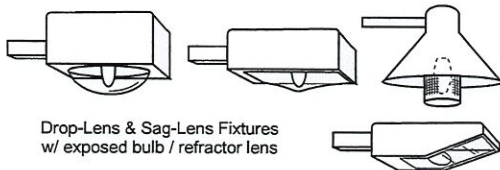
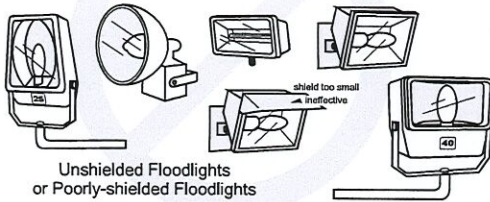
the Dark Sky Sites program of the Royal Astronomical Society of Canada, <https://rasc.ca/>

Better Lights for Better Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.

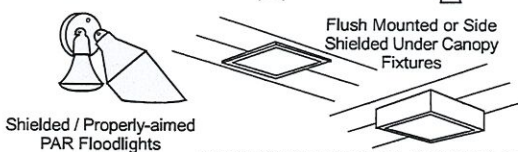
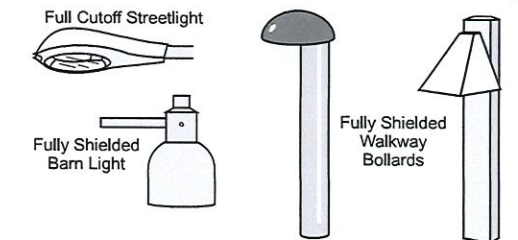
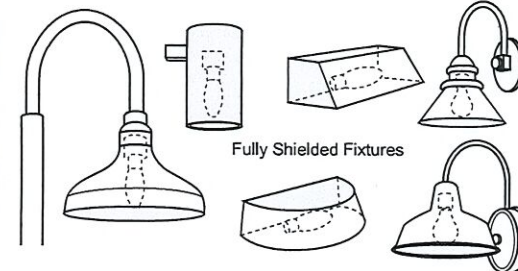
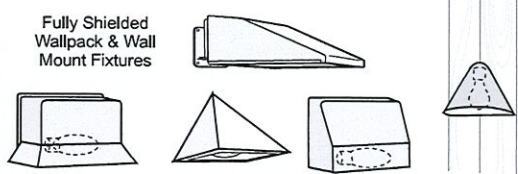
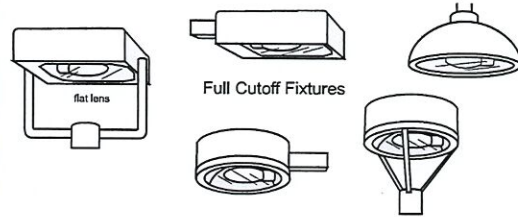
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Rendered for the Town of East Hampton, NY by Bob Crelin ©2/05

presented by the

Dark Sky Society







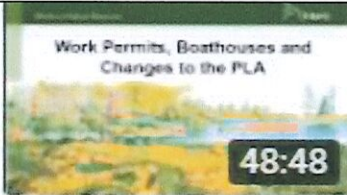



www.darksksociety.org

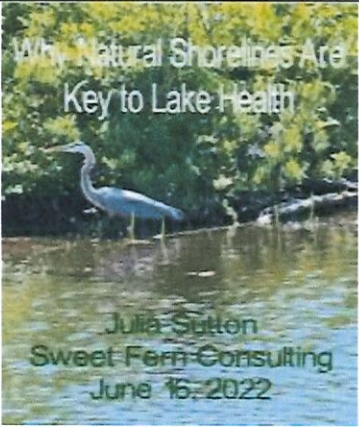





Illustrations by Bob Crelin, used with permission. You may freely copy and distribute this document.

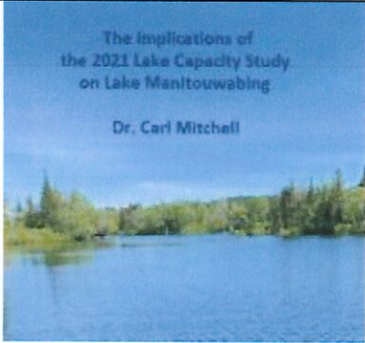

Links to Videos

Lake Stewardship and Environmental Committee of McKellar Township, Ontario, Canada

September 12 2022

1.	The Gardens of McKellar – A virtual tour of 8 gardens in McKellar Aug 24 2021, Joyce P. Hopkins		https://youtu.be/eRGrYIGlhIM 
2.	Natural Edge with Calvin Blewitt, Watersheds Canada May 7, 2022		https://youtu.be/F3177Jr4kkk 
3.	Treating Lake Water or Well Water for Household Use with Bruce Butler May 12, 2022		https://youtu.be/aQldfiF1dtc 
4.	Work Permits, Boathouses and Changes to the Public Lands Act - with S/Sgt Robert Gibson Manager-Parry Sound Enforcement Unit Enforcement Branch/Northeast Region Enforcement Operations Ministry of Northern Development, Mines, Natural Resources and Forestry May 25, 2022		https://youtu.be/Z4bcSQPG91U 
5.	Sources and solutions to microplastic fibers in our watersheds. PhD candidate, Samantha Athey outlines her research on microplastics. Some research has been completed in Parry Sound. Washing machine filters are available. March 10, 2022		https://youtu.be/SIMgc5QA-ZY 

6.	<p>Why Natural Shorelines are Key to Lake Health Julia Sutton, of Sweet Fern Consulting details how maintaining naturalized vegetation along the shoreline helps maintain the health of our lakes. June 16, 2022</p>		<p>https://youtu.be/zcYuyUi8yAY</p> 
7.	<p>Hummingbirds in McKellar Township. We celebrated the return of hummingbirds to McKellar Township with this presentation by Erich Eberts, Ph.D. candidate from the University of Toronto. Erich discussed the biology of hummingbirds including the effects of nesting, body fat, seasonality and temperature on hummingbird torpor use. June 11, 2022.</p>		<p>https://youtu.be/mqDW90mTH4</p> 
8.	<p>Maintaining Your Septic System with Danielle Ward describes the independent onsite sewage system that each household has when a municipal sewer system is unavailable. Septic system owners need to care for the septic bed, keeping it clear of deep-rooted vegetation and heavy weights. Regular maintenance of the septic tank is described in detail, including pumping of the tank and cleaning of the filters.</p>	 <p>Danielle lists items that will clog a septic bed or tank if flushed, resulting in possible back-ups and costly repairs. The question period at the end highlights common concerns of septic system owners. July 14, 2022</p>	<p>https://youtu.be/P3SZLLr9F4Y</p> 

9.	Implications of the 2021 Lake Capacity Study of Lake Manitouwabing, Presentation by Carl Mitchell, Ph.D., Professor, Department of Physical and Environmental Sciences, University of Toronto Scarborough, Aug. 23, 2022		https://youtu.be/dj4bHsS1kuY 

Water Levels on Manitouwabing Lake:

A summary of correspondence and current positions

November 4 2021, Amended July 18 2022

In the early spring of 2017 concern was raised in McKellar about the low water levels on Manitouwabing and Grey Owl lakes. Anticipating flood conditions, Bracebridge Generation Ltd. lowered the water level to 0.1 m above the normal operating zone (NOZ). Other lakes in the watershed were also being operated at the lowest levels of their NOZ, due to the possibility of flooding predicted by Bracebridge Generation based on a March 15 survey of snow conditions. Community concern was expressed that the water level should not have been dropped just before a predicted cold snap. The result was frozen water lines and other structural and property damage. Concern has also been voiced about the aquatic life which winters buried in the lake bed near the shoreline that may not have survived when the protective water was drained, causing freezing and damage to the lake ecosystem.

Background:

The normal operating zone for water levels was established in a resolution of the Public Utilities Commission of the Town of Parry Sound (No. 87-83) on August 10, 1987. A benchmark of 240.3 meters above the mean Altitude at Sea Level (mASL) was set. It was resolved that: "the water level in Lake Manitouwabing be held around the 6" below the bench mark and not less than twelve inches (12") down from the bench mark during the months of June, July, August, September and October, subject to any conditions beyond our control"; that, "the commission endeavour to maintain the water levels not less than twenty-four inches (24") down from the bench mark during the months of November, December, January and February"; and, that "the water level be held not less than thirty-two inches (32") down from the bench mark during the months of March and April prior to the spring run-off, to prevent flooding." The levels established by this resolution remain in effect in 2021.

A public meeting was held on April 20, 2017 at which a number of issues were raised, including: a question of the status of the Special Advisory Committee announced two years previously which was designed to provide input into the implementation of the Seguin River Simplified Water Management Plan (SRSWMP) written in 2010 by the Parry Sound Power Gen as required by MNRF. (The SRSWMP was updated in 2018 (attached) by Bracebridge Generation Ltd., which merged with Parry Sound Power Gen in 2014.) Other concerns raised at the meeting were: why the lake level was lowered when a cold spell was predicted; were the relevant snow levels measured in McKellar Township or elsewhere; should the minimum and maximum levels be reviewed and revised; what was the impact on fish and marine habitat; and, would there be compensation for property damage. Actions promised by Bracebridge Generation Ltd. at the meeting were to improve communications with the municipality, to activate the Standing Advisory Committee by June 1, to regularly send water level reports and to review the event and attempt to avoid a similar event in the future.

A letter sent from the Township of McKellar on May 10, 2017 requested: formation of the Standing Advisory Committee; improved communication from Bracebridge Generation Ltd.; more sensors placed in the watershed; a recommendation that the spring draw down not only be done according to the date, but also according to predicted weather conditions; review and if needed, adjust the minimum-maximum water levels for Manitouwabing Lake at Hurdville; when snow levels are measured in the bush

they should be measured locally; and lastly, a review of the watershed plan was requested in view of the flooding and erosion concerns from 2015 and the concerns about the low levels in March and April of 2017.

In October of 2019, a presentation was made to McKellar Council by Bryan Ingram, Operations Manager of Bracebridge Power Generation, after which the council requested involvement in the review of the SRSWMP and a suggestion was made by council to raise the current minimum water level. A reply from Bryan Ingram stated that there is no formal plan review and referred to removal of water management plan expiry dates, and, plan term and mandatory reviews, due to administrative amendments to water management plans in the province resulting from the 2016 MNRF 'Maintaining Water Management Plans Technical Bulletin.' Mr. Ingram requested that, if the township wished to pursue an amendment to the SRSWMP, it should follow Section 7.3 Plan Amendments. McKellar Township Council replied with a resolution, dated Nov 4, 2019 (19-799) under section 7.3, which requested that "the Seguin River Simplified Water Management Plan (SRSWMP) review its current minimum-maximum water levels in McKellar Lakes with the MNRF" and suggested it is too low and is affecting wildlife, fish habitat and lake quality.

Upon receiving resolution 19-799, Bracebridge Generation Ltd. replied on Feb 20, 2020 with documentation of many years of water levels in the summer which were lower than the 240 m minimum. In this reply it was noted that since the 2009 implementation of the SRSWMP "there have been no events where the depth of the low water events exceeded a value greater than 0.1 m below the minimum of the plan at 240.00m" and that the average duration of low water levels has decreased from 76 days to 41 days. It was further stated that there is no ability to improve operations at Hurdville Dam within the existing WMP in order to avoid occasional low water occurrences and that drought conditions are beyond the control of Bracebridge Generation Ltd.

There was also clarification that the Township of McKellar would need to request an amendment to the plan, rather than requesting that Bracebridge Generation amend the plan. The reply stated that the amendment request from the township should contain:

- a. "Description of the changes being requested – the township needs to state if you are seeking an increase in minimum and maximum levels or something else
- b. Rationale for the changes being requested – the township has provided some rationale around water taking, water quality and ecological concerns due to low water during the summer. However do you have anything to qualify these observations, i.e. results of community ecology studies / observations. Results of water quality testing should be included with reference to reports that may be submitted as an appendix to the request and so on. How many complaints did you receive about water taking/ boat docking problems? Is the township experiencing issues delivering their programs due to low or high water levels? If so, what are they?
- c. Results of any pre-consultation completed with potentially affected parties – township should provide information on consultation to date to support this request. Do residents support this? Have residents requested this (petition to council, survey of residents, etc.)? Higher summer water levels may not be possible without higher spring levels to store the water in anticipation of hot dry summers with significant evaporation – would this be acceptable? Would there be damage to shoreline infrastructure etc? This type of information should be included in the request.

- d. Where changes in operation are proposed, a description of how the proposed changes may impact other dams subject to the WMP – the township may need to commission a small study (or complete internally) to describe this. The township should also identify potential impacts associated with the proposal as a requested change to water levels is potentially complex.
- e. Please also direct your attention to the LIRA Technical Bulletin for Maintaining Water Management Plans – Section 3.3 <https://www.ontario.ca/page/maintaining-water-management-plans> for the step by step information for preparing your request for consideration.”

On July 19, 2020 a request was sent by the township to the MNRF requesting that the ministry support the request by the township for a modest raising of the minimal water levels.

Suggestions for future action:

- A) Evaluate the results of the benthic study being carried out by GBB (completion of initial assessment expected in the fall of 2022), especially the comparison to other lakes in the area.
- B) Request that the township combine a record of the lake level monitoring from Bracebridge Generation Ltd. with a list of public complaints concerning water levels.
- C) Request that the township study the exposure of the lake bed at the shoreline to freezing conditions and the exposure to established spawning beds of water levels that are too low to enable the fish to use them for spawning. Locate these areas on a map of McKellar Township. The township could consider hiring an ecological expert to complete such a study.
- D) Determine the water level at Hurdville Dam beyond which with further lowering there is exposure to the fauna of the lake and a threat of their elimination due to freezing.
- E) Explore any actions taken following the release of the Seguin WMP Amended 2018 06 29, namely concerning the following section:

6. EFFECTIVENESS MONITORING PROGRAM

The SRSWMP effectiveness monitoring program will determine whether the operational changes arising from implementation of the WMP result in the anticipated ecological and social improvements. Specialized flow management through dam operations, identified within the SRSWMP, was intended to address/improve the sustainable minimum flow at walleye spawning sites at Hurdville Dam, Mill Lake Dam, Grey Owl Lake Dam, Harris Lake Dam, Haines Lake Dam and the CPR Trestle Dam. The dam operation changes were also intended to maintain/improve the continued enjoyment of lake-based recreational activities and waterpower production. As the SRSWMP is being implemented in two (2) Phases, effectiveness monitoring under Phase 1 will focus on those facilities with “enforceable” operation plans. However, this does not preclude monitoring of the facilities with “preliminary” operation plans, although, at these facilities monitoring efforts will be focused at establishing baseline conditions in most cases. Reporting on the results of data collection and of the effectiveness monitoring program will occur through submission of the Implementation Report, as outlined in Section 7.3.

6.1 DATA SHARING AND COMMUNICATIONS

A formal data sharing agreement will be established between MNR and Bracebridge Generation Ltd. to facilitate sharing of data collected during the SRSWMP. As part of that process, annual meetings will be

organized to discuss operational matters and improve efficiencies. The annual meeting will be scheduled at a time/place convenient to both MNR and Bracebridge Generation Ltd., to review the previous year's operations, identify operational strategies that worked well or caused problems, and develop a proactive, adaptive management style approach to communication, issue identification and resolution. The data sharing agreement will also include the following:

- survey data for structures included in this plan*
- stop log operation (including total number of stop logs after every stop log manipulation) and lake water level information for structures included in this plan*
- ecosystem data that will be collected*
- site specific bathymetric data that may be collected*
- results from a hydrologic simulation model of the watershed that may be developed The proponent and MNR will also log public comments and/or complaints that are received relative to this plan.*

6.2 STAKEHOLDERS / STEWARDSHIP

It is recognized that Bracebridge Generation Ltd.'s operation of multiple dam facilities has (Parry Sound PowerGen Corporation Seguin River Simplified Water Management Plan Section 6 – Effectiveness Monitoring Program AMEC Earth & Environmental page 6-12) created impoundments that benefit the local community. This community has a considerable vested interest in the effective management of the reservoirs. Accordingly, in addition to the immediate stakeholders responsible for the SRSWMP, working arrangements/stewardship agreements will be pursued with other watershed stakeholders to assist with monitoring, data analysis and the filling of data gaps. A short list of the many potential partners includes the following organizations/groups:

- Lorimer Lake Cottage Association*
- McKellar Lakes Homes & Cottage Association*
- Tait's Island Cottager's Association*
- Manitouwabing Lake Community Association*
- Manitou-Seguin Game & Fish Club*
- Whitefish Lake Cottagers Association*
- Seguin Township Associations & Ratepayers*
- Isabella Lake Ratepayer's Association*
- Southdale Property Owners / Duck Lake*
- Tri-Lake Cottagers Association*
- Municipality of McDougall*
- McKellar Township*

- McMurrich Township
- Township of Seguin
- Municipality of Whitestone
- Parry Sound Snowmobile District
- Parry Sound Nature Club
- McKellar Conservation Association

Further, the proponent and MNR will log public comments and/or complaints that are received relative to facilities associated with both "Preliminary" and "Enforceable" Operating Plans.

- F) Research the watershed associations who interact with Bracebridge Generation Ltd. and its parent company, Lakeland Holding Ltd. ([Bracebridge Generation – Generations of Waterpower](#)) Consider ways that their watershed maintenance activities could be replicated in the Seguin River watershed.
- G) Consider acting in the context of the Seguin River Watershed, following the model of the [Integrated Watershed Management - Muskoka Watershed Council](#) .

Prepared by Jennifer Ghent-Fuller, Chair, Lake Stewardship and Environmental Committee of McKellar Township for consideration by the committee. Nov 4, 2021.

Attachments:

Seguin WMP Amended 2018 06 29 (Seguin-watershed-conditions-review-30-05-2017.pdf)

Terms of Reference SRSWMP Standing Advisory Committee (TofR-SRSWMP-SAC.pdf)

Seguin Watershed Conditions Review (Seguin-watershed-conditions-review-30-05-2017.pdf)



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Mayor Hopkins called the meeting to order at 6:00 p.m.

ROLL CALL

Mayor Hopkins took Roll Call.

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

Staff: Clerk, Ina Watkinson
Administrative Assistant, Mary Smith
Director of Operations, Greg Gostick
Treasurer, Roshan Kantiya
Deputy Clerk/Planning Assistant, Karlee Britton

Guest: Ted Davidson, Ted Davidson (Consultants) Inc.
Karen Beauchamp, Clearwater Planning Inc.
Hannah Wolfram, FRI Ecological Services
John Jackson, John Jackson Planner Inc.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

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

DECLARATION OF CONFLICT OF INTEREST

There were no conflicts of interest declared.

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

22-330 Be It Resolved That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as amended by the following:

- i) Amending the meeting time from 6:30 p.m. to 6:00 p.m.
- ii) Moving Item 13.1 – Cogeco Agreement to Motions & Notice of Motions - Item 14.4
- iii) Adding to 16.1 – Unfinished Business the following
 - 1) Tatham Engineering – Review and Report of By-law No, 2022-24 and Schedule “A” – Roads Policy
 - 2) Jennifer Biggar, Russell Christie LLP – Review and Report of By-law No. 2022-24 and Schedule “A” – Roads Policy
 - 3) By-law 2022-24 and Schedule “A” – Roads Policy, as amended, for Third Reading

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-331 **Be It Resolved** That the Council of the Township of McKellar does hereby move into the public meeting at 6:02 p.m.

Carried

Rezoning Application – Ohad Slama, Proposed By-law amendment to rezone from Waterfront 2 (WF2) Zone to site specific Tourist Commercial (C2) (C2-SP) Special Provisions Zone

Chairperson Hopkins took roll call of all guests and visitors who were in attendance. Chairperson Hopkins asked the Clerk if any letters or related correspondence had been received. The Clerk reported that she had received one phone call from an abutting property owner who was concerned about potential entrances to the subject property. The Clerk and the Director of Operations met with the abutting owner to allow viewing of the file and answer any questions. All concerns with the proposed rezoning were alleviated and there was no objection to the rezoning application.

Ted Davidson, Planner, representing the Township with respect to Mr. Slama's application, spoke briefly, and advised Council that there were no objections to the application being approved. He introduced Karen Beauchamp, Clearwater Planning Inc., representing Mr. Slama.

Ms. Beauchamp presented a Mr. Slama's proposed plan for the property. Additionally, Hannah Wolfram from Fri Ecological Services addressed the environmental impact of the proposed plan. Mr. Slama also addressed Council with his proposed plan.

Chairman Hopkins asked the public if there were any questions or comments. Gord Zulak addressed Council, stating that he had met with Mr. Slama. After understanding what is being proposed for the property, Mr. Zulak has no objection to the rezoning application.

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

22-332 **Be it Resolved** That the Council of the Township of McKellar hereby reconvene into Regular Council at 6:38 p.m.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

22-333 **Be It Resolved** That the Council of the Township of McKellar does hereby deem the Ohad Rezoning Application complete.

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

22-334 **Be It Resolved** That the Council of the Township of McKellar does hereby accept the Minutes of the August 9, 2022 Regular Meeting of Council; and the August 30, 2022 Special Meeting of Council.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-335 **Be it Resolved** That the proposed consent to create two new rural lots by David Hardie as applied for in Consent Application No. B42/2022(Hardie) be approved subject to the following conditions:

1. That a fee in lieu of parkland dedication be paid to the Township of McKellar in accordance with the Township fee By-law;
2. 911 Addressing;
3. Payment of any applicable planning fees;
4. That the road in front of the properties in question, be brought up to an approved Municipal standard;
5. That the two new lots be rezoned to (RR) Rural Residential and;
6. Verification from the Director of Operations by way of a staff report, that the lots can accommodate entrances in compliance with Municipal standards.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Moore

22-336 **Be it Resolved** That the proposed consent for a lot addition to 42R-17321, Parts 1 and 4 as applied for by TD Consulting on behalf of Paul LeBlanc in Application No. B33/2022(McK) be approved subject to the following conditions:

1. Confirmation from the Owner's solicitor that the lots will merge;
2. Payment of any applicable planning fees and;
3. Subject to rezoning to reflect the reconfigured lots.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

22-337 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the Approved Minutes of the August 10, 2022 meeting of the Township of McKellar Sesquicentennial Ad Hoc Committee.

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Ryeland
Seconded by: Councillor Moore

22-338 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the Approved Minutes of the May 26, 2022 meeting of the Township of McKellar Recreation Committee.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Moore

22-339 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the Approved Minutes of the May 4, 2022 meeting of the McKellar Historical Committee.

Carried

Moved by: Councillor Kekkonen
Seconded by: Councillor Ryeland

22-340 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the Approved Minutes of the July 14, 2022 meeting of the Lake Stewardship and Environmental Committee.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Ryeland

22-341 **Be it Resolved** That the Council of the Township of McKellar does hereby receive the Summer 2022 Swimming Lessons Report, submitted by Evelyn Brewster.

Carried

Moved by: Councillor Kekkonen
Seconded by: Councillor Ryeland

22-342 **Be It Resolved** That the Council of the Township of McKellar does hereby receive the August 2022 Account Payable Preliminary Cheque Run Reports for information.

Carried

Moved by: Councillor Moore
Seconded by: Councillor Haskim

22-343 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Public Works Report PW-2022-04 (Boat Launches) and;

That the Council of the Township of McKellar direct staff to purchase signage for all Township Boat Launches and;

And Further direct staff to move forward with the purchase of a new dock for the Boat Launch at Lakeside Drive.

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

22-344 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Public Works Report PW-2022-05 (Speed Limit Extension) for information purposes and;

Further that the Director of Operations will inquire with the MTO on a time estimate for the lifting of the "Black Out Zone", in order to have a firm timeline for installing electronic speed monitoring signs.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

22-345 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Public Works Report PW-2022-06 (Zulak, Harris, McKellar Properties Exchange).

Carried

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

22-346 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Public Works Report PW-2022-07 (Brownley Road Parking) and;

Further that the Council of the Township of McKellar direct staff to contact Jean Harvey to let her know that there is no Municipal land available in the area and she will have to contact MNRF to apply for a work permit to construct a parking area on Crown Land.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

22-347 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Public Works Report PW-2022-08 (Winter Maintenance of Municipal Roads for the 2022/23 Winter Season); and

That the Council of the Township of McKellar does hereby accept the Director of Operations recommendation to renew the Snow Removal Contract with Lawson Landscapes Inc. (Kyle Lawson) for the 2022/2023 winter season in the amount of \$52,525.00 plus HST for a total of \$59,353.00, for winter maintenance of the following Municipal roads and facilities:

Charles Avenue, Craigmore Drive, Elizabeth Avenue, Fire Route #200, Lakeview Crescent, Kirk Avenue, Islandview Drive, Braemar Boulevard, Philip Avenue, Susan Avenue, Fire Station No. 1 on Sharon Park Drive and Fire Station No. 2 on Hurdville Road, Deerfield Lane, Bay Drive, Fire Route 152, 152A & 152B;



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

And further that the term of the contract shall be November 1, 2022 to April 30, 2023.

Carried

Moved by: Councillor Ryeland
Seconded by: Councillor Moore

22-348 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Treasury Report T-2022-Insurance (Renewal of 2022-2023 Municipal Insurance Policy); and

Further that the Council of the Township of McKellar does hereby accept the Treasurer's recommendation to renew the Municipal Insurance Policy with Intact Public Entities in the amount of \$ 90,471.00 plus applicable taxes.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-349 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Fire Department Report FD-2022-03 for information.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-350 **Be It Resolved** That the Council of the Township of McKellar does hereby support Resolution No. 22-08-31-02 of the Township of Coleman; and

Whereas the Federal Electoral Boundaries Commission for Ontario has proposed the elimination of one Riding in Northern Ontario and a redistribution of the remaining of Electoral Ridings; and

Whereas there is a potential for the Province of Ontario to adopt Federal electoral boundaries to establish Provincial electoral boundaries, which would repeat the negative effects on Provincial representation for the people and communities in Northern Ontario; and

Therefore the ability to effectively represent diverse, small, rural communities continues to be eroded with the loss of Electoral Ridings in Northern Ontario.

Carried

Moved by: Councillor Haskim
Seconded by: Councillor Ryeland

22-351 **Be It Resolved** That the Council of the Township of McKellar does hereby appoint the following persons to the West Parry Sound Joint Election Compliance Audit Committee: Judy Keown, Larry Simons and Peter Spadzinski

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Kekkonen

Seconded by: Councillor Ryeland

22-352 Whereas the Council of the Township of McKellar has applied for a grant from the Northern Ontario Heritage Fund Corporation (NOHFC) to aid in the renovation of St. Stephen's Church located in Broadbent; and

Whereas, further to information dated August 11, 2022, as feedback related to the NOHFC project file No. 7500075, one of the requirements for the grant to be considered is a Resolution from Council supporting the project financially; and

Whereas the Council of the Township of McKellar deems it appropriate to proceed with this worthwhile project as a budgeted item; Allocating \$50,000 in the 2022 approved capital budget, with an additional \$89,750 available in the cultural reserve fund to cover any legitimate cost overruns

Now therefore **Be It Resolved** That the Council of the Township of McKellar does hereby agree to financially support this renovation project moving forward in a timely manner; and

Further Be It Resolved That the Council of the Township of McKellar does hereby assure the NOHFC that the Township of McKellar will aid in the funding of this renovation project and will cover any legitimate cost overruns, beyond those costs funded by the NOHFC grant, that might occur as a result of the completion of this project.

Carried

Mayor's Report

The Mayor reported our traditional Annual Agricultural Societies Fall Fair was back after a three year covid break. It was started in 1875 and is 145 years old. There was great weather, exhibits, activities and events, vendors, and visitors. Special thank you to Cam Ward and his many, many volunteers from the Agricultural society. Well done!

The Hurdville Community Club had another successful pancake breakfast and bottle drive on Saturday, Sept 2nd to raise funds for the restoration of the historic school. A yard sale pending.

There is an all candidates meeting on Saturday Sept 17th at 9 a.m. in the Community Centre. The final list of candidates for Mayor and Council are posted on our website and their profiles on the MLCA page.

"God Save the Queen" – we thank her Majesty Queen Elizabeth II for her 70 years of loyal and dedicated service. We wish his Majesty, King Charles III a similar successful reign.

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

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



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

- 22-353** **Be It Resolved** That the Township of McKellar authorize the Mayor and Clerk/Administrator to execute an agreement with Cogeco Cable Canada LP, as set out in attached Schedule "A", to renew the Land Lease for a period of ten years.

Deferred

Moved by: Councillor Kekkonen

Seconded by: Councillor Moore

- 22-354** **Be It Resolved** That the Council of the Township of McKellar does hereby give By-law 2022-46, being a By-law to appoint a Deputy Clerk a First and Second reading; And Further Read a Third time and Passed in Open Council this 13th day of September, 2022.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

- 22-355** **Be It Resolved** That the Council of the Township of McKellar does hereby receive for information, the Report of Tatham Engineering, dated September 7, 2022, prepared upon reviewing By-law No. 2022-24 – Roads Policy and Schedule "A".

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Ryeland

- 22-356** **Be It Resolved** That the Council of the Township of McKellar does hereby receive for information, the Report from Jennifer Biggar, of Russell Christie LLP, dated September 13, 2022, prepared upon reviewing By-law No. 2022-24 Roads Policy and Schedule "A".

Carried

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

- 22-357** **Be It Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-24, being a By-law to set road standards for the construction of new roads and upgrading of existing roads in the Township of McKellar, a Third Reading and Passed in Open Council this 13th day of September 2022.

Deferred



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-358** **Be It Resolved** That the Council of the Township of McKellar does hereby receive the letter from Mayor Peter Hopkins addressed to the West Parry Sound Heads of Council on August 22, 2022 regarding concerns going forward in the West Parry Sound area.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

- 22-359** **Be It Resolved** That the Council of the Township of McKellar does hereby receive the Consent Agenda for correspondence.

Carried

Question/Comment Period (relating to items on the Agenda)

Ken Jackson spoke on the Slama rezoning application, stating that the subject land once belonged to his grandfather, and he was supportive of the proposed use of the property.

Both Suzanne Poff and Michel Richard spoke on the dock to be purchased and installed at the Lakeside Drive Boat Launch. The Director of Operation advised that all options would be considered for a dock that was suitable but not intrusive to abutting properties.

David Moore provided information with respect to the original agreement with Cogeco Inc.

Debbie Zulak asked questions of Mayor Hopkins with respect to the West Parry Sound Head's of Council Report. Mayor Hopkins confirmed that the report will be posted to the McKellar Township website.

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

- 22-360** **Be It Resolved** That the Council of the Township of McKellar, pursuant to the Municipal Act, S.O. 2001, as amended, move into closed session at 8:40 p.m. to discuss the following items;

- 21.1 Minutes of Closed Session
- 21.2 Personal matters about an identifiable individual, including Municipal or local board employees – 239(2)(b) – staffing matters
- 21.3 Litigation or potential litigation including matters before administrative tribunals, affecting the Municipality or local board 239(2)(e) - update on legal matters.

Carried



TOWNSHIP OF MCKELLAR

Council Meeting Minutes

September 13, 2022

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

22-361 **Be It Resolved** That the Council of the Township of McKellar does hereby reconvene to open session at 9:15 p.m.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

22-362 **Be It Resolved** That the Council of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held September 13, 2022.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

22-363 **Be It Resolved** That the Council of the Township of McKellar does hereby give approve the following persons to earn the required Ontario Graduation Volunteer Hours with the McKellar Public Library:

Hailey Inglis and Ryan Inglis.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Ryeland

22-364 **Be It Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-47, 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 13th day of September, 2022.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-365 **Be It Resolved** That the Council of the Township of McKellar does hereby adjourn this meeting at 9:17 p.m.

Carried

Peter Hopkins, Mayor

Ina Watkinson, Clerk



TOWNSHIP OF MCKELLAR

Special Council Meeting Minutes

September 28, 2022

Mayor Hopkins called the meeting to order at 10:00 a.m.

ROLL CALL

Mayor Hopkins took Roll Call.

Present: Mayor Peter Hopkins
Councillors Morley Haskim, Mike Kekkonen, Nick Ryeland, Reg Moore
Staff: Clerk, Ina Watkinson
Administrative Assistant, Mary Smith
Greg Gostick, Director of Operations
Deputy Clerk/Planning Assistant, Karlee Britton
Treasurer, Roshan Kantiya (entered the meeting for a question re. Item 8.2)
Guest:

RESPECT AND ACKNOWLEDGEMENT DECLARATION

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

DECLARATION OF CONFLICT OF INTEREST

There were no conflicts of interest declared.

Yeas: Mayor Hopkins, Councillor Ryeland

Nays: Deputy Mayor Haskim, Councillor Kekkonen, Councillor Moore

22-366 **Be It Resolved** That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as presented adding Item 10: Closed Session - 239(2)(b) personal matters about an identifiable individual including Municipal or local board members – 2022 Election campaign, personal lawsuit. 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the Municipality or local board – 2022 Election Campaign, personal lawsuit.

Defeated

Moved by: Councillor Moore

Seconded by: Councillor Kekkonen

22-367 **Be It Resolved** That the Council of the Township of McKellar does hereby approve the Agenda for this meeting as presented.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Ryeland

22-368 **Be it Resolved** That the Council of the Township of McKellar does hereby move into the public meeting at 10:09 a.m.

Carried

PUBLIC MEETING

Moved by: Councillor Ryeland

Seconded by: Councillor Moore

22-369 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Report ADMIN-2022-08 Fire Route Renaming II for information; And further that the names of the following Fire Routes be changed as follows; Fire Route 150 to be named, Fire Route 152 to North Shore Road, Fire Route 152A to Loon Echo Lane, Fire



TOWNSHIP OF MCKELLAR

Special Council Meeting Minutes

September 28, 2022

Route 154 to McEwen's Lane, Fire Route 155A to John Wilson Road, Fire Route 155B to Frankies Lane, Fire Route 157 to Esto Road, Fire Route 160 to Maple Ridge Road, Fire Route 200 to Aloe Road, Fire Route 201 to May Avenue, Fire Route 204 to be named, Fire Route 206 to be named, Fire Route 214A to be named, Fire Route 301 to Monarch Road, Fire Route 302 to Butler Carriage Way, Fire Route 303 to be named, Fire Route 304 to be named, Fire Route 306 to Hart Road and Fire Route 307 to Robins Nest Lane.

Deferred

Moved by: Councillor Ryeland

Seconded by: Councillor Moore

22-370 **Be It Resolved** That the Council of the Township of McKellar does hereby receive Report PW-2022-09 Newly Renamed Island View Lane and Jones Bay Road; And further that the names of the following roads be changed as follows; Formally Fire Route 102 / Island View Lane to be named and Formally Fire Route 304 / Jones Bay Road to Horseshoe Lane.

Deferred

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-371 **Be It Resolved** That the Council of the Township of McKellar does hereby reconvene into Regular Council at 11:33 a.m.

Carried

Mayor Hopkins asked if there were Questions/Comments Pertaining to the Roads Policy

Dave Spiegl spoke regarding the Roads Policy.
Phil Jeffkins spoke regarding the Roads Policy.

COMMITTEE OF THE WHOLE

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-372 **Be it Resolved** That the Council of the Township of McKellar does hereby go into the Committee of the Whole at 11:33 a.m.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Moore

22-373 **Be it Resolved** That the Committee of the Whole rise and report at 11:39 a.m.

Carried

Question/Comment Period (relating to items on the Agenda)

Carol Ann Miller spoke regarding the Roads Policy.

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-374 **Be It Resolved** That the Council of the Township of McKellar does hereby approve the draft Terms of Reference for the Ad Hoc Committee for Short Term Rentals.

Carried



TOWNSHIP OF MCKELLAR

Special Council Meeting Minutes

September 28, 2022

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

22-375 **Be It Resolved** That the Council of the Township of McKellar does hereby appoint the following persons to the Short-Term Rental Ad-hoc Committee; Mayor Peter Hopkins as Council Representative, and Kim Ten Hoeve, Don Gallagher, Eric Klimstra, Vanessa McBride, Wanda Muirhead, Leslie Rich, Douglas Hunt, LeAnne Armano, Howard Sproxtton, Owen Lennox, Doug Moore, Tony Best, Eric Holmberg, and David Murray.

Carried

Yeas: Deputy Mayor Haskim, Councillor Kekkonen, Councillor Moore

Nays: Mayor Hopkins, Councillor Ryeland

22-376 **Be It Resolved** That the Council of the Township of McKellar gave By-law No. 2022-24, being a By-law to set road standards for the construction of new roads and upgrading of existing roads in the Township of McKellar, a First and Second Reading in Open Council on the 12th day of April 2022; And Further That the Council of the Township of McKellar hereby give By-law No. 2022-24, as amended, Read a Third time and Passed in Open Council this 28th day of September, 2022.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-377 **Be it Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-48, being a by-law to amend by-law 2011-21, as amended to amend fees or charges for services or activities provided or done by on behalf of the Township of McKellar, a First and Second reading; And further Read a Third time and Passed in Open Council this 28th day of September, 2022.

Carried

Moved by: Councillor Moore

Seconded by: Councillor Haskim

22-378 **Be It Resolved** That the Council of the Township of McKellar does hereby give By-law No. 2022-49, 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 28th day of September, 2022.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Moore

22-379 **Be It Resolved** That the Council of the Township of McKellar does hereby adjourn this meeting at 12:12 p.m.

Carried

Peter Hopkins, Mayor

Ina Watkinson, Clerk

TOWNSHIP OF McKELLAR
RECREATION COMMITTEE – MINUTES
SEPT. 22, 2022, 3:30 p.m.

PRESENT: Joyce Hopkins, Kathy Spence, Mel Hammond, Morley Haskim,
Dinah Ryeland Brown, Phil Jeffkins

REGRETS: Judy Ryeland, Linda Filion, Rick Brear.

VISITORS: None

APPROVAL OF THE MINUTES: Moved by Dinah Ryeland Brown and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby accept the minutes of the June 23, 2022 meeting. Motion Carried (22-23).

APPROVAL OF THE AGENDA: Moved by Kathy Spence and seconded by Dinah Ryeland Brown that the Recreation Committee of the Township of McKellar does hereby accept the agenda for the Sept. 22, 2022 meeting. Motion Carried (22-24).

DECLARATION OF CONFLICT OF INTEREST: None

CORRESPONDENCE RECEIVED: The Committee received a resignation e-mail from Al Last. The Committee received the Swimming Lessons Report. The report has some helpful information that can be incorporated into next year's swimming lessons.

MOTIONS RISING FROM CORRESPONDENCE: Moved by Mel Hammond and seconded by Dinah Ryeland Brown that the Recreation Committee of the Township of McKellar do hereby accept the resignation of Al Last with thanks for his contributions. Motion Carried (22-25).

Moved by Dinah Ryeland Brown and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby award a \$100.00 gift certificate to Al Last in recognition of his services on the McKellar Recreation Committee. Motion Carried (22-26).

Moved by Kathy Spence and seconded by Phil Jeffkins that the Recreation Committee of the Township of McKellar do hereby receive the Swimming Lessons Report. (Motion Carried) 22-27.

REPORTS OF MEMBERS:

1. Fall Fair- The Committee agreed that the Recreation Committee kids game booth was a success. The Committee discussed some improvements for next year.
2. Outdoor Pickleball: Attendance is very good for this activity. Pickleball will go indoors starting Tuesday, Oct. 11, 9:30. Friday's playing time will then change to 1:00 to 3:00.
3. Thia Chi will continue on Friday mornings.

SEE PAGE 2

PAGE 2

4. Kids Ball Barbecue- The Committee felt that the barbecue was well received. With this many participants in the ball program that next year the Committee will need more food and another barbecue. A second barbecue is also needed for other recreation events.

5. Kids Fish n Fun- The Committee reported that this event was once again a great success. The Committee discussed improvements for next year.

6. Movie Nights- The Committee would like to renew the Criterion Movie License for another year.

7. Badminton- This activity will once again be held on Mondays and Wednesdays from 7:00 p.m. to 9:00 p.m. starting October 17.

MOTIONS ARISING FROM REPORTS: Moved by Dinah Ryeland Brown and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar do hereby direct Phil to purchase more pickleball equipment. Motion Carried (22-28).

Moved by Dinah Ryeland Brown and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar do hereby purchase a new barbecue. Motion Carried (22-29).

Moved by Kathy Spence and seconded by Phil Jefkins that the Recreation Committee of the Township of McKellar do hereby approve the expenditure to extend the Criterion Movie License for another year. Motion Carried. (22-30).

NEW BUSINESS:

Movie Nights- Will be held on the 1st and 3rd Friday evenings of the month starting Oct. 21.

Murder Mystery Night- The Committee feels this would be a fun event in the future.

Halloween- The Committee will organize a Trick r Trunk to be held on the Community Centre grounds on Saturday, Oct. 29.

Halloween Dance- The Committee discussed the possibility of this event and decided not to have it this year.

Future Dance- Phil knows of a band that the Committee may be interested in retaining for a dance.

Whitestone Board Game Day- The Committee will determine if a Board Game Event should be considered in McKellar.

Putting Greens- The Committee feels that a full set of nine Putting Greens should be constructed to use at future events. This item should be in the 2023 budget.

Keypad For Equipment Room at Arena- Phil will talk to Greg about this possibility.

Separate McKellar Recreation Committee e-mail address- Phil will continue to investigate this possibility for better communications for events and activities.

NEXT MEETING: October 27, 2022, 3:30 p.m.

ADJOURNMENT: Moved by Kathy Spence and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby adjourn at 5:00 p.m. Motion Carried (22-31).

MEETING MINUTES

Thursday, July 14, 2022 at 6:30 p.m.

Board Meeting via Zoom Video Conference



Board Members Present:

Rick Zanussi	Gail Finnson
Joseph Vella	Roger Burden
Jamie McGarvey	Teri Brandt
Ted Knight	Jerry Brandt
Teresa Hunt	Linda Alkins
Lyle Hall	

Board Members Absent:

Peter McIsaac	Ted Collins
Steve Crookshank	Joel Constable

Staff:

Tammy MacKenzie, CAO
 Shannon Johnson, CFO
 Jennifer Harris, Administrative Officer

Guests:

Teresa Young

1. **CALL MEETING TO ORDER:**

The meeting was called to order by Board Chair, Rick Zanussi at 6:32 PM.

2. **TRADITIONAL LAND ACKNOWLEDGMENT.**

3. **DISCLOSURE OF PECUNIARY INTEREST.**

4. **APPROVAL OF MINUTES:**

4.1 June 9, 2022

Resolution 22 07 01

CARRIED

Moved by Roger Burden

Seconded by Joseph Vella

"THAT the Board meeting minutes of Thursday, June 9, 2022 be approved as presented.

5. **DEPUTATIONS & PRESENTATIONS.**

6. **REPORTS:**

6.1 Chair

If members can't attend a meeting, basic protocol and politeness dictates that they let staff know if they can't attend. We again have members who didn't provide notice so another communication will be sent to all members regarding this.

6.2 Chief Administrative Officer

Quarterly report was presented and reviewed by Ms. MacKenzie.

6.3 Chief Financial Officer

Financial statement was presented and reviewed by Ms. Johnson.

7. OUTSTANDING ISSUES.

8. NEW BUSINESS:

8.1 Appointment of LHC Board for 2022

A written report was provided and reviewed by Ms. Johnson.

Resolution 22 07 02

CARRIED

Moved by Lyle Hall

Seconded by Gail Finnson

“THAT the Board approves the appointment of the Officers and Directors of Parry Sound District Housing Corporation, as follows:

Directors: Linda Alkins, Jerry Brandt, Teri Brandt, Roger Burden, Ted Collins, Joel Constable, Steve Crookshank, Gail Finnson, Lyle Hall, Teresa Hunt, Ted Knight, Jamie McGarvey, Peter McIsaac, Joseph Vella and Rick Zanussi.

Officers:	Chair	Rick Zanussi
	Vice-Chair	Jerry Brandt
	CEO/Secretary	Tammy MacKenzie
	Housing Manager	Sharon Davis
	Treasurer	Shannon Johnson”

8.2 DSSAB Insurance Renewal

A written report was provided and reviewed by Ms. Johnson.

Resolution 22 07 03

CARRIED

Moved by Ted Knight

Seconded by Teri Brandt

“THAT the Board receive, review and approve the DSSAB insurance renewal for the period July 8, 2022 through July 8, 2023 for \$83,731 plus applicable taxes with Canada Brokerlink (Ontario) Inc. through Intact Public Entities Inc.”

8.3 Land Acknowledgement

A verbal report was provided by Mr. Zanussi for information.

Mr. Zanussi has received some comments about our Land Acknowledgement so bringing before the Board to ask for thoughts on it.

Ms. MacKenzie provided background information on our Land Acknowledgement and where it came from.

Some discussion ensued and the Land Acknowledgement will continue to be used as is.

8.4 2022 NOSDA AGM Resolutions

A written report was provided and reviewed by Mr. Zanussi.

We are the only district within NOSDA who doesn't look after EMS so Mr. Zanussi encourages Board members to share the EMS resolutions with their EMS boards.

Resolution 22 07 04

CARRIED

Moved by Teresa Hunt

Seconded by Linda Alkins

"THAT the Board endorses and approves the 2022 NOSDA AGM resolutions as attached."

9. IN-CAMERA:

Resolution 22 07 05

CARRIED

Moved by Jerry Brandt

Seconded by Jamie McGarvey

"THAT pursuant to Section 38 of the District of Parry Sound Social Services Administration Board's Procedural Rules, the Board moves to an In-Camera session in order to address matters pertaining to:

- i) the security of the property and services of the Board;
- vi) a decision concerning negotiations for an agreement or contract between the Board and a third party."

Resolution 22 07 06

CARRIED

Moved by Joseph Vella

Seconded by Lyle Hall

"THAT the Board now rises out of In-Camera without report."

10. ADJOURNMENT.

The meeting was adjourned to the next regular meeting to be held Thursday, September 8, 2022 via Zoom Video Conference.

Resolution 22 07 07

CARRIED

Moved by Teresa Hunt

Seconded by Gail Finnsen

"THAT the Board meeting now be adjourned to the next regular meeting to be held Thursday, September 8, 2022 at the hour of 6:30 PM via Zoom Video Conference;

AND THAT the Board approves not holding a meeting in August."



Township of McKellar Report to Council

Prepared for: Mayor and Council

Department: Administration

Date: October 11, 2022

Report No: ADMIN-2022-09

Subject: Naming of Fire Routes III

Recommendations:

That the Council of the Township of McKellar does hereby rename the following Fire Routes as follows:

Fire Route Number	Majority Vote
F.R. 152	North Shore Road
F.R. 152A	Loon Echo Lane
F.R. 154	McEwen's Lane
F.R. 155A	John Wilson Road
F.R. 155B	Frankies Lane
F.R. 157	Esto Road
F.R. 160	Maple Ridge Road
F.R. 200	Aloe Road
F.R. 201	May Avenue
F.R. 204	OK Lane
F.R. 206	Blue Jay Lane
F.R. 214A	Dr. Sparling Way (a letter will be sent to McDougall)
F.R. 301	Monarch Road
F.R. 302	Butler Carriage Way
R.R. 303	Kalisz Country Lane
F.R. 304	Horseshoe Lane
F.R. 305	Ted Donnelly Road
F.R. 306	Hart Road
F.R. 307	Robins Nest Lane

Background:

Resolutions 22-369 & 22-370 were deferred at the September 28, 2022 Special Meeting of Council. Staff were directed to research historical names or names of significance in the areas where there are unnamed Fire Routes.

Names were brought forth at the meeting by Councillors that spoke to residents from the unnamed Fire Routes. They have been added to the table above.

Analysis:

Fire Route 150 only gives access to one property. Rather than renaming the Fire Route, the property can be assigned a civic address on Tait's Island Road.

Fire Route 303 is similar to 150 in that it only services 1 property. The owners of the property contacted staff asking to put forth the name "Kalisz Country Lane" instead of addressing them to Jones Road.

North Shore Road, Loon Echo Lane and Maple Ridge Road were proposed names. There were concerns the new names are too closely related to existing Township road names, posing possible confusion for Emergency Services responding to calls. Fire Chief Rob Morrison reviewed the proposed and existing names and did not see Emergency Services being disoriented. Therefore, those names above are recommended for use.

Residents of Fire Route 102 were unanimous in their decision on "Island View Lane". It's recommended to give those residents more time to create a new name to bring forth to Council at a later meeting.

Financial:

Road name signs will be ordered to replace Fire Route signs.


Policies Affecting Proposal:

By-law No. 2019-44 – Procurement Policy – Purchasing of road signs once names are approved.

Conclusion:

With the remaining Fire Routes renamed, staff will notify Emergency Services, Canada Post and Google (maps) to ensure the name changes have been communicated with these agencies.

Respectfully submitted by:


Karlee Britton, Deputy Clerk

Reviewed by:


Ina Watkinson, Clerk/Administrator



Township of McKellar Staff Report

Prepared for: Council

Department: Fire Department

Agenda Date: October 1

Report No: 4

Subject: Month end status updates

For the month of July 2022, the Township of McKellar Fire Department responded to a total of calls consisting of:

Medical calls

Fire calls

Assistance calls (mutual/automatic/ or inter agency aid)

Motor Vehicle Collisions

Apparatus and equipment status for the month of September is relatively unchanged. McKellar Fire had Carrier Emergency Vehicles in to do our annual Pump and Ladder testing on our fire apparatus and I am pleased to report that each vehicle passed as well as our ladders are in good condition. Rescue 1 continues to function in the same manner as previous reports, an RFP for it's replacement will be forthcoming in the next month or so as to allow for the appropriate time find an acceptable replacement.

An RFP was posted to have the heat at Stn 2 fixed. Issued on August 30th and closing on September 21 it yielded 0 replies. At which point in consultation with the CAO we resolved that single sourcing the repair through Morrow heating and plumbing which had provided a quote for the work back in March was the most appropriate course of action in order to ensure that the work can be done prior to the negative temperatures and risk of water tanks in trucks freezing. The materials have been ordered by Morrow and the repair will take place in short order.

McKellar Fire was proud to participate in the successful Tanker Shuttle Certification of our neighboring township McDougal. On Tuesday September 13 they were able to demonstrate the ability to deliver sufficient amounts of water to attain their Commercial designation. Chief Shoebottom was extremely appreciative to McKellar and Carling for making this possible. Needless to say this was beneficial to all because it helps strengthen the bond within our mutual aid group and provides opportunity to practice working together should the need truly arise.

McKellar's Firefighter Burgoyne who has always been an asset to our department has recently completed NFPA 1002 Pump Ops certification, and in October will be completing his NFPA 1041 Training Officer certification as well. McKellar has supported him through this process as Firefighter Burgoyne will return our investment by being a leader in our driver training, recruit training, and pump operations needs. This will help us as our department works towards meeting the new standards set out by the Ontario Fire Marshall in July of this year and coming into effect in 2025.

We are very proud to announce the institution of our new Health and Safety committee within the department. The development of this committee will help us address future concerns of our

responders to create the best working environment possible. The responsibilities of this committee will include but are not limited to:

Health and Safety

Whmis

Peer Support programs (including PTSD awareness and training, mental health support)

PPE recommendations and acquisitions.

By the formation of this group now we avoid the need to play catchup at a later date, giving the committee an opportunity to develop the programs and agenda that shows our Volunteer responders how we want them to feel valued and supported. From a training perspective it also allows us to have our support systems in place as we concentrate on Health and Safety training in the month of October.

Please see attached Closed session personnel report for recruitment and promotion information.

Respectfully submitted by:


Robert Morrison, CEMC/Fire Chief

Reviewed by:


Ina Watkinson, Clerk/Administrator

Attachments: