



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

October 21, 2025

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

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Mike Kekkonen, Nick Ryeland, Debbie Zulak, and Morley Haskim
Staff: Clerk/Administrator, Karlee Britton
Deputy Clerk, Mary Smith
By-Law Enforcement Officer, Chris Kasulke

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

There were no conflicts of interest declared.

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

25-443 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Agenda for this Regular Meeting of Council, as amended to remove Items 5.1 and 5.2 and to move Item 17.3 to precede Item 11.1.

Carried

RESPECT AND ACKNOWLEDGEMENT DECLARATION

In the spirit of reconciliation and co-operation, we wish to acknowledge that the land on which we gather is the traditional territory of the Anishinaabe and Mississauga people. Its boundaries fall within the Robinson-Huron Treaty of 1850 and the Williams Treaty of 1923. We are grateful to live here and we thank all the generations of people who have taken care of this land for thousands of years. To honour the suffering of Indigenous people and the love and wisdom they have carried for thousands of years, we pledge to work in community and harmony with each other and the environment we inhabit and work towards Truth and Reconciliation.

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

25-444 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive Report BY-LAW-2025-04 By-law Enforcement Activity Report – March 2025 to September 2025 from By-law Enforcement Officer, Chris Kasulke, for information purposes.

Carried

By-law Enforcement Officer, Chris Kasulke left the meeting.

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

25-445 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby receives the deputation from Dianne Savage of Intact Public Entities Inc., regarding the benefits of cyber security insurance and the associated coverage options available to the Township; and

FURTHER THAT Council directs the Treasurer to proceed with securing cyber security insurance coverage for the Township in the amount of \$5,000,000.00, at an annual premium of \$12,500.00 plus applicable taxes.

Deferred



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

October 21, 2025

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-446 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the October 7, 2025, Regular Meeting of Council, as circulated.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-447 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the proposed Consent Application No. B18/2025 (Bastiaansen) to create three (3) new waterfront lots fronting on Ryan Lake in Part of Lot 22, Concession 13, Township of McKellar as applied for by Virginia Bastiaansen in Application No. B18/2025(McK) be approved subject to the following conditions:

1. Payment of a fee in lieu of parkland as required in the Township of McKellar fee By-Law;
2. That the applicant enter into a Section 51(26) agreement to implement the recommendations of the FRiCorp. Ecological Services memorandum dated September 25, 2025;
3. That the severed lot 1 be rezoned to the Rural (RU) Zone;
4. 911 Addressing for the proposed new lots;
5. Payment of any applicable planning board fees.

Deferred

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-448 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the proposed Consent Application No. B21/2025 (Quinn) in the Municipality of Whitestone to allow the creation of one (1) new rural lot in Lot 18, Concession 1, 306 Balsam Road as applied for by Andrew and Cynthia Quinn in Application No. B21/2025(W); and

FURTHER THAT as a condition of the consent, the owner is to update the agreement to improve and cross the municipal road allowance with the Municipality of Whitestone and the Township of McKellar to include the retained lot; and

FURTHER THAT the Clerk is authorized to work with the applicant to fulfill the required condition.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-449 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Minutes of the September 25, 2025, meeting of the Township of McKellar Recreation Committee.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

October 21, 2025

25-450

BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive Report CEMETERY-2025-02 Monument Repair Estimates for Hurdville and Lakeview Cemeteries from Deputy Clerk, Mary Smith; and

FURTHER THAT Council authorizes staff to proceed with the repair of the monuments listed in the Schedule 'A' of the aforementioned report in 2025, at a cost of \$2,770.00 plus applicable taxes, to be funded from the Perpetual Care Fund.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-451

BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive Report FD-2025-11 Month End Status Updates for September 2025 from Fire Chief, Robert Morrison, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-452

WHEREAS the Council of the Corporation of the Township of McKellar directed that an Expression of Interest (EOI) be issued to local charitable and non-profit organizations for the management of the bottle shed located at the Township Transfer Station; and

WHEREAS two submissions were received from the Dun Ahmic Snowriders Snowmobile Club and the McDougall School Parent Council expressing interest in participating; and

WHEREAS both organizations have proposed they can maintain the bottle shed in a clean, safe, and organized manner and will utilize proceeds from bottle returns to support community initiatives;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar hereby approves the Dun Ahmic Snowriders Snowmobile Club and the McDougall School Parent Council as the participating organizations responsible for the management of the bottle shed at the Transfer Station, in accordance with the following schedule:

Dun Ahmic Snowriders Snowmobile Club: January, March, May, July, September, November

McDougall School Parent Council: February, April, June, August, October, December; and

FURTHER THAT each group shall be responsible for the maintenance, collection, and return of bottles during its assigned months, with all proceeds retained by the group responsible for that period; and

FURTHER THAT this arrangement shall be reviewed by staff should any concerns arise regarding the upkeep, cleanliness, or safety of the bottle shed, or as otherwise directed by Council.

Deferred

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-453

WHEREAS Report ADMIN-2025-18 Request for Proposal 2025-15 Real Estate Services for the Sale of Municipal Property was presented and discussed at the October 7, 2025, regular meeting of Council; and



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

October 21, 2025

WHEREAS Council wanted to ask questions to the real estate firm, and those answers have been provided to Council for review;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby award Request for Proposal No. 2025-15 to Land/Max Realty Inc. with a commission rate of 3.5%; and

FURTHER THAT the Mayor and Clerk be authorized to execute all necessary documents to engage Land/Max Realty Inc. in accordance with the Township's Sale of Real Property By-law 2011-24.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-454 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar hereby receives Report ADMIN-2025-19 regarding Winter Maintenance on Unassumed Township Owned Roads, from Clerk/Administrator Karlee Britton, in addition to the Roads Report from Intact Public Entities and the legal opinion provided by Jennifer Biggar from Russell Christie, LLP, for information purposes.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-455 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Aquatic Environment Report for Lake Manitouwabing, 2025 from Generations Effect.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-456 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the West Parry Sound OPP Detachment Board's 2025 Budget, adopted on June 26, 2025; and

FURTHER direct the Treasurer to pay the levy in the amount of \$3,464.13.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-457 **WHEREAS** Parents for Parry Sound have expressed concerns regarding ongoing delays and lack of transparency in the completion of the new JK-12 school project;

AND WHEREAS communications to the Minister of Education, Paul Calandra, and the Deputy Minister have yielded no clear timelines or responses regarding this critical educational infrastructure project;

AND WHEREAS statements received from Superintendent Tim Graves have failed to provide satisfactory clarity or confirmed steps toward project completion;

AND WHEREAS these ongoing delays are a cause for significant anxiety and uncertainty among parents, students, and staff regarding their learning environment;

THEREFORE, BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar hereby engages the Near North District School Board (NNDSB) and the Minister of Education to urgently provide a precise timeline for the completion and occupancy of the new JK-12 school; and



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

October 21, 2025

BE IT FURTHER RESOLVED THAT this resolution be forwarded to all municipalities within West Parry Sound, urging a united effort to amplify our demand for transparency and accountability, reinforcing the priority of student safety and educational planning.

Carried

Moved by: Councillor Morley Haskim

Seconded by: Councillor Debbie Zulak

25-458 **WHEREAS** the first phase of the Hurdville Road reconstruction and resurfacing project is nearing completion; and

WHEREAS Phase II of the reconstruction is scheduled for completion by mid 2026; and

WHEREAS this project is an approved capital initiative spanning two budget years (2025–2026), for which the Township has secured a debenture and currently holds the necessary funds;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar hereby directs Bob Hughes of R.H.H. Engineering to undertake the required field work for the remainder of Hurdville Road and to prepare the necessary tender documents for the reconstruction and asphalt paving, consistent with the specifications of Phase I; and

FURTHER THAT the tenders be issued over the winter of 2025–2026 and close early in 2026 to enable construction to commence as soon as conditions permit, ensuring timely completion of the project.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-459 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-55, being a By-law to Authorize the Mayor and Clerk to Sign an Agreement of Purchase and Sale (Berger Donation, lands for St. Stephen's Church Parking Area), a First and Second reading, and

FURTHER give a **Third** reading and **Pass** in open Council this 21st day of October, 2025.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-460 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-37, being a By-law to Authorize the Execution of an Agreement with Spectrum Telecom Group Ltd., a First and Second reading, and

FURTHER give a **Third** reading and **Pass** in open Council this 21st day of October, 2025.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-461 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby direct the Clerk Administrator, or designate, to contact Micheal Enterprises Audio and Visual (Barrie, Ontario), the original installers of the existing audio-visual system in the Township of McKellar Community Centre, to arrange an



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

October 21, 2025

instructional meeting with a technical representative of the company and Council and municipal staff with said meeting to include the attendance of interested representative of the various local community organizations who utilize the facility from time to time.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-462 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby direct the Public Works Superintendent to attend a Regular Council meeting once every two months, with Council preparing questions to answer ahead of time and general updates.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Nick Ryeland

25-463 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby receive the Consent Agenda for correspondence.

Carried

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

Lawrence Rubin asked questions and provided in-person comments on items on the agenda.

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Morley Haskim

25-464 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-56, being a By-law to Confirm the Proceedings of Council, a first and second reading;

AND FURTHER give a **Third** reading and **Pass** in open Council this 21st day of October, 2025..

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Mike Kekkonen

25-465 BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby adjourn this meeting at 10:05 p.m. to meet again on Tuesday, November 4, 2025, or at the call of the Mayor.

Carried

David Moore, Mayor

Karlee Britton, Clerk/Administrator