

# CORPORATION OF THE TOWNSHIP OF MCKELLAR

December 6, 2022 – 5:30 p.m.

## AGENDA

**Topic: Regular Council Meeting**

**Time: December 6, 2022 5:30 P.M.**

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

**Join Zoom Meeting**

<https://us06web.zoom.us/j/86854942390>

**Dial by your location**

**+1 647 374 4685 Canada**

**+1 647 558 0588 Canada**

**22-503      1<sup>st</sup> resolution**

**2022-61      1<sup>st</sup> by-law**

**1. CALL TO ORDER**

**2. SWEARING IN CEREMONY**

Under Section 232 of the Municipal Act, 2001

Nick Ryeland - Declaration of Office and Oath of Allegiance

**3. ROLL CALL**

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

**5. ADOPTION OF AGENDA**

**6. CLOSED SESSION**

6.1 Minutes of the Closed Sessions of Council

6.2 Personal matters about an identifiable individual, including Municipal or  
local board employees, pursuant to Ontario Municipal Act, Section  
239(2)(b) – staffing

**7. CALL TO ORDER – OPEN SESSION (6:30PM)**

**8. 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

**9. ROLL CALL**

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

**11. PUBLIC MEETING**

**12. DELEGATIONS AND PRESENTATIONS**

- 12.1 Lake Stewardship & Environmental Committee, Pollinator Patch and the David Suzuki Foundation Application
- 12.2 David R. Jones, Installation of Bell 5G Equipment
- 12.3 Brad Roberts, Hardie Crescent Road Allowance

**13. COMMITTEE OF THE WHOLE**

**14. MOTION TO REVIEW A PREVIOUS MOTION**

**15. ADOPTION OF MINUTES OF PREVIOUS MEETING(S)**

- 15.1 November 15, 2022 Special Meeting of Council

**16. PLANNING MATTERS**

- 16.1 Salway Appeal
  - (i) Previous Notes from Council
  - (ii) Email from Patrick Townes (MHBC) re. Installation of Driveway
  - (iii) Draft By-Law
  - (iv) Draft Consent Agreement
  - (v) Minutes of Settlement
  - (vi) Email from Jennifer Biggar (Russell Christie, LLP) re. Bill 23

**17. COMMITTEE/BOARD MINUTES WITH RECOMMENDATIONS FOR APPROVAL**

- 17.1 Lake Stewardship & Environmental Committee Minutes of the October 13, 2022 Meeting and the Draft Minutes of the November 10, 2022 Meeting
- 17.2 Parry Sound District Social Services Administration Board Minutes of the October 13, 2022 Meeting

**18. STAFF REPORTS WITH RECOMMENDATIONS FOR APPROVAL**

- 18.1 Greg Gostick, Director of Operations, Public Works Updates (Verbal)
- 18.2 PW-2022-10 Tender Award – Medium Duty Truck, Plow and Harness
- 18.3 T-20225 2022 Capital Budget Amendment
- 18.4 Accounts Payable Preliminary Cheque Run Report for November 2022

**19. MAYOR'S REPORT**

**20. CORRESPONDENCE FOR CONSIDERATION**

- 20.1 Resignation of Library Board Member
- 20.2 McDougall Resolution to Appoint Joel Constable to the EMS Committee

- 20.3 McDougall Resolution to Appoint Joel Constable to the DSSAB Board
- 20.4 Aquatic Environmental Report of Manitouwabing Lake, Georgian Bay  
Mnidoowangii Biosphere
- 20.5 Township of the Archipelago Resolution to Create Ontario Provincial  
Police (OPP) Detachment Boards
- 20.6 Township of the Archipelago Resolution to Reconsider Proposed  
Changes within Bill 23, More Homes Built Faster Act, 2022
- 20.7 Township of Carling Committee Appointments
- 20.8 MLCA Letter re. Ad Hoc Committee for Short Term Rentals
- 20.9 Township of Seguin Resolution to Support Nomination of Jamie  
McGarvey to the Board of Health for the NBPSDHU

## **21. MOTION AND NOTICE OF MOTION**

- 21.1 Library Board Member Appointments
- 21.2 Museum Board Appointment
- 21.3 Board of Health (NBPSDHU) Appointment
- 21.4 Hemlock Church Siding
- 21.5 West Parry Sound Recreation & Cultural Centre Board Alternate  
Appointment in the Absence of Mayor David Moore
- 21.6 Declare 'Rescue 1' Surplus

## **22. BY-LAWS**

## **23. UNFINISHED BUSINESS**

## **24. NEW BUSINESS**

## **25. PUBLIC NOTICES, ANNOUNCEMENTS, INQUIRIES AND REPORTS BY COUNCIL MEMBERS**

- 25.1 Amendments to the Procedural By-law
- 25.2 Four/Six Lane Pool – West Parry Sound Recreation & Cultural Centre

## **26. CONSENT AGENDA – CORRESPONDENCE**

- 26.1 North Bay Parry Sound Health Unit, Increase in Flu-like and Respiratory  
Illness Hospital Visits
- 26.2 Federation of Northern Ontario Municipalities, Councils Across the North  
Start a New Chapter
- 26.3 Minister of Finance, Details on 2023 Funding Allocations under the  
Ontario Municipal Partnership Fund (OMPF)
- 26.4 Federation of Northern Ontario Municipalities, FONOM Welcomes New  
Highway Safety Standard
- 26.5 Town of Aurora, Modifications to York region Official Plan
- 26.6 Town of Aurora, Opposition to Bill 23, More Homes Built Faster Act, 2022

## **27. QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON AGENDA)**

## **28. CONFIRMING BY-LAW**

28.1 By-law 2022-61 - Confirming the Proceedings of Council

## **29. ADJOURNMENT**

### **Instructions for Joining the Council Meeting**

1. Please try to sign in between 6:20 to 6:30 if possible; you are still welcome to sign in after 6:30 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.

\* Please note Council will reconvene into Open Session at 6:30pm.





## 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(s) to Appear:

Jennifer Ghent-Fuller, Chair and/or Axy Leighl, Vice Chair

**Address:** Jennifer Ghent-Fuller – [REDACTED]

Axy Leighl – [REDACTED]

**Phone:** Jennifer Ghent-Fuller Cell: [REDACTED]

Axy Leighl Cell: [REDACTED]

#### Name of Group or Person(s) being represented (if applicable):

Lake Stewardship and Environmental Committee of McKellar Township

**Meeting date requested to appear before Council:** Tuesday, December 13, 2022

#### Subject Matter of Deputation:

To discuss:

1. Pollinator patch and David Suzuki Foundation application.

The Lake Stewardship and Environmental Committee would like to conduct a campaign to support pollinators in McKellar Township by encouraging the planting of pollinator patches (aka butterfly gardens) throughout the township, discouraging the unnecessary use of pesticides where unnecessary and replanting the existing butterfly garden. We estimate this will involve the expenditure of some funds for plantings on township properties, where permitted.

2. ***“Resolution LSEC 2022- 09:*** That we propose to Council that copies of the Invasive Species flyer and the Safe Boating flyer be distributed with the tax bills at the earliest mailing in 2023 at an estimated cost of \$2,500.00 (2022 budget year)

Moved: Sue

Seconded: Tony

Approved: (Y)

There was some discussion about whether it would be better to send only one flyer per mailing. It was decided to let Council determine this. The township office would need to use business envelopes for the mailing that includes environmental flyers. Jennifer plans to make an LSEC deputation to Council in December.”

As passed by the LSEC on Nov. 10, 2022.

Suggested motion:

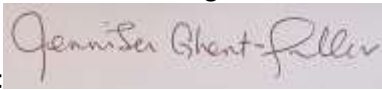
Moved that Council agrees with the LSEC spending approximately \$2500.00 of their 2022 budget to have two environmental flyers printed.

3. MLCA completed E coli testing on Armstrong, Grey Owl, Manitouwabing, Mary Jane, McKellar and Moffat Lakes, and also conducted phosphorus and calcium testing on Manitouwabing Lake. The results have been posted on the MLCA web page and on the Township web page. E coli testing is important to monitor swimming areas and is conducted throughout the lakes. It can also be an indicator of septic issues. Phosphorus testing is important to monitor in order to help township residents be aware of keeping the level low to prevent blue green algae blooms, which can interfere with water for household use through emitting the toxin microcystin. Samples are collected by MLCA volunteers.

Suggested motion:

Moved that Council pay the MLCA for costs incurred for water testing analysis in township lakes (total = \$4,246.47) by MLCA in 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: 

Date: November 12, 2022

## 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](http://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.



## 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.**

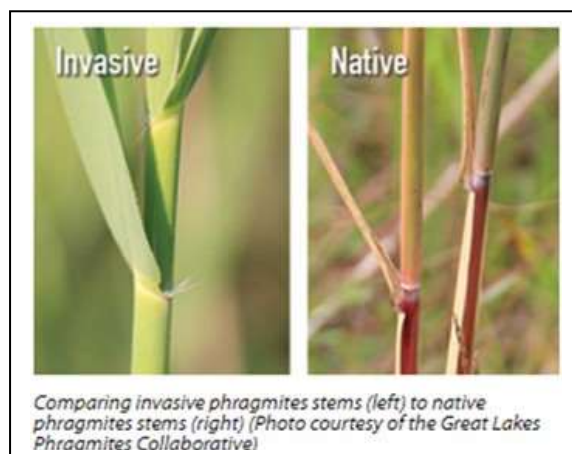


### ***Invasive Phragmites:***

- 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





# 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



SCHEDULE "E"

# Township of McKellar

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

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Fax: 705-389-1244

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PLEASE PRINT CLEARLY

Name of Person to Appear: <u>David R Jones</u>		
Address: <u>[REDACTED]</u>		
Phone: Home: _____	Business: _____	Cell: <u>[REDACTED]</u>
Name of Group or Person(s) being represented (if applicable): _____		
Meeting date requested to appear before Council: <u>ASAP</u>		
Subject Matter of Deputation: <u>Bell Canada Installation of</u>		
<u>5G Equipment in Dec/22</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>[Signature]</u>		Date: <u>NOV 9/22</u>



Gooday Council

My name is David Jones and I live on McKellar Lake Road. I have been a McKellarite since 1983. I currently am retired and live here fulltime.

I recently received a letter from Bell Canada stating I need an Internet Equipment upgrade. Was quite surprised as my equipment was very recently upgraded to 350Gig and is super-fast and works flawlessly. I called them to tell them I didn't need the upgrade and was very happy with my current service. Their response was if I didn't schedule an equipment upgrade by Oct26/22 I would have no Internet service. Are you kidding me? I got very suspicious. Is my current equipment a fire hazard or something? Researching this angle I found their current equipment in my house was good with no issues recorded that I could find. So I called again to ask why this equipment change is needed. Well, several phone calls later, several hours and operators finally a supervisor told me they are rolling out 5G. Wow, why all the secrecy. Why didn't my original letter just say, "We're rolling out 5G and everyone needs an equipment upgrade. Now I'm even more suspicious so I google "What is 5G", "Is 5G Harmful", "How does 5G affect our Health" "How Does 5G affect the Environment". The answers are all over the place. Some websites say it's safe but don't back up these statements with any science or studies. Other sites say it is harmful to humans, animals, birds etc. Some sites say it is a probable Carcinogen, others say it is a Carcinogen. Others say it harms our DNA and is very dangerous. The world Health Organization say it is a probable carcinogen but much more testing is needed before any conclusions can be made. There are currently 180 scientists worldwide doing testing and they all agree much more testing is needed before exposing humans. Many in this group say this 5G is a serious Health Hazard and should not be used yet. Two European cities have said no to 5G, Geneva being one of them.

I called Bell to point out some of my findings and ask if they had done any testing and could I see the literature that would support their position. THEY HAD NOTHING!!! THEIR ONLY COMBACK WAS "THEY ARE ROLLING IT OUT IN THE US". So no testing, no literature, nothing. So why is McKellar getting this unnecessary service. 5G via air transmission isn't being rolled out in any densely populated areas, so why here?? One's intuition would guess they are testing it on us. Limit the casualties. It's just a small town... Well not me. I just battled thru Esophagus cancer in 2017-18. I had just retired as a Millwright and was very athletic. After my 33 radiation treatments I went from 170lbs to 128lbs and my saliva glands and taste buds were destroyed. But I survived!!! In my recovery I decided to remove any Carcinogens I could. I hardwired my WIFI to vastly reduce the signal in the house, went to a Non GMO, Non pesticide, herbicide, organic diet. Many other diet changes ensued. Well my recovery has been nothing short of miraculous. I have never felt better in my Life. In the last 2 years I have completed 3 Ironman Events and done very well. I don't want to go down that path ever again!!! The big problem here is we are all getting desensitized to the bad things happening around us. Despite spending billions of dollars on cancer research the problem is exponentially getting worse. We all know someone who has or died of cancer. Despite all the efforts they are telling us by 2025 1 in 3 will get cancer. Well trying to come up with a solution after you get it is quite futile. We need to get rid of known carcinogens. So until we have conclusive evidence this is safe we should at least wait. I for one don't want to be Bell's guinea pig!!!! I am not against progress. As a matter of fact this could be all alleviated if they just ran Fiberoptics to everyone's home like they are doing in all the densely populated areas. It's just a dangerous money saver at our expense. I'm hoping others will feel this way and at least go online and check it out.

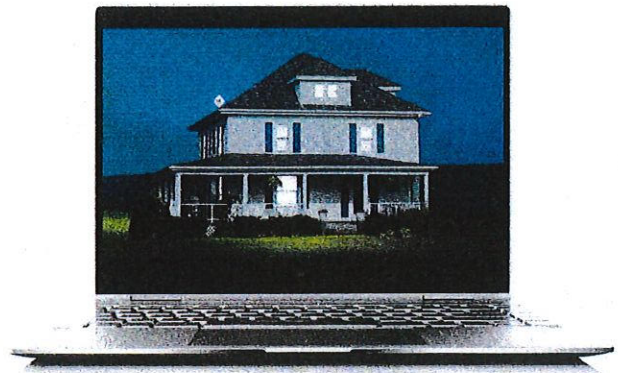
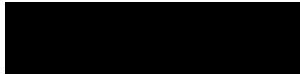
Thanks David Jones



Loyalty.

**Bell**

September 29, 2022



## Action required: Important change to your Wireless Home Internet service.

Dear customer,

No cost

We are making changes to our network in your area on December 5, 2022. As a result, a Bell technician will need to replace your outdoor Wireless Home Internet antenna as well as your Bell Internet modem. If this change is not completed, you will lose access to your Internet service.

What action do you need to take?

To ensure the continuity of your Internet service, please call us at 1 844 505-7263 to schedule a technician visit by November 28, 2022. If you already have an appointment scheduled, please disregard this notice. There will be no charge to replace your equipment.

Please note: If your Wireless Home Internet service is on temporary suspension, please call us once it is reactivated. Your Internet service needs to be active for the technician to complete the work.

### Important information:

- The work can take up to 90 minutes and your service will be unavailable during this time.
- The Bell technician will perform work outside as well as inside your home, and will practice proper sanitation and social distancing measures.

For more information, please call us at 1 844 505-7263.

Sincerely,

*Nicolas Poiras*

Nicolas Poiras  
Vice President

assign our address →

bell Robert @  
Same service  
Upgrading to 5G  
to tower  
- qualified it.

533679035  
internet.

WHI-L

ORDER # BDGTCC7C

1 866 310 BELL (2355)



# Township of McKellar

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

Phone: 705-389-2842

Fax: 705-389-1244

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PLEASE PRINT CLEARLY

Name of Person to Appear: BRAD ROBERTS

Address: [REDACTED]

Phone: Home: \_\_\_\_\_ Business: \_\_\_\_\_ Cell: [REDACTED]

Name of Group or Person(s) being represented (if applicable): 2792311 ONT INC

Meeting date requested to appear before Council: DEC 6, 2022

Subject Matter of Deputation: APPLICATION TO PURCHASE ROAD ALLOWANCE  
"HARDIE CRESCENT" FROM THE TOWNSHIP OF MCKELLAR

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

Signature: BR Roberts Date: Nov 25, 2022

Deputation to McKellar Council – December 6, 2022

Presented By: Brad Roberts

On behalf of: 2792311 Ontario Inc

RE: Application to Purchase Unopened Road Allowance known as “Hardie Crescent”, located off Burnett’s Road, Township of McKellar, Ontario.

Good Evening. My name is Brad Roberts, my wife and I own #2 Manitouwabing Estates Road. I’m appearing on behalf of 2792311 Ontario Inc, which we co-own with our neighbours and friends Rob and Reka Gabor, who own 253 Burnett’s Road. The attached letter from Rob and Reka Gabor confirms that they are in full agreement with what I’m sharing and requesting from council tonight.

In November 2020, together we formed 2792311 Ontario Inc and purchased the 80 acre property and existing residence, garage and outbuildings at 211 Burnett’s Road for the purpose of preserving the waterfront between our two properties in its’ current state, and preventing large development of the land between our lots which could negatively impact the environment and our enjoyment of our properties which we both intend to make our retirement residences in the near future.

At the June 14/22 Council meeting, Council approved our severance proposal Consent Application B02/2022(McK) to keep a 5 acre retained lot with the existing cottage, garage and out buildings, and to sever and create two large acreage rural lots (7 and 12 acres), one 16 acre waterfront lot, and a 40 acre lot addition.

The 40 acre lot addition will be added to Rob and Reka’s property at 253 Burnett’s Road for their family’s use and enjoyment. The retained cottage lot and Proposed Lot 3 will be retained by our joint corporation. The Proposed lot 1 will be sold to my daughter Jessie, who is a teacher at Parry Sound Public School, and her husband Peter, who is an OPP officer with Burk’s Falls detachment, for them to build their forever home on. (Which means my grandchildren will run through the woods to Grandpa and Grandma’s house!) The waterfront lot will be purchased by my wife and I as a separate lot which we plan to maintain in its’ current natural state for our extended family’s use and enjoyment.

One of the severance application requirements of course is to survey the property. In the process of doing that, IBW Surveyors brought the issues related to the unopened road allowance named “Hardie Crescent” (on Plan 275) to our attention.

As you can see from the attached photos and sketch from IBW Surveyors, the field surveyor crew determined that the required 20m wide road allowance of Hardie Crescent comes within 2.77m (9 feet ) of the corner of the existing residence, and within 1.2m (4 feet) of the existing garage currently located (for several decades now) on the retained cottage lot at 211 Burnett’s Road.

In addition, the attached sketch shows that the existing gravel driveway to the residence is located on the Hardie Crescent road allowance, as is a portion of the cement patio attached

to the residence, a cedar rail fence, a shed and a firepit. We believe this situation and use has existed since Frank Hardie built the cottage in the 1970's.

It would appear that somehow an error was made in either the granting of a building permit or in the inspection process, that allowed for these two buildings to be built in this close proximity to the unopened road allowance. However, we can't change that now.

Referring to the attached Consent Sketch-Revised, it is clear that the unopened Hardie Crescent road allowance borders both the Retained Land (Cottage Lot) and the 7 acre Proposed Lot 3, both of which already have the required 60m frontage onto the existing travelled roadway Burnett's Road; and further that the other Proposed lots 1 and 2 also have more than the required frontage onto Burnett's Road. These facts have the combined effect of rendering Hardie Crescent unnecessary for the Township to retain to possibly use to access future "back lots" which may be created.

Based on the above, we would like to respectively propose to Council that 2792311 Ontario Inc be permitted to:

- a) purchase from the Township of McKellar the unopened road allowance, known as Hardie Crescent, being approximately 1.9 acres of otherwise unusable land (20m wide by approximately 380-400m in length with an irregular shape), at a reasonable price agreeable to both parties, and
- b) concurrently separate the road allowance to, in effect, create two lot additions – a) the North portion of the road allowance to be added to Proposed lot 3, and b) the South portion of the road allowance to be added to the Retained Cottage Lot to formalize what has been the historical and practical use of the land to access the cottage and garage at 211 Burnett's Road.

It is our intent that this will be an overall positive financial transaction to the Township, by effectively eliminating the building permit setback issues that currently exist, and by the purchaser bearing the cost of surveying the road allowance, alongside their existing ongoing severance survey, and provide council with the completed survey of the road allowance lands.

Thank you for considering this request, and I'm happy to answer any questions.



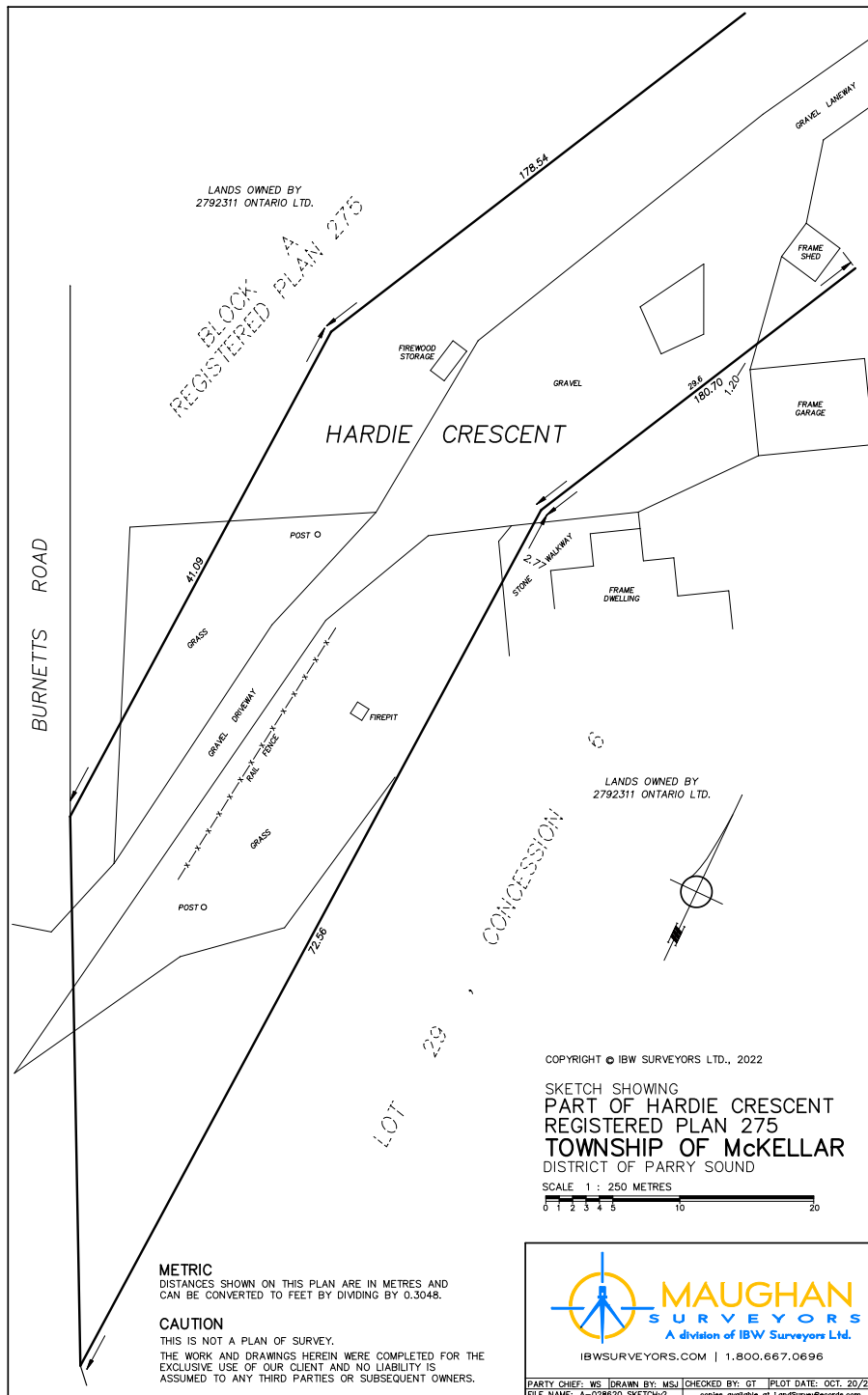
Photo - Survey Mark in relation to existing Residence at 211 Burnett's Road (Retained Lot)



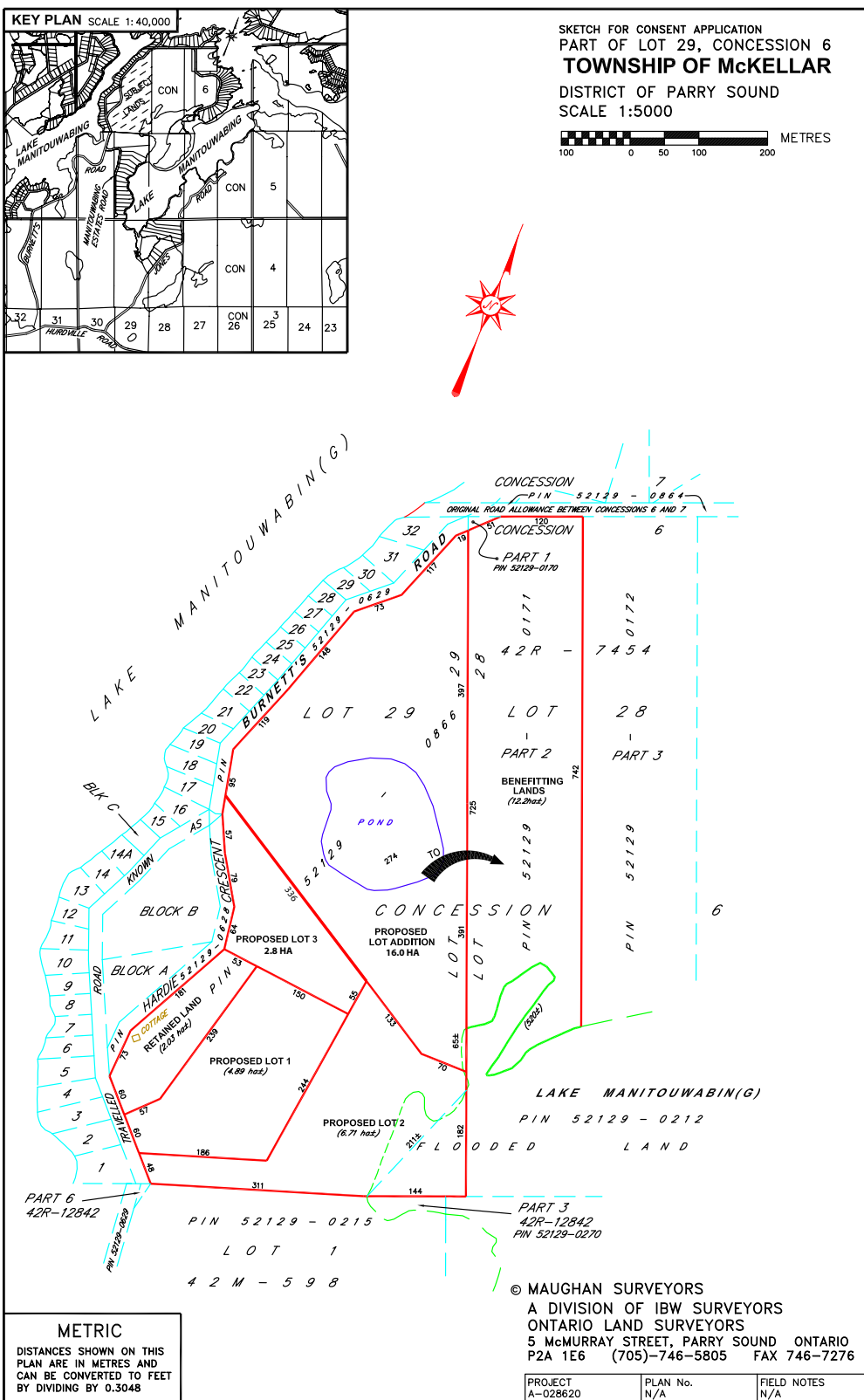
Photo – Survey Mark in relation to existing garage at 211 Burnett's Road (Retained Lot)



Sketch – Hardie Crescent showing proximity of road allowance to buildings, fence and firepit.

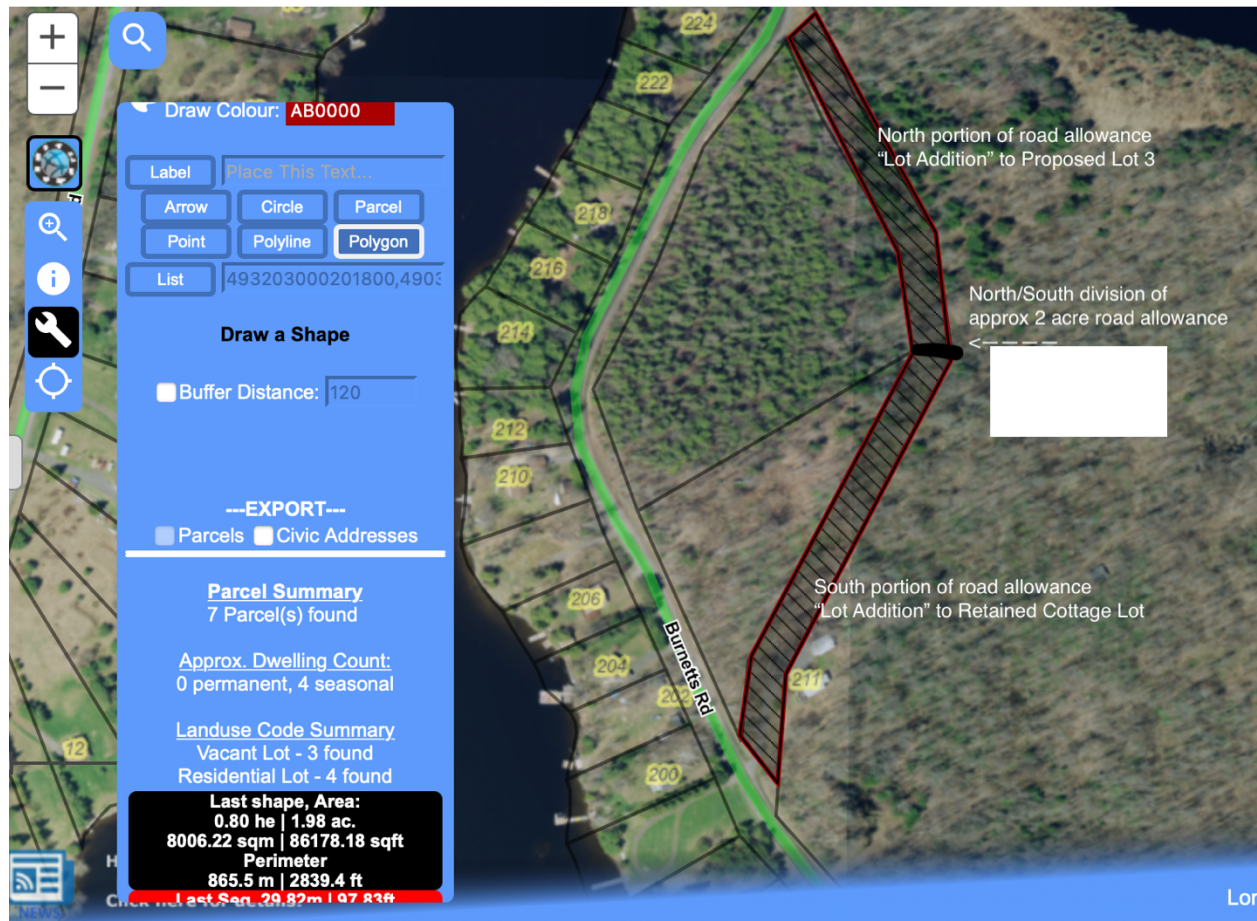


Consent Sketch – Revised – Severance Proposal B02/2022(McK)



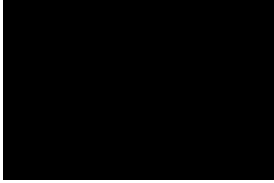


Screenshot of WPSGN – indicating North and South portions of approx 2 acre road allowance land as proposed “Lot Additions” to Proposed Lot 3 and Retained Cottage Lot.





Reka & Robert Gabor  
Roka Holdings Inc



November 27, 2022

Honorable Mayor Moore and Town Council,

This letter is in support of Brad and Moira Roberts, in our joint effort to purchase Hardie Crescent. We are neighbours at 253 Burnett's Rd, adjacent to the north of the subject property, as well as shared owners of the subject property. We support the proposal to purchase Hardie Crescent with the intent of a lot addition of the same to the subject lands as described, as this would be a reasonable and practical solution to adjustment of property lines to conform with building setbacks.

Sincerely,

A handwritten signature in black ink on a light-colored background. The signature is written in a cursive style and includes the names 'Reka' and 'Robert'.

Reka & Robert Gabor



**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Council Meeting Minutes**

**November 15, 2022**

Swearing in ceremony under Section 232 of the *Municipal Act, 2001* by the Clerk/Administrator. Declarations of Office and Oaths of Allegiance were taken by David Moore, Morley Haskim, Mike Kekkonen and Debbie Zulak for the 2022-2026 term of Council.

Mayor Moore called the meeting to order at 6:43 p.m.

**ROLL CALL**

Mayor Moore took Roll Call.

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

**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 Kekkonen**  
**Seconded by: Councillor Zulak**

**22-463** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby approve the Agenda for this Inaugural Meeting of the 2022-2026 Council as presented.

**Carried**

**Moved by: Councillor Haskim**  
**Seconded by: Councillor Zulak**

**22-464** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the November 8, 2022, Regular Meeting of Council, the November 10, 2022, Special Meeting of Council and the October 11, 2022 Regular Meeting of Council, as amended.

**Carried**

**Moved by: Councillor Kekkonen**  
**Seconded by: Councillor Zulak**

**22-465** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby adopt the following Regular Council Meeting Schedule for December 2022 and 2023;

2022 - Tuesday December 6, 2022 and Tuesday December 20, 2022;

2023 - Tuesday January 10, 2023,	Tuesday January 24, 2023,
Tuesday February 7, 2023,	Tuesday February 21, 2023,
Tuesday March 7, 2023,	Tuesday March 21, 2023,
Tuesday April 4, 2023,	Tuesday April 18, 2023,
Tuesday May 2, 2023,	Tuesday May 16, 2023,
Tuesday June 6, 2023,	Tuesday June 20, 2023,
Tuesday July 4, 2023,	Tuesday July 18, 2023,
Tuesday August 1, 2023,	Tuesday August 15, 2023,



**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Council Meeting Minutes**

**November 15, 2022**

Tuesday September 5, 2023, Tuesday September 19, 2023,  
Tuesday October 3, 2023, Tuesday October 17, 2023,  
Tuesday November 7, 2023, Tuesday November 21, 2023,  
Tuesday December 5, 2023 Tuesday December 19, 2023.

**Carried**

**Moved by: Councillor Haskim**  
**Seconded by: Councillor Zulak**

**22-466** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby instruct staff to amend the Township of McKellar Procedural By-law 2021-28 Section 4.2.1 to change Regular Meetings of Council from the second Tuesday of each month to the first and third Tuesday of each month; Except for the month of January where Regular Meetings will take place the second and fourth Tuesday of the month to account for Christmas holidays.

**Carried**

**Moved by: Councillor Zulak**  
**Seconded by: Councillor Kekkonen**

**22-467** **Be it Resolved That** the Council of the Corporation of the Township of McKellar does hereby advertise the following Christmas hours:

Municipal Office: Closed December 24, 2022 to January 1, 2023 inclusive;

Waste Transfer Station: Closed December 25, 2022, December 26, 2022 and January 1, 2023;

Public Works: Closed December 24, 2022 to January 1, 2023 (weather permitting).

**Carried**

**Moved by: Councillor Zulak**  
**Seconded by: Councillor Haskim**

**22-468** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby give all permanent staff, including those named below, a \$100.00 Christmas bonus: Andy Ward, Jan Gibson and Robert Morrison.

**Carried**

**Moved by: Councillor Haskim**  
**Seconded by: Councillor Kekkonen**

**22-469** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby authorize all members of Council to attend Councillor Training Session provided by Jeff Celentano of V.S. Municipal Solutions.

**Carried**

**Moved by: Councillor Haskim**  
**Seconded by: Councillor Zulak**

**22-470** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby authorize the following person(s) to attend the annual Rural Ontario Municipal Association (ROMA) Conference in Toronto in January 2023. All eligible costs to be paid pending invoices; (no persons).

**Carried**



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

November 15, 2022

Moved by: Councillor Kekkonen  
Seconded by: Councillor Haskim

- 22-471      **Be it Resolved** That the Council of the Corporation of the Township of McKellar, pursuant to By-law No. 2019-47, does hereby appoint Councillor Debbie Zulak as a signing officer for the Corporation in the Mayor's absence.

Carried

Moved by: Councillor Zulak  
Seconded by: Councillor Haskim

- 22-472      **Whereas** the Short Term Rental Ad-hoc Committee has hosted a public meeting and has presented a summary of its findings to Council, including recommendations moving forward; and

**Whereas** the Committee, including its resource persons, has fulfilled much of its mandate outlined in its Terms of Reference; and

**Whereas** a review of the Township of McKellar's legislation is one of those high priority recommendations that must be completed under the direction of Council decision prior to any further steps being undertaken;

**Now Therefore Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby sincerely thank those volunteers who have devoted their time, energy and expertise to aid in providing valuable information to the Council as they deliberate their next steps, one of which includes the dissolving of the STR Ad-hoc Committee at this time while Council continues its review of its planning documents.

**Division Vote**

**YEAS:** Councillor Haskim, Councillor Kekkonen, Councillor Zulak, Mayor Moore

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Nick Ryeland

Carried

Moved by: Councillor Kekkonen  
Seconded by: Councillor Haskim

- 22-473      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint the Whole of Council to sit on the Roads Committee for the present term of Council.

Carried

Moved by: Councillor Zulak  
Seconded by: Councillor Haskim

- 22-474      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint the Whole of Council to sit on the Cemetery Board for the present term of Council.

Carried

Moved by: Councillor Kekkonen  
Seconded by: Councillor Haskim

- 22-475      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint the Whole of Council and Reg Moore to sit on the Committee of Adjustment for the present term of Council.

Carried



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

November 15, 2022

**Moved by: Councillor Haskim**

**Seconded by: Councillor Kekkonen**

- 22-476**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Debbie Zulak as Council representative on the McKellar Township Public Library Board for the present term of Council.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

- 22-477**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Nick Ryeland as Council representative on the Parry Sound Area Chamber of Commerce Board for the present term of Council.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

- 22-478**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Mike Kekkonen as Council representative on the Provincial Offences Act Advisory Committee for the present term of Council.

**Carried**

**Moved by: Councillor Zulak**

**Seconded by: Councillor Haskim**

- 22-479**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Mike Kekkonen as Council representative on the 9-1-1 Operations Committee for the present term of Council. Alternate member shall be the Clerk/Administrator.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

- 22-480**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Nick Ryeland as Council representative on the West Parry Sound District Museum Board for the present term of Council.

**Deferred**

**Moved by: Councillor Zulak**

**Seconded by: Councillor Haskim**

- 22-481**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Nick Ryeland as Council representative on the McKellar Township Lake Stewardship and Environmental Committee for the present term of Council.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

- 22-482**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Mike Kekkonen as Council representative on the McKellar Township Historical Committee for the present term of Council.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Haskim**

- 22-483**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Mayor David Moore as Council representative on the West Parry



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Council Meeting Minutes

November 15, 2022

Sound Recreation and Cultural Centre Joint Municipal Services Board for the present term of Council.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Zulak**

**22-484**     **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Morley Haskim and Mayor David Moore as Council representatives on the Parry Sound Area Planning Board for the present term of Council.

**Carried**

**Moved by: Councillor Zulak**

**Seconded by: Councillor Haskim**

**22-485**     **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Mike Kekkonen as Council representative on the West Parry Sound Veterinary Unit for the present term of Council.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

**22-486**     **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Mike Kekkonen as Council representative on the Community Policing Advisory Committee for the present term of Council.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Zulak**

**22-487**     **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby nominate Councillor Morley Haskim as Council representative to the District Social Services Administration Board for the present term of Council and request support from Sched. 4, Area 3 municipalities (Municipality of McDougall, Township of Carling, Municipality of Whitestone).

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Kekkonen**

**22-488**     **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby nominate Councillor Debbie Zulak as Council representative to the Belvedere Heights Home for the Aged Board of Management for the present term of Council and request support from Area 4 municipalities (Municipality of Whitestone, Township of McMurrich-Monteith).

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Haskim**

**22-489**     **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby nominate Councillor Debbie Zulak as Council representative to the Parry Sound District Municipal Association Executive for the present term of Council and request support from Ward 3 municipalities.

**Carried**





**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Council Meeting Minutes**

**November 15, 2022**

**Moved by: Councillor Zulak**

**Seconded by: Councillor Kekkonen**

**22-490**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Morley Haskim as Council representative on the McKellar Township Recreation Committee for the present term of Council.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Zulak**

**22-491**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Morley Haskim as Council representative on the McKellar Township's 150<sup>th</sup> Sesquicentennial Ad-hoc Committee.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Haskim**

**22-492**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby nominate Nick Ryeland as Council representative to the Emergency Medical Services (EMS) Committee for the present term of Council and request support from the Township of Carling, the Municipality of McDougall and the Municipality of Whitestone.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Haskim**

**22-493**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby nominate Jamie McGarvey as representative on the Board of Health for the North Bay Parry Sound District Health Unit for the 2023-2026 term.

**Deferred**

**Moved by: Councillor Zulak**

**Seconded by: Councillor Kekkonen**

**22-494**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby authorize the Clerk/Administrator or Council designate to immediately contact the Township's solicitor to prepare an RFP for a forensic audit of the Township of McKellar's financial accounts for the previous term of Council.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Haskim**

**22-495**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby authorize the Clerk/Administrator to prepare an RFP to appoint an Integrity Commissioner.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

**22-496**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby repeal By-law 2022-43 being a By-law to Authorize Delegated Authority for Certain Acts during the Restricted Authority (Lame Duck) Council Period.

**Carried**



**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Council Meeting Minutes**

**November 15, 2022**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

- 22-497**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2022-59, being a by-law to to Appoint a Member of Council to Act in the Mayor's Absence, a First and Second reading; And further Read a Third time and Passed in Open Council this 15<sup>th</sup> day of November, 2022.

**Carried**

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

Gord Zulak spoke about Goose droppings posing a safety hazard.

**Moved by: Councillor Zulak**

**Seconded by: Councillor Haskim**

- 22-498**      **Be It Resolved** That the Council of the Corporation of the Township of McKellar, pursuant to the Municipal Act, S.O. 2001, as amended, move into closed session at 8:06 p.m. to discuss the following items;
- 22.1      Minutes of Closed Session
  - 22.2      Personal matters about an identifiable individual, including Municipal or local board employees – 239(2)(b) – staffing

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Haskim**

- 22-499**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby reconvene to Regular Council at 10:16 p.m.

**Carried**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

- 22-500**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held November 15, 2022.

**Carried**

**Moved by: Councillor Kekkonen**

**Seconded by: Councillor Haskim**

- 22-501**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2022-60, being a by-law to confirm the proceedings of Council, a First and Second reading; And further Read a Third time and Passed in Open Council this 15<sup>th</sup> day of November, 2022.

**Carried**

**Moved by: Councillor Zulak**

**Seconded by: Councillor Haskim**

- 22-502**      **Be it Resolved** That the Council of the Corporation of the Township of McKellar adjourn this meeting at 10:18 p.m. to meet again on December 6, 2022, or at the call of the Mayor.

**Carried**

---

David Moore, Mayor

---

Ina Watkinson, Clerk



**Notes from Council re. Salway**

1. Page 2 states that in the shoreline 30m setback a path to the shoreline can be constructed, out of permeable materials and stairs are only permitted if required, see proposed zoning by-law.
2. Page 2, heavy duty sediment fencing is to be placed during construction it must be placed to prevent erosion of material into the identified waterbodies, wetlands and water courses. The access road has been constructed without any erosion control in place.
3. Figure 3 (Riverstone) is to verify that access roads are permitted within the wetland and watercourse buffer areas. The access road, as constructed, may be located within the wetland buffer because there is only about 5m between the extent of the buffer area and the rear lot line of lot 3. Lot 3 and the retained lot will not be able to construct an entrance driveway without locating it in the buffer area. These access driveways should be staked out where they cross the buffer areas and be verified as satisfactory by Riverstone. The by-law will have to reflect that access roads and driveways are permitted in the wetland, watercourses and buffer zones.
4. The by-law doesn't address the setback from the wetlands (30m). The by-law should say 30m for all buildings and structures.
5. Place survey stakes at the 30m shoreline setbacks at each property boundary.

**From:** Patrick Townes  
**Sent:** November 21, 2022 2:28 PM  
**To:** David Welwood; Jamie Robinson  
**Cc:** Marilyn Cameron  
**Subject:** RE: Salway Draft By-law

***Without Prejudice***

Hi Dave,

We understand that the decision from the Township to enter into a settlement for the Zoning By-law Amendment application with our Client was deferred until such time the matter of the driveway was addressed. Following a review with our Client, we offer the following:

- The Public Works department was contacted to confirm that the entrance location off of Fox Farm Road was appropriate. This was confirmed.
- Tree removal associated with the driveway was completed in March of 2022.
- The driveway was completed in July of 2022.
- The property is currently zoned to permit a single detached dwelling on the property, as-of-right. A dwelling would generally require driveway access.
- It is our understanding that the Township does not have a site alteration by-law or a tree cutting by-law that would regulate a new driveway on the property.
- Out of an abundance of caution, tree removal occurred outside the restricted timing window indicated in the Site Evaluation Report prepared by Riverstone (i.e. restricted between April 1 and August 31).
- The Site Evaluation Report recommends that dwellings and accessory buildings be located 30 metres from a wetland. It does not recommend that the driveway be 30 metres from the wetlands.
- The attached figure shows the location of the installed driveway using the updated aerial photography from google to interpret the location of the driveway. The installed driveway is outside of the wetland boundaries.
- There are no implications to the Zoning By-law Amendment application and decision based on the installation of the driveway, and site alteration is not a consideration under Section 34 of the Planning Act.

We trust this response addresses the comment and we can proceed with the settlement on the Zoning By-law Amendment application.

Please let us know if you require anything further from our end.

Thanks,

Patrick

**PATRICK TOWNES, BA, BEd | Associate**

*I am currently working remotely and it is best to reach me at [ptownes@mhbcplan.com](mailto:ptownes@mhbcplan.com) or 705-309-4712.*

## **MHBC** Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | C 705 309 4712 | F 705 728 2010 | [ptownes@mhbcplan.com](mailto:ptownes@mhbcplan.com)

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**From:** Patrick Townes <[ptownes@mhbcplan.com](mailto:ptownes@mhbcplan.com)>  
**Sent:** December 1, 2022 1:23 PM  
**To:** Marilyn Cameron <[mcameron@jlrichards.ca](mailto:mcameron@jlrichards.ca)>; Jamie Robinson <[jrobinson@mhbcplan.com](mailto:jrobinson@mhbcplan.com)>  
**Cc:** David Welwood <[dwelwood@jlrichards.ca](mailto:dwelwood@jlrichards.ca)>  
**Subject:** RE: Salway Draft By-law

*Without Prejudice*

Hi Marilyn,

We had an opportunity to consult with RiverStone to review Council's comments and to review the information pertaining to the Salway Consent file, and offer the following response:

- The road is not located within a wetland.
- The locations of the wetlands have been georeferenced and it has been confirmed that the northern wetland is located further from the road than originally identified. An updated figure is attached.
- A condition of the provisional Consent approval ensures the protection of the wetlands as a Consent Agreement is necessary that implements the recommendations of the Site Evaluation Report prepared in 2019. Accordingly, the environmental consultant must ensure that the recommendations of his report have been implemented prior to the execution of the Consent Agreement. The new lots cannot be registered until this occurs.

If you have any questions, please do not hesitate to give us a call.

Patrick

**PATRICK TOWNES**, BA, BEd | Associate

*I am currently working remotely and it is best to reach me at [ptownes@mhbcplan.com](mailto:ptownes@mhbcplan.com) or 705-309-4712.*

**MHBC Planning, Urban Design & Landscape Architecture**

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**From:** Marilyn Cameron <[mcameron@jlrichards.ca](mailto:mcameron@jlrichards.ca)>  
**Sent:** November 24, 2022 12:54 PM

**To:** Patrick Townes <[ptownes@mhbcplan.com](mailto:ptownes@mhbcplan.com)>; Jamie Robinson <[jrobinson@mhbcplan.com](mailto:jrobinson@mhbcplan.com)>  
**Cc:** David Welwood <[dwelwood@jlrichards.ca](mailto:dwelwood@jlrichards.ca)>  
**Subject:** RE: Salway Draft By-law

Hi Patrick and Jamie,

Thanks for your comments here. We have one note to follow up with. Please note this is without prejudice.

Council has requested that RiverStone verify that they have no concerns with 1) the construction of the road / access driveways within the wetland and watercourse buffer areas and 2) the presence or lack of any erosion control related to its construction. Could you reach out to RiverStone for confirmation of this related to what you've shared below?

We'd appreciate confirmation ahead of the upcoming Council meeting Dec 6.

Let us know if you have any questions.

Thanks,

Marilyn

**Marilyn Cameron, Msc**  
Planner

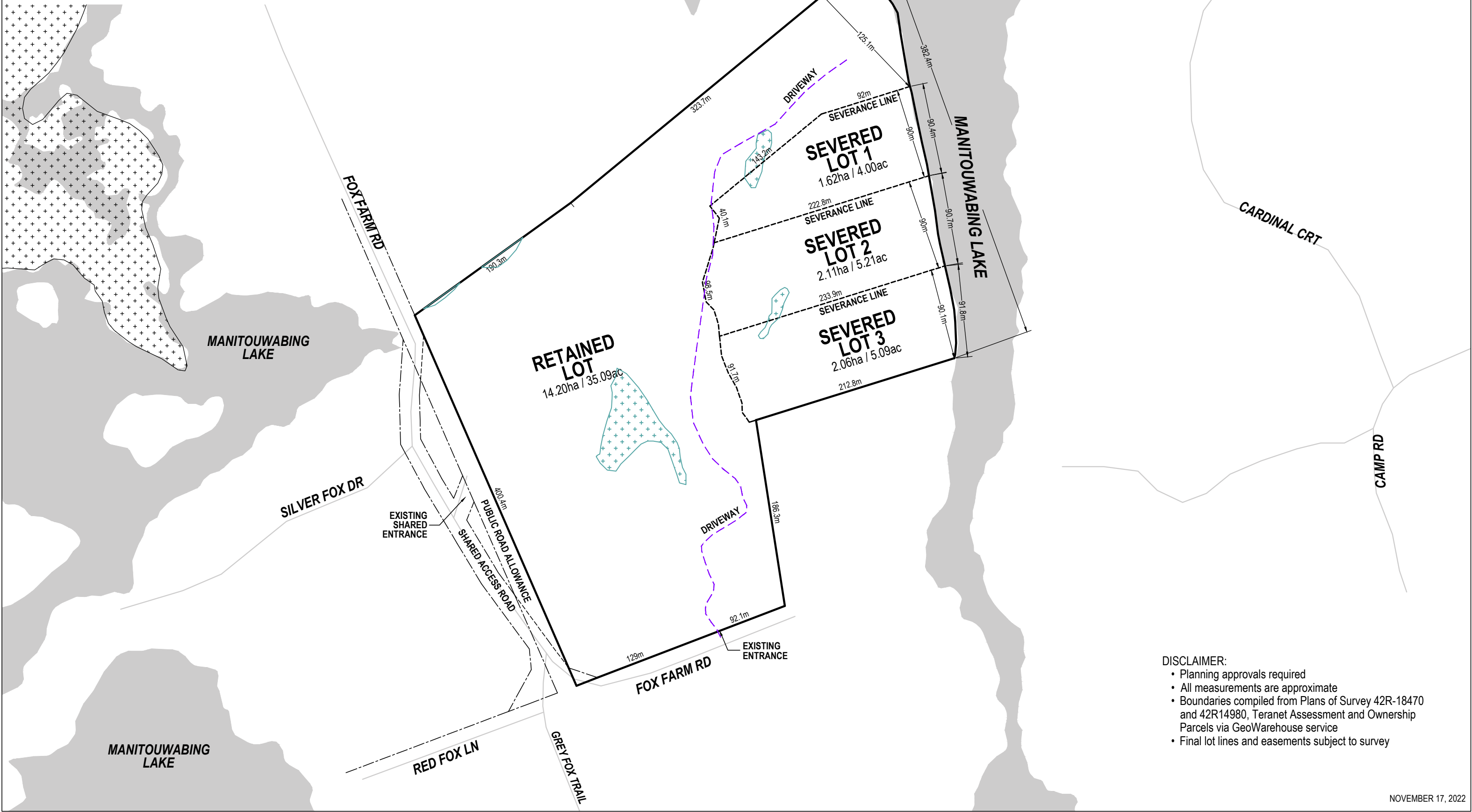
J.L. Richards & Associates Limited  
107 - 450 Speedvale Ave. West, Guelph, ON N1H 7Y6  
Direct: 226-780-7478



CON 9 PT LOTS 24 & 25, McKELLAR

# LOT CONFIGURATION SKETCH

- DRIVEWAY BASED ON AERIAL INTERPRETATION (GOOGLE, 08/22)
- + + + WETLAND BASED ON RIVERSTONE SITE EVALUATION REPORT (12/21)



DISCLAIMER:

- Planning approvals required
- All measurements are approximate
- Boundaries compiled from Plans of Survey 42R-18470 and 42R14980, Teranet Assessment and Ownership Parcels via GeoWarehouse service
- Final lot lines and easements subject to survey

**CORPORATION OF THE TOWNSHIP OF McKELLAR  
BY-LAW NO. 2022-25**

---

**A By-law to amend By-law No. 95-12, the Zoning By-law  
for Part of Lots 24 and 25, Concession 9 (Salway)**

---

**WHEREAS** Section 34 of the *Planning Act* authorizes municipalities to amend Zoning By-laws;

**AND WHEREAS** By-law 95-12 was enacted by the Corporation of the Township of McKellar to regulate land use within the Municipality;

**NOW THEREFORE** the Ontario Land Tribunal enacts as follows;

**HEREBY ENACTS AS A BY-LAW OF THE CORPORATION AS FOLLOWS**

1. Schedule "A" Sheet "1" of By-law No. 95-12 as amended is hereby further amended by rezoning Part of Lots 24 and 25, Concession 9, from the Rural (RU) Zone to the Special Provision \_\_\_\_\_ (SP-\_\_) Zone in accordance with Schedule "1" to this By-law.
2. Section 16 (Special Provisions) of By-law 95-12 as amended is hereby further amended by adding the following paragraph at the end of the section (16.52):

"Notwithstanding the requirements of this By-law, a single detached dwelling and associated accessory buildings and structures are permitted on Part of Lots 24 and 25, Concession 9, within the SP-\_\_ Zone, on the Middle River identified on Schedule 'A' Sheet "1" subject to the following provisions:

- a. No development or site alteration shall be permitted within 30m of any wetland;
- b. No development or site alteration shall be permitted within 15m of any watercourse other than the shoreline;
- c. A minimum front yard of 30 metres for primary dwellings and all accessory structures from the high-water mark, excepting the following:
  - i. A path to the shoreline which should be constructed out of permeable materials and meander
  - ii. A detached, open-air deck is permitted within the front yard provided that the deck is less than 30 square metres and that the height of the floor of the deck is less than 2 metres above the average grade for the purposes of the open-air deck;



- iii. Stairs and landings not exceeding a width of 1.6 metres are permitted within the front yard;
- iv. A dock shall be permitted subject to the following regulations:
  - 1. The maximum length of a dock should not exceed 15 metres or 25% of the width of the channel whichever is more restrictive;
  - 2. The cumulative width of a dock, including fingers, cannot exceed 10 metres;
  - 3. The maximum area of a dock ramps shall not exceed 60 square metres (decking area of dock only) excluding any docks adjacent to boathouses); and,
  - 4. Permission is obtained from any government organization having approval authority.
- d. Storage of debris and materials used during construction shall not be placed within the 30 metre front yard setback.
- e. Sediment and erosion control works, in the form of heavy-duty sediment fencing shall be positioned along the downgradient edge of any construction envelopes adjacent to wetlands, shorelines or watercourses.
- f. The development is subject to all other applicable general provisions and zone requirements for the Waterfront Residential 2 (WF2) Zone.”

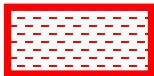
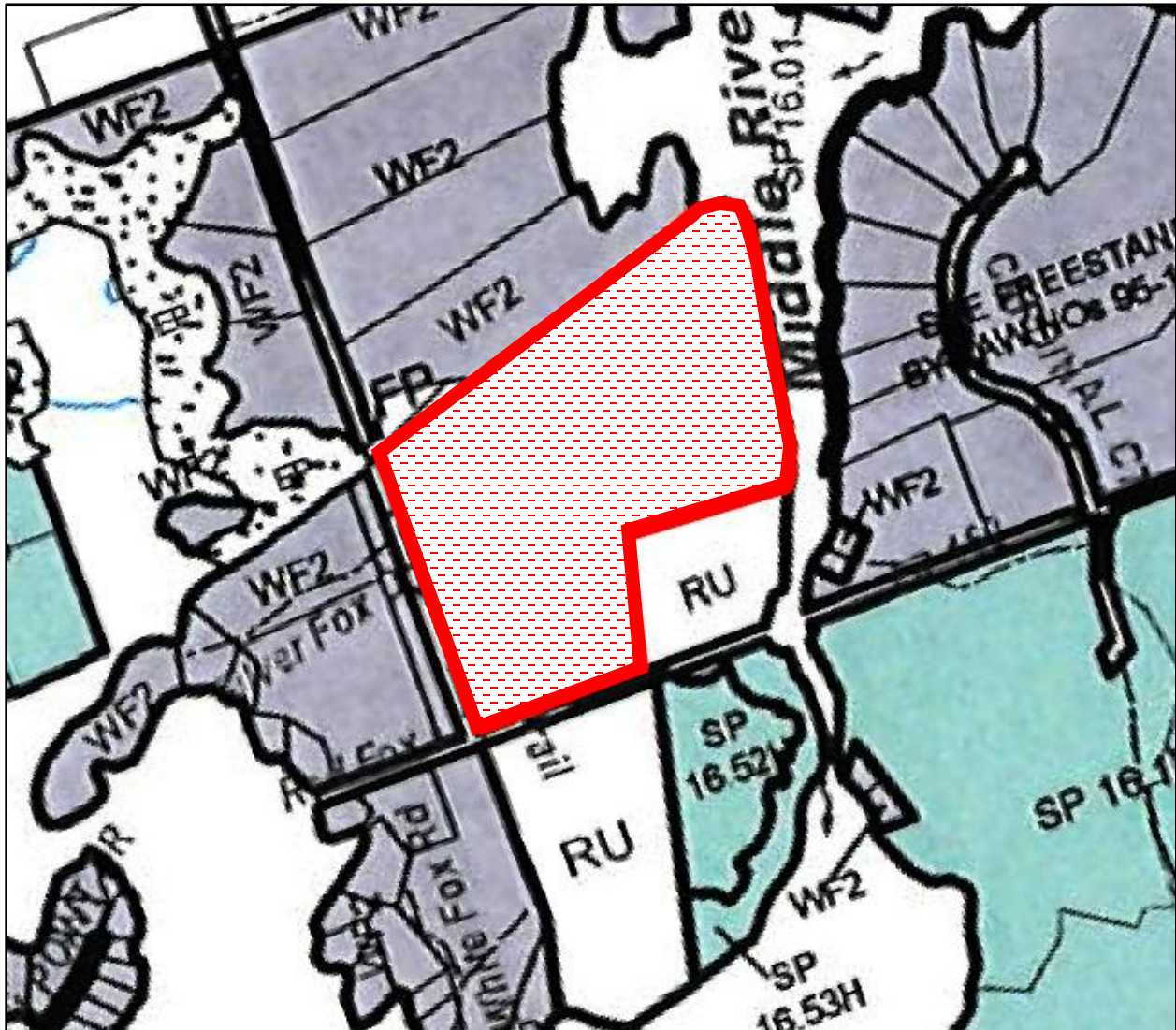
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ , 2022

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Member, Ontario Land Tribunal



**CORPORATION OF THE TOWNSHIP OF McKELLAR  
SCHEDULE "1" TO BY-LAW NO. 2022-25**



LANDS TO BE REZONED FROM RURAL (RU) TO SPECIAL  
PROVISION \_\_\_\_ (SP-\_\_)

**THIS IS SCHEDULE "1" TO BY-LAW NO. 2022-25**

**TOWNSHIP OF MCKELLAR**

**APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022**

\_\_\_\_\_  
Member, Ontario Land Tribunal

**\*\*This Consent Agreement has been revised, see Agreement following Russell Christie Letter dated Dec. 2/22. \*\***

**CONSENT AGREEMENT**

THIS AGREEMENT made between:

1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

hereinafter called the "Owner"  
OF THE FIRST PART

- AND -

THE CORPORATION OF THE TOWNSHIP OF McKELLAR

hereinafter called the "Municipality"  
OF THE SECOND PART

WHEREAS the lands affected by this Agreement are the lands described in Schedule "A" hereto annexed;

AND WHEREAS the Owner obtained, from the Parry Sound Area Planning Board (File B07/2022) approval of a consent to sever the subject lands (the "Severance Approval"), the purpose of which is to provide for the creation of three new lots (for a total of four lots, three Severed Lots and one Retained Lot and which may hereinafter be referred to as the "Lots") accessed off a private right-of-way;

AND WHEREAS the conditions to approval require the Owner to enter into this agreement pursuant to section 53 of the *Planning Act*, and to register such agreement on title to the subject lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and for other good and valuable consideration (the receipt whereof is hereby acknowledged), the parties hereto covenant and agree with one another as follows:

1. SCOPE OF AGREEMENT

- 1.1 DESCRIPTION OF LANDS – The Lands affected by this Agreement are the lands described in Schedule "A" (hereinafter referenced as "the Subject Lands").
- 1.2 CONFORMITY WITH AGREEMENT - The Owner covenants and agrees that no development of or work shall be performed on the said lands except in compliance with:
  - a) the provisions of this Agreement;
  - b) all applicable Municipal By-laws including and all Provincial Legislation; and
  - c) all of the recommendations set out in the Site Evaluation Report prepared by Riverstone Environmental Solutions Inc, dated December 22, 2021.
- 1.3 SCHEDULES ATTACHED - The following schedules are attached to this Agreement:
  - Schedule "A" - Legal Description
  - Schedule "B" - Site Evaluation Report - Riverstone Environmental Solutions Inc, dated December 22, 2021.
  - Schedule "C" – Cash Deposits and Payments

2. CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY THE MUNICIPALITY

2.1 Prior to the execution of this Agreement by the Municipality, the Owner shall:

- a) Taxes - have paid all municipal tax bills issued and outstanding on the said lands;
- b) Land Ownership - be the registered owner in fee simple of the lands described in section 1.1;
- c) Postponements Mortgage/Charge - have filed with the municipal solicitor, at the discretion of the Municipality, a postponement of any Mortgage/Charge in favor of this agreement including:

i) No mortgages as of October 19, 2022.

The Township may accept a solicitor's undertaking to obtain and register such postponements;

- d) Cash Deposits & Cash Payments – have delivered to the Municipality all cash deposits and cash payments required by Schedule “C” attached.

3. SPECIAL PROVISIONS

3.1 Private Road - The Owner hereby acknowledges that:

- a) access to the subject lands is provided by a road which is not maintained year round by the Municipality, and specifically the Retained Lot fronts onto Fox Farm Road which is a municipally-owned unassumed road allowance and which is not maintained by the Municipality, and the Severed Lots will be provided with access to Fox Farm Road by way of a privately-owned right-of-way which is not owned or maintained by the Municipality;
- b) the Municipality does not have any obligation or responsibility whatsoever for the maintenance, upgrade, care and/or use of the municipally-owned unassumed road allowance known as Fox Farm Road or the privately-owned right-of-way to be created for access to the Severed Lots;
- c) the Municipality does not have any obligation or responsibility to provide, and does not or will not provide, municipal services to the Subject Lands such as, but not necessarily limited to, snowplowing, emergency services, garbage pick-up and/or school bussing; and
- d) unless the Owner enters into a separate Licence Agreement with the Municipality permitting the Owner to construct or maintain improvements (including, but not necessarily limited to, a road) on or over the municipally-owned unassumed road allowance known as Fox Farm Road, the Owner has no rights to construct or maintain any improvements on said municipally-owned unassumed road allowance

3.2 Site Plan – The Owner hereby acknowledges that the Subject Lands are subject to site plan control approval prior to any development occurring thereon. Among other things such site plan control approval will include consideration and application of the recommendations in the Riverstone Report referenced in section 1.2(c).

3.3 Survey Stakes – The Owner shall cause survey stakes to be placed to demarcate the 30 metre front yard shoreline setback on the boundaries of each of the Lots.

4. CASH IN LIEU OF PARKLAND

4.1 As a condition of approval of the consents, the Owner shall pay a fee in lieu of parkland dedication in the amount of 5% of the appraised value of each new lot, the total fee being \$ [REDACTED], as more particularly described in Schedule "C".

**Commented [PT1]:** Municipality to confirm.

5. REGISTRATION OF AGREEMENT AND OTHER DOCUMENTS

5.1 The parties hereto consent to the registration of this Agreement by the Municipality upon the title of the said lands, which registration shall be included as a legal expense to the Owner. The Owner further agrees that he will execute such further and other documents, consents, or applications as may be reasonably required by the solicitor for the Municipality for the purpose of any registration against the said lands, or for the purpose of giving effect to the provisions required under this Development Agreement.

**Commented [JB2R1]:** The Owner will need to deliver the appraisals to the Municipality so that the fee can be calculated and included in this section and Schedule "C" before the Agreement is finalized. The parkland dedication fee will need to be paid to the Municipality prior to the Municipality executing this Agreement.

6. EXPENSES TO BE PAID BY OWNER

6.1 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.

6.2 The Owner shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, (or Landscape Architect or Engineer, if applicable) in connection with all work to be performed as a result of the provisions of this Agreement.

6.3 All expenses for which demand for payment has been made by the Municipality shall bear interest at the rate of 12% per annum commencing 30 days after demand.

6.4 In the event that the Municipality, acting reasonably, finds it is necessary to engage the services of an engineer or technical personnel not permanently employed by the Municipality, to review the plans of the Owner, and/or carry out on-site inspections of the work performed, the Municipality will advise the Owner accordingly of this need, and the costs of such outside engineers so engaged shall be the responsibility of the Owner. The Municipality may require a deposit for this purpose.

7. CASH DEPOSITS AND PAYMENTS – SCHEDULE "C"

7.1 The Owner shall lodge with the Municipality those cash deposits and payments more particularly described in Schedule "C", and at the dates specified therein.

7.2 In the event that the expenses of the Municipality exceed the amount of the cash deposits set out in Schedule "C" attached, the Owner shall pay such excess charges within 30 days after demand by the Municipality, or if less, such excess deposit shall be refunded upon acceptance of the Municipal Services and the satisfaction by the Owner of all other obligations under this Agreement.

7.3 If the costs of completing such work or service, exceeds the amount of cash deposits held by the Municipality, such excess shall be paid by the Owner to the Municipality 30 days after invoicing by the Municipality. All overdue accounts shall bear interest at the rate of 12% per annum.

8. INDEMNIFICATION FROM LIABILITY AND RELEASE

8.1 The Owner covenants and agrees with the Municipality, on behalf of itself, its successors in title and assigns, to indemnify and save harmless the Municipality,

and its employees, officers, directors, agents, servants and invitees, 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 or by reason of the failure of the Owner or its successors in title and assigns to comply with and/or fulfil its obligations hereunder and without limitation those obligations set out in section 1.2.

8.2 The Owner further covenants and agrees to release and forever discharge the Municipality, and its employees, officers, directors, agents, servants and invitees, 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 Municipality to carry out any of its obligations under this Agreement, or, as a result of the Municipality 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 Municipality, its servants, agents or subcontractors.

8.3 The Owner further covenants and agrees to release and forever discharge the Municipality, and its employees, officers, directors, agents, services and invitees, from and against any and all loss, liability, damages, costs and expenses of every nature and kind whatsoever that are asserted against or suffered or incurred by the Municipality arising from or as a result of the exercise by the Owner of the use of the municipally-owned unassumed road allowance known as Fox Farm Road, or the privately-owned right-of-way which will provide access to the Severed Lots, or arising from or as a result of any act or omission of the Owner resulting from or relating to damage to property or injury or death to individuals. If the Municipality shall, without fault on its part, be made a party to any action, application or other legal proceeding commenced against it and the Owner, the Owner shall indemnify and save harmless the Municipality, and shall defend such action, application or other legal proceeding in the name of the Municipality, or at the option of the Municipality, pay all costs, expenses and legal fees (on a full indemnity basis) incurred by the Municipality, to defend any such action, application or other legal proceeding so that the Municipality shall suffer no loss or harm in connection with such action, application or other legal proceeding.

9. NOTICE TO PARTIES

- 9.1 Any Notice to be given by any party under this Agreement may be given by:
- a) personal service on the parties hereto,
  - b) prepaid registered mail addressed to the other party at their last known address and which shall be deemed to have been received three (3) business days after mailing, or
  - c) by telecopier message (fax machine) and such telecopier message shall be deemed to have been received the day it was sent up to the hour of 4:30 p.m. and any time a telecopier message is sent thereafter, it shall be deemed to be received on the following day.

9.2 For the purposes of the foregoing, the addresses for the parties to this Agreement are as follows:

Owner: 1467702 Ontario Limited

\_\_\_\_\_

\_\_\_\_\_

2684319 Ontario Inc.

\_\_\_\_\_  
\_\_\_\_\_  
Municipality: P.O. Box 69, 701 Highway 124  
McKellar, ON P0G 1C0  
Attention: Clerk/Administrator

10. TIME OF THE ESSENCE

10.1 The parties hereto agree that time shall be of the essence in this Agreement.

11. ESTOPPEL OF OWNER

11.1 The Owner agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative tribunal, the right of the Municipality to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceedings.

12. INTERPRETATION

12.1 It is hereby agreed that in construing these presents the word "Owner" and the personal pronoun "he" or "his" relating thereto and used therewith, shall be read and construed as "Owner" and "his", "hers", "its" or "their" respectively as the number and gender of the party or parties referred to in each case requires and the number of the verb agreeing therewith shall be so construed as agreeing with the said word or pronoun so substituted.

12.2 And that all covenants, liabilities and obligations entered into and imposed hereunder upon the Owner shall be equally binding upon his, her, its or their heirs, executors, administrators and assigns, or successors and assigns as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK



THIS AGREEMENT shall ensure 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 parties hereto have executed this Agreement on the following dates:

By the Owner on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

1467702 ONTARIO LIMITED

Per: \_\_\_\_\_  
Name:  
Title:

I have authority to bind the corporation.

2684319 ONTARIO INC

Per: \_\_\_\_\_  
Name:  
Title:

I have authority to bind the corporation.

By The Corporation of the Township of McKellar on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

THE CORPORATION OF THE  
TOWNSHIP OF McKELLAR

Per: \_\_\_\_\_  
Name: Peter Hopkins  
Title: Mayor

Per: \_\_\_\_\_ c/s  
Name: Ina Watkinson  
Title: Clerk/Administrator

We have the authority to bind the corporation.

**SCHEDULE "A"**

THIS IS SCHEDULE "A" TO THE CONSENT AGREEMENT BETWEEN THE CORPORATION  
OF THE TOWNSHIP OF McKELLAR AND  
1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

LEGAL DESCRIPTION OF LANDS

PCL 8632 SEC SS; PT LT 25 CON 9 MCKELLAR AS IN LT43934 (FIRSTLY), EXCEPT PT 1  
42R14980; T/W ROW OVER PT LT 26 CON 9 PT 542R18470 AS IN GB18507; T/W ROW  
OVER PT LT 26 CON 9 PT 6 42R18470 AS IN GB18511; T/W ROW OVER PT LT 26 CON 9  
PTS 11 & 1242R18470 AS IN GB18514; T/W ROW OVER PT LT 26 CON 9 PTS 2,3 & 4  
42R18470 AS IN GB18515; S/T ROW OVER PT LT 25 CN 9 PT 142R18470 AS IN GB18517;  
MCKELLAR, being all of PIN 52128-0392 (LT)

PT LT 24 CON 9 MCKELLAR AS IN RO23244 EXCEPT PT 34 42R14980; MCKELLAR, being  
all of PIN 52128-0728 (LT)

**SCHEDULE "B"**

THIS IS SCHEDULE "B" TO THE CONSENT AGREEMENT BETWEEN THE CORPORATION  
OF THE TOWNSHIP OF McKELLAR AND  
1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

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Site Evaluation Report - Riverstone Environmental Solutions Inc. dated December 22, 2021.

This document, prepared by Riverstone Environmental Solutions Inc., dated December 22, 2021, is hereby incorporated into this Agreement as part of this Schedule "B". Copies of this document are available at the Township of McKellar offices, 701 Highway 124, McKellar, Ontario, Monday to Friday, during regular business hours.

SCHEDULE "C"

THIS IS SCHEDULE "B" TO THE CONSENT AGREEMENT BETWEEN THE CORPORATION  
OF THE TOWNSHIP OF McKELLAR AND  
1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

CASH DEPOSITS AND CASH PAYMENTS

The Owner shall, on the dates specified herein, lodge with the Municipality the following described cash deposits:

1. CASH DEPOSITS/PAYMENT – FOR THE MUNICIPALITY

The following cash deposits are estimates only and are to be paid to the Municipality prior to the execution of this Agreement by the Municipality, except where otherwise noted. In the event that the actual costs incurred by the Municipality exceed the deposits, such excess shall be invoiced to the Owner and be due and payable 30 days after demand:

A. Cash Deposits

For the municipality’s legal, planning and engineering expenses (including for preparation and negotiation of the herein Agreement)	Owner to be invoiced
---	----------------------

B. Cash in Lieu of Parkland

5% of the appraised value of each new lot:

Severed Lot 1 - \$	
Severed Lot 2 - \$	
Severed Lot 3 - \$	
Total cash in lieu of parkland -	\$

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# Russell, Christie, LLP

Barristers & Solicitors

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**\*\*Added to Agenda  
Package Dec. 5/22 -  
Revised Draft Consent  
Agreement due to passing  
of Bill 23\*\***

W.D. (Rusty) Russell, Q.C., (1925-2019)  
Douglas S. Christie, B.A., LL.B., Retired  
William S. Koughan, LL.B.  
Edward B. Veldboom, MSc. Pl. LL.B.

Michael F. Sirdevan, B.A. (Hons), LL.B.  
Jennifer E. Biggar, B.A., (Hons), J.D.  
Tugba Karademir, OLY, B.A. (Hons), J.D.

December 2, 2022

Please reply to: Jennifer E. Biggar, Ext. 224  
Email: [jbiggar@russellchristie.com](mailto:jbiggar@russellchristie.com)

## Sent by Email

The Corporation of the  
Township of McKellar  
701 Hwy. 124, P.O. Box 69  
MCKELLAR, ON, P0G 1C0

**Attention: Ms. Ina Watkinson and Ms. Karlee Britton**

Dear Ms. Watkinson and Ms. Britton:

**Re: Township of McKellar – Salway Planning Matter – Consent Agreement  
Our File 64-103-044**

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Please find enclosed a revised draft Consent Agreement for the consideration of Council at its December 6, 2022. The revised draft Zoning By-law Amendment for Council's consideration has already been provided to you under separate cover.

As noted to you previously, we have revised the draft Consent Agreement to reflect Council's comments at its last meeting, and also in light of the passing of Bill 23, which received royal assent on November 28, 2022.

Bill 23 has amended the definition of "development" in section 41 of the *Planning Act* such that residential developments with 10 or fewer residential units are no longer subject to site plan control. We have therefore expanded the terms in the Consent Agreement to expressly include all of the environmental recommendations set out in Riverstone Environmental's Site Evaluation Report. While a Consent Agreement is not included in the definition of "all applicable law" under the *Building Code Act*, and therefore a Chief Building Official cannot require compliance with a Consent Agreement prior to issuing a building permit, the Consent Agreement is the best tool we have in this circumstance to require that all future development proceeds in accordance with the environmental recommendations. I note that the Consent Agreement will be binding on the current owner and the intention is that it will be registered on title to the property(ies) and will bind future owners.

We look forward to receipt of Council's instructions, confirming whether we have authorization to forward the draft Minutes of Settlement and draft Zoning By-law Amendment as a proposed settlement of the Ontario Land Tribunal proceeding to the appellant and its lawyer/planner for their review, as well as forwarding to them the draft Consent Agreement for their review as part of the terms of the conditional consent granted by the Planning Board.

505 Memorial Ave., Box 158, Orillia, ON L3V 6J3

Tel: 705-325-1326, Fax: 705-327-1811

Website: [www.russellchristie.com](http://www.russellchristie.com) General Email: [info@russellchristie.com](mailto:info@russellchristie.com)



Should Council have any questions or concerns for myself, or for J.L. Richards and Associates, please do not hesitate to contact either one of us.

Yours very truly,

A handwritten signature in black ink, appearing to read "J E Biggar". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

JENNIFER E. BIGGAR

JEB/

Encl.

**CONSENT AGREEMENT**

THIS AGREEMENT made between:

1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

hereinafter called the "Owner"  
OF THE FIRST PART

- AND -

THE CORPORATION OF THE TOWNSHIP OF McKELLAR

hereinafter called the "Municipality"  
OF THE SECOND PART

WHEREAS the lands affected by this Agreement are the lands described in Schedule "A" hereto annexed;

AND WHEREAS the Owner obtained, from the Parry Sound Area Planning Board (File B07/2022) approval of a consent to sever the subject lands (the "Severance Approval"), the purpose of which is to provide for the creation of three new lots (for a total of four lots, three Severed Lots and one Retained Lot and which may hereinafter be referred to as the "Lots") accessed off a private right-of-way;

AND WHEREAS the conditions to approval require the Owner to enter into this agreement pursuant to section 53 of the *Planning Act*, and to register such agreement on title to the subject lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and for other good and valuable consideration (the receipt whereof is hereby acknowledged), the parties hereto covenant and agree with one another as follows:

1. SCOPE OF AGREEMENT

1.1 DESCRIPTION OF LANDS – The Lands affected by this Agreement are the lands described in Schedule "A" (hereinafter referenced as "the Subject Lands").

1.2 CONFORMITY WITH AGREEMENT - The Owner covenants and agrees that no development of or work shall be performed on the said lands except in compliance with:

- a) the provisions of this Agreement;
- b) all applicable Municipal By-laws including and all Provincial Legislation; and
- c) all of the recommendations set out in the Site Evaluation Report prepared by Riverstone Environmental Solutions Inc, dated December 22, 2021.

1.3 SCHEDULES ATTACHED - The following schedules are attached to this Agreement:

Schedule "A" - Legal Description  
Schedule "B" - Site Evaluation Report - Riverstone Environmental Solutions Inc, dated December 22, 2021.  
Schedule "C" – Cash Deposits and Payments  
Schedule "D" – Environmental Recommendation Conditions

2. CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY THE MUNICIPALITY

2.1 Prior to the execution of this Agreement by the Municipality, the Owner shall:

- a) Taxes - have paid all municipal tax bills issued and outstanding on the said lands;
- b) Land Ownership - be the registered owner in fee simple of the lands described in section 1.1;
- c) Postponements Mortgage/Charge - have filed with the municipal solicitor, at the discretion of the Municipality, a postponement of any Mortgage/Charge in favor of this agreement including:
  - i) No mortgages as of October 19, 2022.

The Township may accept a solicitor's undertaking to obtain and register such postponements;

- d) Cash Deposits & Cash Payments – have delivered to the Municipality all cash deposits and cash payments required by Schedule “C” attached.

- ~~d)e)~~ Riverstone Environmental Solutions Inc. Letter – have delivered to the Municipality a letter from Riverstone Environmental Solutions Inc. which confirms that all of the recommendations of its report dated December 22, 2021 have been incorporated into the terms of this Agreement, which letter shall be satisfactory to the Municipality in its sole discretion.

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3. SPECIAL PROVISIONS

3.1 Private Road - The Owner hereby acknowledges that:

- a) access to the subject lands is provided by a road which is not maintained year round by the Municipality, and specifically the Retained Lot fronts onto Fox Farm Road which is a municipally-owned unassumed road allowance and which is not maintained by the Municipality, and the Severed Lots will be provided with access to Fox Farm Road by way of a privately-owned right-of-way which is not owned or maintained by the Municipality;
- b) the Municipality does not have any obligation or responsibility whatsoever for the maintenance, upgrade, care and/or use of the municipally-owned unassumed road allowance known as Fox Farm Road or the privately-owned right-of-way to be created for access to the Severed Lots;
- c) the Municipality does not have any obligation or responsibility to provide, and does not or will not provide, municipal services to the Subject Lands such as, but not necessarily limited to, snowplowing, emergency services, garbage pick-up and/or school bussing; and
- d) unless the Owner enters into a separate Licence Agreement with the Municipality permitting the Owner to construct or maintain improvements (including, but not necessarily limited to, a road) on or over the municipally-owned unassumed road allowance known as Fox Farm Road, the Owner has no rights to construct or maintain any improvements on said municipally-owned unassumed road allowance

~~3.2 Site Plan – The Owner hereby acknowledges that the Subject Lands are subject to site plan control approval prior to any development occurring thereon. Among other things such site plan control approval will include consideration and~~

application of the recommendations in the Riverstone Report referenced in section 4.2(e).

3.2 Environmental Recommendation Conditions – Further to the terms of this Agreement, the Owner covenants and agrees that no development of, or work shall be performed on, the said lands except in compliance with all of the environmental recommendations set out in the Site Evaluation Report prepared by Riverstone Environmental Solutions Inc., dated December 21, 2022, which are more particularly set out in Schedule “D” hereto.

3.3 Survey Stakes – The Owner shall cause survey stakes to be placed to demarcate the 30 metre front yard shoreline setback on the boundaries of each of the Lots.

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4. CASH IN LIEU OF PARKLAND

4.1 As a condition of approval of the consents, the Owner shall pay a fee in lieu of parkland dedication in the amount of 5% of the appraised value of each new lot, the total fee being \$[REDACTED], as more particularly described in Schedule “C”.

Commented [PT1]: Municipality to confirm.

Commented [JB2R1]: The Owner will need to deliver the appraisals to the Municipality so that the fee can be calculated and included in this section and Schedule "C" before the Agreement is finalized. The parkland dedication fee will need to be paid to the Municipality prior to the Municipality executing this Agreement.

5. REGISTRATION OF AGREEMENT AND OTHER DOCUMENTS

5.1 The parties hereto consent to the registration of this Agreement by the Municipality upon the title of the said lands, which registration shall be included as a legal expense to the Owner. The Owner further agrees that he will execute such further and other documents, consents, or applications as may be reasonably required by the solicitor for the Municipality for the purpose of any registration against the said lands, or for the purpose of giving effect to the provisions required under this Development Agreement.

6. EXPENSES TO BE PAID BY OWNER

- 6.1 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.
- 6.2 The Owner shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, (or Environmental Consultant, Landscape Architect or Engineer, if applicable) in connection with all work to be performed as a result of the provisions of this Agreement.
- 6.3 All expenses for which demand for payment has been made by the Municipality shall bear interest at the rate of 12% per annum commencing 30 days after demand.
- 6.4 In the event that the Municipality, acting reasonably, finds it is necessary to engage the services of an engineer or technical personnel not permanently employed by the Municipality, to review the plans of the Owner, and/or carry out on-site inspections of the work performed, the Municipality will advise the Owner accordingly of this need, and the costs of such outside engineers so engaged shall be the responsibility of the Owner. The Municipality may require a deposit for this purpose.

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7. CASH DEPOSITS AND PAYMENTS – SCHEDULE “C”

7.1 The Owner shall lodge with the Municipality those cash deposits and payments more particularly described in Schedule “C”, and at the dates specified therein.

- 7.2 In the event that the expenses of the Municipality exceed the amount of the cash deposits set out in Schedule "C" attached, the Owner shall pay such excess charges within 30 days after demand by the Municipality, or if less, such excess deposit shall be refunded upon acceptance of the Municipal Services and the satisfaction by the Owner of all other obligations under this Agreement.
- 7.3 If the costs of completing such work or service, exceeds the amount of cash deposits held by the Municipality, such excess shall be paid by the Owner to the Municipality 30 days after invoicing by the Municipality. All overdue accounts shall bear interest at the rate of 12% per annum.

8. INDEMNIFICATION FROM LIABILITY AND RELEASE

- 8.1 The Owner covenants and agrees with the Municipality, on behalf of itself, its successors in title and assigns, to indemnify and save harmless the Municipality, and its employees, officers, directors, agents, servants and invitees, 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 or by reason of the failure of the Owner or its successors in title and assigns to comply with and/or fulfil its obligations hereunder and without limitation those obligations set out in section 1.2.
- 8.2 The Owner further covenants and agrees to release and forever discharge the Municipality, and its employees, officers, directors, agents, servants and invitees, 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 Municipality to carry out any of its obligations under this Agreement, or, as a result of the Municipality 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 Municipality, its servants, agents or subcontractors.
- 8.3 The Owner further covenants and agrees to release and forever discharge the Municipality, and its employees, officers, directors, agents, services and invitees, from and against any and all loss, liability, damages, costs and expenses of every nature and kind whatsoever that are asserted against or suffered or incurred by the Municipality arising from or as a result of the exercise by the Owner of the use of the municipally-owned unassumed road allowance known as Fox Farm Road, or the privately-owned right-of-way which will provide access to the Severed Lots, or arising from or as a result of any act or omission of the Owner resulting from or relating to damage to property or injury or death to individuals. If the Municipality shall, without fault on its part, be made a party to any action, application or other legal proceeding commenced against it and the Owner, the Owner shall indemnify and save harmless the Municipality, and shall defend such action, application or other legal proceeding in the name of the Municipality, or at the option of the Municipality, pay all costs, expenses and legal fees (on a full indemnity basis) incurred by the Municipality, to defend any such action, application or other legal proceeding so that the Municipality shall suffer no loss or harm in connection with such action, application or other legal proceeding.

9. NOTICE TO PARTIES

- 9.1 Any Notice to be given by any party under this Agreement may be given by:
- a) personal service on the parties hereto,



- b) prepaid registered mail addressed to the other party at their last known address and which shall be deemed to have been received three (3) business days after mailing, or
- c) by telecopier message (fax machine) and such telecopier message shall be deemed to have been received the day it was sent up to the hour of 4:30 p.m. and any time a telecopier message is sent thereafter, it shall be deemed to be received on the following day.

9.2 For the purposes of the foregoing, the addresses for the parties to this Agreement are as follows:

Owner: 1467702 Ontario Limited

\_\_\_\_\_

\_\_\_\_\_

2684319 Ontario Inc.

\_\_\_\_\_

\_\_\_\_\_

Municipality: P.O. Box 69, 701 Highway 124

McKellar, ON P0G 1C0

Attention: Clerk/Administrator

10. TIME OF THE ESSENCE

10.1 The parties hereto agree that time shall be of the essence in this Agreement.

11. ESTOPPEL OF OWNER

11.1 The Owner agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative tribunal, the right of the Municipality to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceedings.

12. INTERPRETATION

- 12.1 It is hereby agreed that in construing these presents the word "Owner" and the personal pronoun "he" or "his" relating thereto and used therewith, shall be read and construed as "Owner" and "his", "hers", "its" or "their" respectively as the number and gender of the party or parties referred to in each case requires and the number of the verb agreeing therewith shall be so construed as agreeing with the said word or pronoun so substituted.
- 12.2 And that all covenants, liabilities and obligations entered into and imposed hereunder upon the Owner shall be equally binding upon his, her, its or their heirs, executors, administrators and assigns, or successors and assigns as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

THIS AGREEMENT shall ensure 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 parties hereto have executed this Agreement on the following dates:

By the Owner on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

1467702 ONTARIO LIMITED

Per: \_\_\_\_\_  
Name:  
Title:

I have authority to bind the corporation.

2684319 ONTARIO INC

Per: \_\_\_\_\_  
Name:  
Title:

I have authority to bind the corporation.

By The Corporation of the Township of McKellar on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

THE CORPORATION OF THE  
TOWNSHIP OF McKELLAR

Per: \_\_\_\_\_  
Name: ~~Peter Hopkins~~David Moore  
Title: Mayor

Per: \_\_\_\_\_  
Name: Ina Watkinson  
Title: Clerk/Administrator

We have the authority to bind the corporation.

SCHEDULE “A”

THIS IS SCHEDULE “A” TO THE CONSENT AGREEMENT BETWEEN  
THE CORPORATION OF THE TOWNSHIP OF McKELLAR AND  
1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

LEGAL DESCRIPTION OF LANDS

PCL 8632 SEC SS; PT LT 25 CON 9 MCKELLAR AS IN LT43934 (FIRSTLY), EXCEPT PT 1 42R14980; T/W ROW OVER PT LT 26 CON 9 PT 542R18470 AS IN GB18507; T/W ROW OVER PT LT 26 CON 9 PT 6 42R18470 AS IN GB18511; T/W ROW OVER PT LT 26 CON 9 PTS 11 & 1242R18470 AS IN GB18514; T/W ROW OVER PT LT 26 CON 9 PTS 2,3 & 4 42R18470 AS IN GB18515; S/T ROW OVER PT LT 25 CN 9 PT 142R18470 AS IN GB18517; MCKELLAR, being all of PIN 52128-0392 (LT)

PT LT 24 CON 9 MCKELLAR AS IN RO23244 EXCEPT PT 34 42R14980; MCKELLAR, being all of PIN 52128-0728 (LT)

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**SCHEDULE "B"**

THIS IS SCHEDULE "B" TO THE CONSENT AGREEMENT BETWEEN  
THE CORPORATION OF THE TOWNSHIP OF McKELLAR AND  
1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

Site Evaluation Report - Riverstone Environmental Solutions Inc, dated December 22, 2021.

This document, prepared by Riverstone Environmental Solutions Inc., dated December 22, 2021, is hereby incorporated into this Agreement as part of this Schedule "B". Copies of this document are available at the Township of McKellar offices, 701 Highway 124, McKellar, Ontario, Monday to Friday, during regular business hours.

SCHEDULE "C"

THIS IS SCHEDULE "C" TO THE CONSENT AGREEMENT BETWEEN  
THE CORPORATION OF THE TOWNSHIP OF McKELLAR AND  
1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

CASH DEPOSITS AND CASH PAYMENTS

The Owner shall, on the dates specified herein, lodge with the Municipality the following described cash deposits:

1. CASH DEPOSITS/PAYMENT – FOR THE MUNICIPALITY

The following cash deposits are estimates only and are to be paid to the Municipality prior to the execution of this Agreement by the Municipality, except where otherwise noted. In the event that the actual costs incurred by the Municipality exceed the deposits, such excess shall be invoiced to the Owner and be due and payable 30 days after demand:

A. Cash Deposits

For the municipality’s legal, planning  
and engineering expenses (including for  
preparation and negotiation of the herein  
Agreement) Owner to be invoiced

B. Cash in Lieu of Parkland

C. 5% of the appraised value of each new lot:  
Severed Lot 1 - \$ \_\_\_\_\_  
Severed Lot 2 - \$ \_\_\_\_\_  
Severed Lot 3 - \$ \_\_\_\_\_  
Total cash in lieu of parkland - \$ \_\_\_\_\_

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SCHEDULE "D"

THIS IS SCHEDULE "D" TO THE CONSENT AGREEMENT BETWEEN  
THE CORPORATION OF THE TOWNSHIP OF McKELLAR AND  
1467702 ONTARIO LIMITED and 2684319 ONTARIO INC

ENVIRONMENTAL RECOMMENDATION CONDITIONS

1. Setbacks from Lake Shoreline, Wetlands and Watercourses

Development of the primary dwellings and permitted accessory structures shall be located at least 30 metres from the lake shoreline and from wetlands, as well as at least 15 metres from the watercourses.

2. Maintenance of Vegetation

Vegetation within the watercourse, wetland and shoreline setback should be maintained in its natural state, unless it is a safety hazard, and debris from clearing or materials to be used in construction are not to be placed in this area. Providing that, a path to the shoreline may be constructed in the setback areas constructed out of permeable materials and meander. In the event that stairs are required for said path, removal of vegetation should only include that which is strictly necessary.

3. Sediment and Erosion Control Measures

Prior to and during construction sediment and erosion control measures shall be installed and maintained as follows:

- a. When the native soil is exposed, sediment and erosion control works, in the form of heavy-duty sediment fencing, shall be positioned along the downgradient edge of any construction envelopes adjacent to water bodies, wetlands, or watercourses.
- b. Temporary storage locations of aggregate material shall be located no less than 30 metres from the shoreline in areas of low slopes. This material is to be contained by heavy-duty sediment fencing.
- c. The sediment fencing must be constructed of heavy material and solid posts to ensure its integrity and shall be properly installed (trenched in) to maintain its integrity during inclement weather events.
- d. Additional sediment fencing and appropriate control measures (e.g. straw bales) shall be stockpiled on site so that any breach can be immediately repaired through construction of check dams.
- e. Regular inspection and monitoring shall be conducted by a qualified professional, to the satisfaction of the Municipality, to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).
- f. Sediment control measures shall be maintained in good working order until vegetation has been established on any exposed soil after completion of construction.

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g. Offloading of construction materials and aggregate shall be completed during fair weather.

4. Steep Slopes

The final location and installation of any septic system shall be completed by a licensed installer and shall be placed outside any setback areas or areas with steep slopes (>25%).

5. Snake Protection

To minimize the potential for road-killed snakes, the length and number of new roads shall be minimized to the greatest extent possible.

6. Tree Clearing

Tree clearing for the purposes of development on each proposed lot shall only occur in the fall, winter and early spring (from October 15 to April 15), in order to protect the maternal roosting period.

7. Coniferous Vegetation Preservation

Development shall occur in such a way that coniferous vegetation is maintained as much as possible, and vegetation clearing on the remaining property outside the development envelope shall be minimized as much as possible and conifer trees shall be maintained.

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**OLT-22-004360**

**Ontario Lands Tribunal**

PROCEEDING COMMENCED UNDER subsection 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant:	Rob and Sue Salway
Subject:	Zoning By-law Amendment
Property Address/Description:	Part of Lots 24 and 25, Concession 9
Municipality:	Township of McKellar
Municipality File No.:	BL 2022-25
OLT Case No.:	OLT-22-004360
OLT Case Name:	Salway v. McKellar (Township)

**MINUTES OF SETTLEMENT BETWEEN:**

**THE CORPORATION OF THE TOWNSHIP OF  
McKELLAR  
("Township")**

**- and -**

**ROB AND SUE SALWAY  
("Owner")**

**Herein referred to collectively as the "Parties"**

**WHEREAS** the Owner (hereinafter the "Owner") submitted an application to amend Zoning By-law 95-12 to amend the current zoning of the subject lands (described as Part of Lots 24 and 25, Concession 9, McKellar) from Rural (RU) to the Waterfront Residential Two (WF2) Zone in order to fulfill a condition of consent approval from Consent Application No. B07/2022 (McK) by increasing the required front yard setback from 10 metres to 30 metres;

**AND WHEREAS** the Owner appealed Council's decision to refuse to grant the Zoning By-law Amendment;

**AND WHEREAS** the Parties are prepared to settle the appeal on terms and conditions set out herein;

**NOW THEREFORE in consideration of the terms and covenants contained in these Minutes of Settlement, the Parties agree with each other as follows:**

1. The Parties confirm that the foregoing recitals are true and correct.
2. The Parties agree to resolve the Appeal by requesting the Ontario Land Tribunal to allow the appeal and to approve the requested amendment as set out in Schedule "A".
3. Schedule "A" forms part of these Minutes of Settlement.
4. The Owner acknowledges that the proposed development is subject to site plan control.
5. Each Party shall be responsible for its own costs in this proceeding and agrees not to make any request of the Tribunal for an award of costs against the other Party.
6. The Parties will jointly request that the Tribunal convene a settlement hearing.
7. The Owner shall be responsible for introducing the necessary expert land use planning evidence that the Tribunal may require in considering the approval of the zoning by-law amendment attached as Schedule "A".
8. These Minutes of Settlement shall be filed with the Tribunal.
9. These Minutes of Settlement survive the issuance of any Tribunal decision.
10. The terms and obligations set forth in these Minutes of Settlement shall be binding on the Parties, their respective successors and assigns.

11. The Parties agree to act reasonably and in good faith in respect of all dealings between the Parties and in fulfillment of the obligations assumed and imposed upon each Party pursuant to these Minutes of Settlement.
12. Each Party acknowledges that it has read and understand this Agreement and acknowledges that it has had the opportunity to independent legal advice with respect to it.
13. These Minutes of Settlement constitute the entire agreement between the Parties with respect matters dealt with under these Minutes of Settlement and supersede all prior agreements, negotiations and understandings with respect thereto.
14. If any provision of these Minutes is found by a Court of competent jurisdiction to be unlawful or unenforceable, it shall be severed from them, and to the greatest extent possible, the balance of the terms of the Minutes shall continue in force and effect.
15. Time shall be of the essence with respect to the performance by the Parties of their respective obligations under these Minutes.
16. These Minutes of Settlement shall be governed by and construed in accordance with the laws of Ontario.
17. These Minutes of Settlement may be executed electronically and in counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument. The foregoing may be delivered by facsimile or by e-mail in PDF format and such delivery shall constitute a duly executed original.

18. The Parties acknowledge and agree that these Minutes of Settlement may be executed by their solicitors, respectively.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022

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**RUSSELL, CHRISTIE, LLP**

Per: Jennifer E. Biggar

Lawyers for the Municipality,  
The Corporation of the Township of  
McKellar

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022

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**WOOD BULL LLP**

Per: Kim Mullin

Lawyers for the Owner,  
Rob and Sue Salway



**Karlee Britton**

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**From:** Jennifer Biggar <jbiggar@russellchristie.com> on behalf of Jennifer Biggar  
**Sent:** November 30, 2022 11:10 AM  
**To:** Karlee Britton; Marilyn Cameron  
**Cc:** Clerk Administrator; David Welwood; April Michaelis  
**Subject:** RE: Salway Draft By-law

Hi Karlee,

As you are likely aware, the Province gave royal assent to Bill 23 on Monday. This means that lots which will be developed with 10 or fewer residential units are no longer subject to site plan control.

The draft Consent Agreement which we had prepared for Council's review on this file had a provision which acknowledged that site plan control would apply to the lots. Since that is no longer the case, the draft Agreement should be amended. We can still address the incorporation of the recommendations of the Riverstone Environmental report in the Consent Agreement, and given that there will not be an opportunity to further expand on those requirements in a site plan agreement, we are looking at doing that in the Consent Agreement.

I am meeting with Dave and his team Friday to further discuss the impacts of Bill 23.

If we have a revised Consent Agreement to you on Monday, are you still able to put this before Council on Tuesday for its review?

Best Regards,

**Jennifer E. Biggar, B.A. (Hons), J.D.**

**RUSSELL, CHRISTIE, LLP**

Barristers and Solicitors

505 Memorial Ave., P.O. Box 158

ORILLIA, ON L3V 6J3

Phone: (705) 325-1326 (Ext. 224)

Fax: (705) 327-1811

Office Hours: Monday to Friday 8:30 a.m. – 4:30 p.m.

**CONFIDENTIALITY:**

Note: The enclosed information is confidential and/or legally privileged. If you have received this information in error, please contact our office immediately. WARNING: Photocopying, distribution and/or disclosing this information to others is a serious offence.

# LAKE STEWARDSHIP AND ENVIRONMENTAL COMMITTEE OF MCKELLAR TOWNSHIP

## Minutes

THURSDAY, Oct 13 2022 \*

7:00 PM

A presentation by Tianna Burke, MSc, Lands and Wildlife Programs Manager, Georgian Bay Biosphere, was given before the beginning of the committee meeting. Tianna has her Masters from Trent University, majoring in ornithology. She works at Georgian Bay Biosphere in the field of wildlife and species at risk. (GBB is a UNESCO designated biosphere, one of four in Ontario and one of 19 in Canada and includes the largest archipelago in the world).

Why we should care about birds: they bring joy, mindfulness of nature, and bring colour and sound to our environment. Birds also promote tourism, create nutrients in the soil, distribute seeds and control pests (eg. spruce budworm, anthills). The rodent population (which is a vector for disease if it grows too large) is controlled by raptors; woodpeckers create habitat for other species; and, vultures eat carrion, which can also produce disease. A healthy bird population is a good indicator of ecosystem health. Some species are doing well and others aren't. Insecticides negatively affect the health of birds. A local project has put 250 bluebird boxes in the fields of McKellar Township and adjacent areas – in 2021 half were occupied, 32 % by the eastern bluebird, 49% by tree swallows, 12% by house wrens and one nest was occupied by a black capped chickadee. It is important to clean out bird boxes every year to prevent the proliferation of parasites. Putting decals in windows prevents bird deaths from window collisions, cleaning bird feeders prevents disease, and keeping domestic cats inside will lower the death toll of about 350 million birds per year by cats.

Bats also create nutrients and control pests and the spread of disease by insects. They are a huge indicator of ecosystem health. There are 8 species in the McKellar area – 4 of those species are at risk. There is a decline in the bat population due to pesticide use, wind turbines, and a fungal infection known as white nose syndrome. Bat boxes encourage the growth of the bat population – the boxes should be mounted high so the bats can swoop to take off; two boxes back to back allow bats to self-regulate their body temperature; and, boxes should receive 6 hours of sunlight per day. They should also be cleaned of spider webs and wasp nests.

Other ways to promote the bird and bat populations include keeping dead trees standing (as long as they are safe) to provide habitat, decorating with boulders which warm up in the sun, removing artificial light at night that disorients birds and bats, and planting flowering plants so that there is something in bloom throughout the growing season to attract insects that provide food for birds and bats and pollination for crops and flowers. The GBB publication **Life On the Bay** will help plan how to improve your property to better support wildlife.

Following Tianna's presentation, the LSEC Committee meeting was opened. Tony Best and Nick Ryeland were in the Community Centre for anyone who wanted to attend this zoom meeting in person. Host of the zoom meeting was Jennifer Ghent-Fuller.

**\*The meeting of Sept 8 2022 was cancelled due to lack of quorum. This is the first meeting since August 18 2022.**

Item	Time	
1.	X	<b>Land Acknowledgement: 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.</b>
2.	X	<b>Roll Call:</b> Tony Best (Y) ; Jennifer Ghent-Fuller (Y) ; Melanie Jeffrey (Y) ; Al Last (N) ; Axy Leighl (N) ; Carl Mitchell (N)(on LOA); Sue Poff (Y); Nick Ryeland (Y); Lynda Taylor (N). We had <b>5</b> committee members and a quorum.
3.	X	Motion to accept the minutes of August 18, 2022 as amended below. (attached). Moved: Sue                      Seconded: Tony                      Approved: (Y )  Amendments: none  Moved:                              Seconded:                              Approved: (Y / N)
4.	X	<b>General Updates on Current Issues.</b> A. A report was requested by Council and was delivered on Oct 11 <sup>th</sup> . Thank you for reviewing the report and giving your feedback prior to the council meeting. Jennifer has made a request to Peter Hopkins to publicize our report on the Lake Manitouwabing Group facebook page and the committee members agreed to have their names (not contact information) included with the posting. B. WHAT'S NEXT – A discussion of the priorities for our committee for the coming year. A summary of the committee members' input so far is attached. By "the coming year," we will be generally attempting to do planning and research and come up with a product (or whatever) by mid to late June, which we can roll out over the summer. We decided to concentrate on the following areas: 1. Sue, Axy and Al will work on a program of pollinator patches in the township including applying to the David Suzuki butterfly ranger program. 2. We will try to propose a waterfront guideline or bylaw which will give guidance for waterfront vegetation. As part of this we will also look at set back for new buildings. (Axy, Tony and Jennifer) 3. Septic – there may be an increase in the apron size required outside the septic bed. Nick will investigate this. We will also continue septic system education especially in regard to limiting water flow into the system. Nick, Tony and Jennifer. 4. Pesticides – we will fold a discussion of pesticide use on lawns into the work/education on waterfront vegetation. Melanie and Jennifer. 5. Sue and Jennifer will continue the work on Dark Skies. 6. Jennifer will start to research the background on Drinking Water Source Protection with a view to eventually having McKellar Township included in such a program. This will likely be a multi-year project as it involves working with other townships and communities in the local watersheds and finding a Conservation Association willing to manage the program.

		<p>7. Carl suggested by email that we do further work on invasive species. Axy suggested in a separate phone call that we concentrate education regarding how invasive species travel to our area – by bringing in wood, bait from outside zone 15, and not cleaning boats etc.</p> <p>We will continue to cooperate with MLCA in various areas such as surface water testing and shoreline vegetation.</p> <p>We will support any effort of Council to create an email distribution list and also request to send out one page educational flyers with township mailings.</p> <p>Members are encouraged to have subcommittee meetings and Jennifer will facilitate with zoom if requested.</p>
Goals 4.1	X	<p><b>Waterfront –</b></p> <p><b>A.</b>The talk by Carl Mitchell on “Implications of the 2021 Lake Capacity Study in on our YouTube channel <a href="https://youtu.be/dj4bHsS1kuY">https://youtu.be/dj4bHsS1kuY</a></p> <p><b>B.</b> The distribution of 1600 Lake Protection Workbooks, Septic Smart and the cover letter is complete. Extras will be taken to the library for anyone who got missed. Many thanks to all who participated in the distribution: Susan Adamson, Anne Bradley, Tony Best, Lynne Campbell, Peter Haidle, Linda and Jack Sims, Laura Lipscei, Jeremy Sintzel, Axy Leighl, David Fuller, Lynda and Rob Taylor, Dianne Thompson, Carl Mitchell, Melanie Jeffery, Barbara Mallory, Nick Ryeland and Denny Knott. The response was overwhelmingly positive and enthusiastic. We may need to order more for the library as they have requested them. Some places will have been missed, if they are on islands or if there were chains across the driveways. We have only 6 copies remaining of the Lake Protection Workbook and 8 copies of the Septic Smart book. All property owners – lake front and inland – received a copy. There were some additional expenses for ink, paper (to print 1600 cover letters) and bags. <b>MLCA</b> will reimburse Jennifer for these expenses related to distribution of the Lake Protection Workbook, the Septic Smart booklet and the cover letter and reconcile expense sharing with the township at a later date.</p>
4.2		<p><b>Tire Reefs –</b> information which documents the deposit of these tire reefs into Lake Manitouwabing and their location has been put into the care of the McKellar Historical Committee. We will remove this item from our ongoing agenda.</p>
4.3	X	<p><b>Water Sampling –</b> Water sampling was completed for E. coli on Sept 5. One site was resampled and three that were missed were done Sept 5. The resampled site showed a large drop in the E.coli count so the previously high level was likely due to the recent passing of a flock of geese. Jennifer G-F (and David Fuller) collected 18 phosphorus samples in Lake Manitouwabing at the same 12 sites used by the Lake Capacity Study in 2021 as well as 2 calcium samples. Deep and surface samples were collected at six sites and surface samples only were collected at another six sites. Oxygen content of the water was also tested with equipment loaned by Carl Mitchell. Phosphorus results were reported in mg not mcg, so almost all of the results were no more detailed than “less than 0.3 mg/litre.” More precise reporting will be arranged for next year. The intent is to sample each of the lakes we sample now for E. coli for phosphorus and calcium as well.</p>

4.4	X	<b>Septic Education</b> – The main thrust of education for the coming year could be the need to space and limit the flow of fluids into the septic system.
4.5	X	<b>Shoreline protection bylaw</b> – Axy – updates see “what’s next.”
4.6		<b>Presentations</b> - YouTube videos from this committee are posted here: _ along with a couple of videos from the library and one from Joyce Hopkins. <a href="https://www.mckellar.ca/en/township-services/resources/LSEC-and-McKellar-Video-List-Sept-12-2022.pdf">https://www.mckellar.ca/en/township-services/resources/LSEC-and-McKellar-Video-List-Sept-12-2022.pdf</a> (updated)
4.7		<b>Microplastics/Microfibres/ Washing Machine Filters</b> –
4.8		<b>Earth Day / Clean Up Our Lakes</b> – will recur in late April 2023
4.9		<b>Fish Stocking in Armstrong Lake</b> –
4.10		<b>Fish Catch reporting signs for Armstrong Lake</b> - a sign is up at the community centre.
4.11		<b>Catch and Release Signs</b> – are up at boat launch sites.
4.12	X	<b>Benthic Study</b> – sampling has taken place. Report will likely be received in October. We will need to decide whether to continue. We can distribute all three reports together and then decide at a subsequent meeting (Nov or Dec)
4.13		<b>Pesticides/Fertilizers</b> – would be included in any Drinking Water Source Protection. Also see “What’s Next” above.
4.14	X	<b>Invasive Species</b> – signs are available from FOCA – Question for AI – how many of the older red ones are up and how many private property owners refused them?
4.15	X	<b>Dark Skies</b> – See “what’s next” above.
4.16	X	<b>Water Levels</b> – Paper is on the McKellar web page. Moved:                                  Seconded:                                  Approved: (Y / N)
4.17	X	Dr. Chris Houser of the University of Windsor will give a presentation on the impact of boat wakes on shoreline erosion at the beginning of our Nov 10 <sup>th</sup> meeting.
4.18	X	<b>Butterflyways</b> – See “what’s next” above.
4.19	X	<b>ICECAP</b> – can the work on this start up again now that there is increased staffing in the township?
4.20		<b>EV Chargers</b> -
4.21		<b>Foodcyclers</b> – the township decided not to participate in the promotion this company offered (April 2022)
5.		Communication/ Facebook/Flyers/Public Presentations in the Summer-Scheduling-Topics/Township web page Our postings on the township are under “Environment”
6.	X	Next meeting date and time is <b>Thursday Nov 10</b> , 7 pm on zoom. We need someone to attend in the community centre (council chambers) please.

7.	X	<b>Motion to adjourn.</b> <b>Moved: Sue</b> <b>Time: 8:50 pm</b>	<b>Seconded: Melanie</b>	<b>Approved: (Y)</b>



**LAKE STEWARDSHIP AND ENVIRONMENTAL COMMITTEE OF MCKELLAR TOWNSHIP**  
**AGENDA AND ZOOM LINK**  
**THURSDAY, Nov 10 2022**  
**7:00 PM**  
**Draft Minutes**

Item	Time	We received a presentation by Dr. Chris Houser on Boat Wakes and his research planned for Manitouwabing Lake in the summer of 2023. Peter Hopkins also came onto the zoom session to thank us for our work on the environment of McKellar Township.
1.		<p><b>Land Acknowledgement: 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.</b></p> <p><b>Updated Land Acknowledgement from MLCA – your feedback please.</b></p> <p style="text-align: center;"><i>In the spirit of reconciliation and co-operation, the (LSEC) wishes to acknowledge that the Wausauksing ancestral lands upon which we gather are the traditional territories of the Anishinaabek - Ojibway, Odawa and Potawatomi peoples - ceded and conveyed to the Crown, in the Robinson-Huron Treaty, 1850.</i></p> <p style="text-align: center;"><i>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.</i></p>
2.		<p><b>Roll Call:</b> Tony Best (Y) ; Jennifer Ghent-Fuller (Y/) ; Melanie Jeffrey (Y) ; Al Last (Y) ; Axy Leighl (Y) ; Carl Mitchell (N); Suzanne Poff (Y); Nick Ryeland (N); Lynda Taylor (N).</p> <p><b>We need 5 committee members to have a quorum (Y)</b></p>
3.		<p>Motion to accept the minutes of October 13, 2022 as amended below. (attached).  Moved:      Axy                          Seconded:                 Sue                          Approved: (Y)  Amendments: None</p>
4. Goals		<b>General Updates on Current Issues.</b>
4.1		<p><b>Waterfront/ Shoreline protection</b> – Axy – /Carl updates  From Oct 13/22 minutes on planning:  “We will try to propose a waterfront guideline or bylaw which will give guidance for waterfront vegetation. As part of this we will also look at set back for new buildings. (Axy, Tony and Jennifer)”  ( these two agenda items have been amalgamated)  Axy will give an update at the next meeting.</p>
4.2		<b>Water Sampling</b> – Jennifer is making plans with MLCA to continue E. coli sampling and add in regular phosphorus sampling for about six lakes in McKellar Township in May and August (Jennifer will consult with Carl about scheduling). A lab will be sought

		that will give results for phosphorus in mcg/L in order to compare LPP data. Samples will be taken at LPP sites simultaneously with LPP data and results compared as different sampling techniques are used.
4.3		<p><b>Septic Education</b> – concern relayed to Watersheds Canada re: lakeside residents using too much water on a daily basis possibly causing a rapid exit to the lake with leakage of bacteria before they can be broken down and processed in the septic bed and before phosphorus can be absorbed by shoreline plants</p> <p>From the Oct 13/22 minutes on planning.</p> <p>3. Septic – there may be an increase in the apron size required outside the septic bed. <b>Nick</b> will investigate this. We will also continue septic system education especially in regard to limiting water flow into the system. Nick, Tony and Jennifer.</p>
4.4		<p><b>Presentations</b> - YouTube videos from this committee are posted here: <a href="https://www.mckellar.ca/en/township-services/resources/Links-to-YouTube-Videos.pdf">https://www.mckellar.ca/en/township-services/resources/Links-to-YouTube-Videos.pdf</a> along with other videos</p>
4.5		<b>Microplastics/Microfibres/ Washing Machine Filters</b> – video on YouTube
4.6		<b>Earth Day / Clean Up Our Lakes</b> – schedule for end of April to end of May
4.7		<p><b>Fishing - <u>Draft Fisheries Management Plan Highlights Proposal Summary - Seeking Indigenous Community Feedback - October 25, 2022</u></b> received from Steve Scholten, MNRF – posted on Township web site under Environment and FB as publicity was requested – committee members agreed to review it</p>
4.8		<b>Fish Catch reporting signs for Armstrong Lake - are up at Armstrong Lake beach.</b>
4.9		<b>Catch and Release Signs are up at township launch sites.</b>
4.10		<p><b>Benthic Study</b> – sampling has taken place. Report will likely be received in October. We will need to decide whether to continue. We can distribute all three reports together and then decide at a subsequent meeting (Nov or Dec 2022)</p> <p><b>Resolution 2022- 04 – see item 6</b></p>
4.11		<p><b>Pesticides/Fertilizers</b> – (would be included in any Drinking Water Source Protection)</p> <p>From Oct 13/22 minutes on planning:</p> <p>4. Pesticides – we will fold a discussion of pesticide use on lawns into the work/education on waterfront vegetation. Melanie and Jennifer.</p>
4.12		<p><b>Invasive Species</b> – Signs are up at boat launch sites; additional signs are available from FOCA –</p> <p><b>Resolution LSEC 2022- 09:</b> That we propose to Council that copies of the Invasive Species flyer and the Safe Boating flyer be distributed with the tax bills at the earliest mailing in 2023 at an estimated cost of \$2,500.00 (2022 budget year)</p> <p>Moved: Sue                      Seconded: Tony                      Approved: (Y)</p> <p>There was some discussion about whether it would be better to send only one flyer per mailing. It was decided to let Council determine this. The township office would need to use business envelopes for the mailing that includes environmental flyers. Jennifer plans to make an LSEC deputation to Council in December.</p>
4.13		<p><b>Dark Skies</b> –</p> <p>From Oct 13/ minutes on planning:</p> <p>Sue and Jennifer will continue the work on Dark Skies.</p>
4.14		<b>Water Levels</b> – paper on the web page

4.15		<b>Butterflyways –</b> From Oct 13/ minutes on planning: <ol style="list-style-type: none"> <li>1. Sue, Axy and Al will work on a program of <b><i>pollinator patches</i></b> in the township including applying to the David Suzuki butterfly ranger program.</li> <li>2. Axy will schedule a meeting of this subcommittee and complete the application to the David Suzuki foundation program.</li> <li>3. Al suggested that we may be eligible for beautification grants from the Township and also from some companies such as MacDonald's who are looking for non-profit donations to make.</li> </ol>
4.16		<b>ICECAP –</b> Nick and Tony tracking Resolution LSEC 2022-08 to pay GBB \$8,000 towards our 2022 fees Moved: Tony                      Seconded: Axy                      Approved: (Y) Nick plans to organize a meeting to iron out some issues about our ICECAP participation when he returns.
4.17		<b>EV Chargers –</b> Hinges on continued participation in Icecap
4.18		<b>Organic Waste Planning</b> investigate the possibility of a processing facility shared with other townships in the future
4.19		From Oct 13/22 minutes on planning: Jennifer will start to research the background on <b>Drinking Water Source Protection</b> with a view to eventually having McKellar Township included in such a program. This will likely be a multi-year project as it involves working with other townships and communities in the local watersheds and finding a Conservation Association willing to manage the program.
5.		Our <b>postings</b> on the township are under "Residents/Environment." Jennifer has been gradually updating the page. Listings and a table of contents will be used to organize them soon. Jennifer tried to put the deputation to Council (made October 13 up on Facebook, but was accused by Facebook of spamming – so one item at a time (13) has been put up with embellishments.
6.		Resolution numbers need altering: Rename Resolution number Rename Resolution # 2022 – 02 (April minutes) to pay Danielle Ward \$250.00 + HST (32.50) = \$282.00 to LSEC 2022 – 06 Rename Resolution 2022 – 04 (July minutes) to pay Tianna Burke \$250.00 + HST (32.50) = \$282.00 to LSEC 2022 – 07 Revise Resolution # 2022 – 04 (May minutes) to payment of cost of 3 sites for Benthic sampling by GBB Moved: Al                      Seconded: Axy                      Approved: (Y)
7.		<b>Budget –</b> attached – members will review and discuss at December meeting
8.	X	Next meeting date and time is Thursday Dec 8, 7 pm on zoom We need a committee member to attend in the community centre, please.
9.	X	<b>Motion to adjourn.</b> <b>Moved: Sue                      Seconded: Axy                      Approved: (Y)</b> <b>Time: 8:45 PM</b>

# MEETING MINUTES

Thursday, October 13, 2022 at 6:30 p.m.

*Board Meeting via Zoom Video Conference*



## Board Members Present:

Rick Zanussi  
Joseph Vella  
Peter McIsaac  
Jamie McGarvey  
Teresa Hunt  
Lyle Hall

Gail Finnson  
Steve Crookshank  
Roger Burden  
Teri Brandt  
Jerry Brandt

## Board Members Absent:

Ted Knight  
Joel Constable

Ted Collins  
Linda Alkins

## Staff:

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

## Guests:

Teresa Young  
Karen Walker  
Bonnie Ramsay  
Charlene Payerl

### **1. CALL MEETING TO ORDER:**

The meeting was called to order by Board Chair, Rick Zanussi at 6:30 PM.

### **2. TRADITIONAL LAND ACKNOWLEDGMENT.**

### **3. DISCLOSURE OF PECUNIARY INTEREST.**

### **4. APPROVAL OF MINUTES:**

4.1 September 8, 2022

***Resolution 22 10 01***

**CARRIED**

*Moved by Joseph Vella*

*Seconded by Teresa Hunt*

"THAT the Board meeting minutes of Thursday, September 8, 2022 be approved as presented.

### **5. DEPUTATIONS & PRESENTATIONS:**

Mr. Crookshank joined the meeting at 6:35 PM.

5.1 Bonnie Ramsay re: 66 Waubeek Street

Ms. Ramsay spoke to the Board in opposition to the Official Plan Amendment of 66 Waubeek Street. Her full deputation is attached to these minutes.

Ms. Ramsay is willing to set up a housing working group to work in consultation with the DSSAB.

## 6. REPORTS:

### 6.1 Chair

Thanked all the staff involved in submitting the information needed for the DSSAB's monthly CAO reports. The report shows how busy our staff are and that we've had a great month of hiring. We lead Northern Ontario in the delivery of child care and our staff do an excellent job, despite the child care worker shortage.

Mr. Zanussi encouraged all members to attend our November Board meeting as it will be our last before municipal elections.

### 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 Social Assistance Restructuring (SAR) Fund: 2023 Planning

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

The Board was reminded that the DSSAB is not obligated to fund food banks. Discussion ensued around the funding for both the Burk's Falls and the Sundridge food banks. Staff will connect with both food banks to determine if funding is needed. The Board agreed to increase the amount of Food Security Program funding to accommodate Burk's Falls and Sundridge food banks should funding be needed. However, if they don't need the funding, the funds will be held and not redistributed amongst the other food banks.

#### ***Resolution 22 10 02***

#### **CARRIED**

*Moved by Roger Burden*

*Seconded by Teri Brandt*

"THAT the Board approves the Social Assistance Restructuring Fund: 2023 Planning as per the amended report."

Mr. McGarvey left the meeting at 7:17 PM.

### 8.2 LHC Insurance Renewal

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

#### ***Resolution 22 10 03***

#### **CARRIED**

*Moved by Lyle Hall*

*Seconded by Gail Finnon*

"THAT the Board approves the DSSAB housing insurance renewal for \$87,769.28 plus applicable taxes with HSC Insurance Inc. (SoHo Insurance)."

**9. IN-CAMERA.**

**10. ADJOURNMENT.**

The meeting was adjourned to the next regular meeting to be held Thursday, November 10, 2022 via Zoom Video Conference.

***Resolution 22 10 04***

**CARRIED**

*Moved by Jerry Brandt*

*Seconded by Peter McIsaac*

“THAT the Board meeting now be adjourned to the next regular meeting to be held Thursday, November 10, 2022 at the hour of 6:30 PM via Zoom Video Conference.”



Ms. Ramsay's Deputation as provided by her on October 17, 2022:

THANK YOU MR. ZANUSSI AND DSAAB BOARD MEMBERS FOR ALLOWING ME TO COME TO SPEAK TO YOU THIS EVENING.

ON SEPTEMBER 20TH I ATTENDED A PUBLIC MEETING BEING CALLED BY THE TOWN OF PARRY SOUND TO DISCUSS THE APPLICATION SUBMITTED BY YOUR BOARD FOR AN AMENDMENT TO THE TOWN'S OFFICIAL PLAN. THIS AMENDMENT RELATED TO PROPERTY AT 66 WAUBEEK STREET, PARRY SOUND, ONTARIO.

I AM A HOME OWNER AT 10 BAYCREST DRIVE PARRY SOUND. WHEN I RECEIVED THIS NOTICE IN THE MAIL I IMMEDIATELY CONTACTED THE TOWN PLANNER MR. JEREMY RAND FOR SOME CONFIRMATION ON SOME ITEMS. TO THIS DATE MR. RAND AN EMPLOYEE OF THE TOWN OF PARRY SOUND HAS NOT RESPONDED.

PERHAPS HE LIKE MANY INCLUDING I BELIEVE COUNCILLORS OF THE TOWN OF PARRY SOUND THEY DID NOT HAVE THE INFORMATION TO PROVIDE THE ANSWERS. I CAN APPRECIATE THAT THIS ALSO LEAVES OUR TOWN LEADERS IN A PRECARIOUS SITUATION,

SO I AM HERE TO HOPEFULLY GET SOME ANSWERS FROM THE BOARD. WHEN IN DOUBT MY PARENTS ALWAYS SAID GO TO THE SOURCE. YOUR THE SOURCE.

I AM ONE OF MANY OF THE RESIDENTS SURROUNDING THE PROPERTY AT 66 WAUBEEK STREET WHO HAVE CONCERNS. HOW DO YOU EXPECT THE LOCAL RESIDENTS TO SUPPORT YOUR APPLICATION TO REZONE IF YOU DO NOT SHARE WHAT YOUR PLAN IS FOR THIS PROPERTY.

IN NOVEMBER 2021 IT WAS TO BUILD AFFORDABLE HOUSING UP TO 180 UNITS. THAT WOULD DESTROY EVERY TREE AND TURN THE PROPERTY INTO A CONCRETE JUNGLE.

WE ALSO WERE PROVIDED WITH OUTDATED TRAFFIC STUDIES, ONE BEING DONE IN THE MIDST OF A PROVINCIAL SHUTDOWN DUE TO COVID. CAN YOU TELL ME WHAT ORGANIZATION PROVIDED YOU WITH THE TRAFFIC AND ENVIRONMENTAL STUDIES?

I SUSPECT BUT AM ONLY SURMISING THAT PERHAPS THE TOWN LEADERSHIP FROWNED ON THIS DUE TO THE FACT THAT IT WOULD DESTROY A BEAUTIFUL PARK THAT MANY OF THE CHILDREN OF THE DAY CARE USE. THE TOWN WOULD GAIN NOTHING IN PROPERTY TAXES AS AFFORDABLE HOUSING IS EXEMPT FROM PAYING PROPERTY TAXES AND THE TOWN WOULD ALSO NOT PROVIDE ANY GARBAGE PICK UP SERVICES.

THE TOWN COUNCIL MADE IT VERY CLEAR IN THE LOCAL NEWSPAPER THAT THEY WOULD NOT SUPPORT ANY NEW AFFORDABLE HOUSING PROJECTS DUE TO THE FACT THAT THEY WERE NOT RECEIVING ANY TAX DOLLARS. YOUR ORGANIZATION ALSO MADE IT VERY CLEAR IN THE NEWSPAPER THAT YOU ALSO WOULD NOT CONTRIBUTE ANY DOLLARS TO THE TOWN OF PARRY SOUND FOR THESE LOST TAX REVENUES.

WHAT DID HAPPEN TO THOSE TAX DOLLARS THAT YOU RECEIVED FROM MUNICIPALITIES AND THE PROVINCIAL GOVERNMENT? DID YOU RETURN THEM BACK TO THE MUNICIPALITIES AND GOVERNMENT?

OTHER HOUSING ORGANIZATIONS HAVE APPROACHED YOUR OFFICE TO SUPPORT HOUSING INITIATIVES AND THEY HAVE BEEN TURNED DOWN BY THIS BOARD. THESE HOUSING INITIATIVES WOULD HAVE PROVIDED HOUSING WITH 40 PLUS APARTMENTS AND THE LOCATION WAS PERFECT, PERHAPS I SUSPECT THOSE REQUESTS NEVER EVEN GOT TO THE BOARD. WHO REALLY DOES RUN THE DSSAB?

SO LETS MOVE TO THE NEXT SURMISE. THIS IS NICE PIECE OF PROPERTY THAT THE DSSAB COULD SELL TO A DEVELOPER AND ONCE IT IS ZONED HIGH DENSITY OF COURSE THAT MAKES IT EVEN MORE VALUABLE.

MAY I REMIND YOU OF SOMETHING. I OWN THAT PROPERTY NOT THE DSSAB. YOU ARE SUPPORTED BY A 6+ MILLION DOLLARS FROM THE LOCAL MUNICIPALITIES. THEY ARE FUNDED BY THE LOCAL TAX PAYERS. OUR DOLLARS BOUGHT THE PROPERTY AND YOU ARE IN TRUST HOLDERS, SHOULD YOU BE APPROVED FOR THIS REZONING I WOULD HOPE YOU WOULD BE REPAYING THE TAX PAYERS WITH THE DOLLARS YOU SELL IT FOR AND NOT TRYING TO COVER OTHER HOUSING INITIATIVES THAT HAVE GONE OVER BUDGET.

MAY I ALSO REMIND THE STAFF AND BOARD THAT WE THE TAX PAYERS ALSO PAY THE SALARIES OF THE DISTRICT SOCIAL SERVICES. SHOULD WE AGAIN NOT EXPECT TO BE HEARD?

FIVE YEARS AGO THE PARRY SOUND AFFORDABLE HOUSING DEVELOPMENT CORPORATION ACQUIRED THE WILLIAM BEATTY SCHOOL. THEY HELD AN OPEN PUBLIC MEETING AND MET THE PUBLIC HEAD ON. THEY DID NOT HIDE BEHIND CLOSED DOORS AND TRUST ALL WOULD WORK OUT, NO THEY MET THE PUBLIC AND ANSWERED THE QUESTIONS AND CONCERNS HEAD ON. YOU CAN SEE THE RESULTS OF THIS HOUSING INITIATIVE BY DRIVING DOWN GIBSON STREET.

DO YOU KNOW THAT THIS INITIATIVE HAS ALSO PRODUCED ANOTHER MIRROR IMAGE OF THE SAME TYPE OF DEVELOPMENT IN PRINCE EDWARD COUNTY.

GOOD THINGS CAN HAPPEN WITH HONEST AND OPEN DIALOGUE.

MY NEIGHBOURS AND I HAVE ENJOYED THE WILDLIFE AND NATURE OF THIS GREEN SPACE. AS NOTED TO THE TOWN WE OF COURSE WOULD LIKE TO ENJOY IT FOR MANY YEARS TO COME. SOME OF MY NEIGHBOURS HAVE ALREADY ADVISED THE TOWN THAT SHOULD THIS RE-ZONING TAKE PLACE THEY WILL BE MOVING OUT OF THE AREA.

IS THIS WHAT YOUR ORGANIZATION WANTS? TO ALIENATE MORE PEOPLE.

LETS HAVE SOME OPEN AND HONEST CONVERSATIONS. I SENSE THAT SINCE NOT ONE OF THE BOARD ATTENDED THIS PUBLIC MEETING, YOU EITHER WANT TO KEEP YOUR HEADS IN THE SAND AND JUST HOPE THIS WILL WORK OUT. IF THAT IS THE CASE EACH ONE OF YOU ON THIS BOARD SHOULD BE ASHAMED AND RESIGN.

YOUR ORGANIZATION HAS CAUSED MANY PEOPLE IN THE NEIGHBOURHOODS OF WAUBEEK, WOOD, BAYCREST, GEORGINA, VICTORIA AND PROSPECT STREET A LOT OF FRUSTRATION FOR OVER A YEAR. IT IS TIME FOR IT TO COME TO AN END.

I AS WELL AS MANY ALONG PROSPECT WERE HIGHLY INSULTED AT RECEIVING A REGISTERED LETTER SIGNED BY MR. RICK ZANUSSI, BOARD CHAIR STATING THAT YOU ARE MOVING FORWARD TO HAVE THE LANDS DEVELOPMENT READY. MR. ZANUSSI DO YOU KNOW SOMETHING THAT YOU ARE NOT SHARING WITH THE REST OF YOUR BOARD, BECAUSE I HAVE ASKED THEM ABOUT THIS LETTER AND SOME DID

NOT EVEN KNOW THE LETTER HAD BEEN SENT. DO THESE ITEMS NOT COME TO YOUR BOARD FOR APPROVAL FIRST?

WE ARE PREPARED AS TAX PAYERS TO KEEP MOVING FORWARD WITH OUR OBJECTIONS THROUGH THE TOWN THROUGH LEGAL PROCESSES, HOWEVER I FOR ONE WAS HOPING THAT PERHAPS BY INFORMING THE BOARD OF WHAT IS REALLY HAPPENING WITHIN THESE WALLS MAY OPEN YOUR EYES TO HOW PEOPLE ARE REALLY FEELING.

I AM ONLY ONE PERSON WHO IS SPEAKING AT YOUR MEETING TONIGHT, BUT BE ASSURED THAT I REPRESENT MANY OTHERS WHO WILL BE SPEAKING AT FUTURE MEETINGS. I SUSPECT YOU HAVE ALSO RECEIVED SOME WRITTEN DEPUTATIONS SURROUNDING THIS AGENDA ITEM.

PEOPLE HAVE TO KNOW WHAT REALLY IS GOING ON HERE AND YOU HAVE TO KNOW THAT YOU ALSO ARE ACCOUNTABLE TO THE MUNICIPAL TAX PAYERS.

WE OF COURSE WOULD LOVE TO PROTECT THOSE LANDS. IN THE SPIRIT OF TRUTH AND RECONCILIATION, WE ARE REMINDED BY OUR INDIGENOUS FRIENDS THAT THE LAND IS SACRED, THE EARTH, THE TREES AND NATURE IS SACRED AND SHOULD BE PRESERVED IF POSSIBLE.

I WOULD ENCOURAGE YOUR BOARD AND STAFF TO REACH OUT TO THE OTHER NON PROFIT HOUSING BOARDS IN PARRY SOUND WHO HAVE DONE IT RIGHT. HAVE A CONVERSATION AROUND LETS WORK TOGETHER AND PARTNER TO MOVE HOUSING FORWARD IN PARRY SOUND BUT ALSO IN THE OUTSIDE MUNICIPALITIES, NOT EVERYTHING HAS TO BE BUILT IN THE SMALL TOWN LIMITS OF PARRY SOUND. PLEASE KNOW THAT I PERSONALLY WOULD LOVE TO SIT ON A COMMITTEE TO PARTNER WITH THE HOUSING PROVIDERS TO HELP MOVE THIS FORWARD. THE PS DISTRICT SOCIAL SERVICES IS NOT AN ISLAND UNTO ITSELF, EVEN THOUGH THIS IS THE WAY THE TOWN LEADERS AND MY NEIGHBOURS PERCEIVE YOU TO BE.

EVERYONE IS LOOKING FOR HOUSING, ATTAINABLE HOUSING. EMPLOYERS ARE LOOKING FOR HOUSING TO BE BUILT TO ACCOMMODATE THEIR EMPLOYEES. NEW NURSES, DOCTORS STUDYING AT THE WPSHC DO NOT HAVE A PLACE TO CALL HOME. LETS CONSIDER EVERYONE IN THE EQUATION AND LETS CONSIDER THE NEIGHBOURHOOD AND THE RESOURCES SURROUNDING IT.

WE ARE NOT IN FAVOUR OF DESTROYING THIS BEAUTIFUL PARKLAND, HOWEVER WE ARE ALSO OPEN TO SOME HONEST DIALOGUE THAT WOULD SEE OUR NEIGHBOURHOOD REMAIN TRUE TO ITSELF. IS THERE A PARRY SOUND NEIGHBOURHOOD THAT HAS BEEN ENHANCED BY YOUR BUILDING INITIATIVES? WE WOULD BE HAPPY TO PARTNER WITH YOU TO BUILD A UNIQUE NEIGHBOURHOOD IN A SUITABLE AREA.

ALL ACROSS CANADA WITH THE MUNICIPAL ELECTIONS WE ARE TALKING ABOUT THE NEED FOR HOUSING, THIS IS AN ABSOLUTE. THE BOARD MEMBERS HERE TONIGHT REPRESENT MANY MUNICIPALITIES, I WOULD PUT THE QUESTION TO EACH ONE OF YOU WHAT ARE YOU DOING TO BUILD ATTAINABLE HOUSING IN YOUR AREAS? WE DO NEED HOUSING AND WITH SOME OPEN DIALOGUE WITH THE MUNICIPAL LEADERS ENGAGING WITH ALL THE HOUSING NON-PROFIT AGENCIES IN THE AREA TO MOVE THIS FORWARD HAS TO BE THE NUMBER ONE ITEM IN YOUR PLAN. DO YOU HAVE A PLAN THAT YOU WOULD BE WILLING TO SHARE WITH THE COMMUNITY?

IN CLOSING I WOULD LIKE TO THANK YOU FOR THE OPPORTUNITY TO SPEAK. I DID REQUEST TO INITIALLY SPEAK AT YOUR NOVEMBER 2021 BOARD MEETING AND WAS ADVISED THAT DEPUTATIONS WERE NOT ALLOWED. I AM GLAD THAT YOU HAVE GIVEN ME THE OPPORTUNITY THIS TIME AROUND.

THIS IS NOW A TOWN LEADERSHIP DECISION. THEY HAVE IN THE PAST KEPT THIS PROPERTY AS A PARK AND COULD ALSO AGAIN HAVE A BEAUTIFUL RECREATIONAL PARK FOR ALL TO ENJOY. YOUR OWN BOARD ADVISED AGAINST BUILDING ON THIS PROPERTY, SO I PRAY THAT THE TOWN LEADERS CONSIDER ALL THE AREA NEIGHBOURS AND WILL WORK WITH ALL OF US HERE TONIGHT. WHAT I AM ASKING FOR IS A CONSULTATIVE APPROACH WHICH WE HAVEN'T EXPERIENCED TO DATE IN BUILDING ATTAINABLE HOUSING IN A SUITABLE LOCATION FOR ALL.

THANK YOU.

**DIRECTOR OF OPERATIONS & ROADS DEPARTMENT****TOPICS FOR DISCUSSION (in no particular order)****SIGNAGE**

- ☐ (a) HWY. #124 – move ‘50 ahead’ & ‘50’ further south [MTO]
- ☐ (b) LAKESHORE RD. – No Parking full length of road – Speed limit
- ☐ (c) HURDVILLE AREA – near Hurdville Hall area & both sides of bridge – Speed limit
- ☐ (d) BROADBENT AREA – 4 corners – 3 way Stop
- ☐ (e) FIRE ROUTES – Status of changing from numbers to names
- ☐ (f) BALSAM TRAIL – Information for hikers (e.g. bright clothing during hunting season)

**BRIDGES**

- ☐ (a) Inspections – (i) Engineering firm; (ii) frequency; (iii) level of detail
- ☐ (b) Locations (restoration/repair) – (i) Hurdville; (ii) Inholmes

**WINTER MAINTENANCE (ROADS)**

- ☐ (a) Routes – (i) vehicles; (ii) time
- ☐ (b) Level of Service – (i) plowing frequency; (ii) sanding
- ☐ (c) Contracts – (i) areas; (ii) level of service
- ☐ (d) Village Sidewalk – plowing/blowing from village square to north end

**MUNICIPALLY OWNED UN-ASSUMED ROADS**

- ☐ (a) Status of upgrades

**FACILITIES**

- ☐ (a) Additions – (i) 2 bays; (ii) sand/salt shed; (iii) tarp for sandpile; (iv) fuel storage tanks; (v) generator
- ☐ (b) Files – (i) Asset Management Plan – fleet, buildings; (ii) Roads Needs Study

**SERVICES**

- ☐ (a) Boat Ramps - (i) Lakeshore Rd. – mitigation measures; (ii) Lakeside Cr. – future plans; (iii) Stewart Park – future plans; (iv) Other sites
- ☐ (b) Potable Water at Community Centre – Whitestone, McDougall – Insurance Co.



## McKellar Township Report to Council

**Prepared for:** Mayor and Council

**Department:** Public Works

**Agenda Date:** December 6, 2022

**Report No:** PW-2022-10

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**Subject:** Tender Award PW-2022-07

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### **Recommendations:**

That the Council of the Corporation of the Township of McKellar does hereby accept the Tender Bid from Freightliner North Bay for the supply of (1) Medium Duty Truck Cab, Chassis, Hopper Spreader, Reversible Plow and Low Mount Front Harness, in the amount of \$251,741.00 plus HST of \$32, 726.33 for a total of \$284,467.33.

### **Analysis/Discussion:**

The Tender was advertised on October 27, 2022, with a closing date and time of November 24, 2022 at 1:00 p.m. Invitations to Tender were submitted to 3 dealerships. One Tender submission was received by Freightliner North Bay.

### **Budget Implication:**

Tender Bid from Freightliner North Bay in the amount of \$251,741.00 plus applicable taxes. Payment is due 15 days after delivery. The estimated delivery date is July 2023.

**Policies Affecting Proposal:** Procurement Policy – By-law No. 2019-44

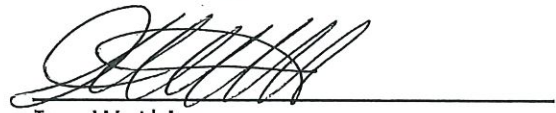
### **Conclusion:**

That the Council of the Corporation of the Township of McKellar does hereby accept the Tender Bid from Freightliner North Bay for the supply of (1) Medium Duty Truck Cab, Chassis, Hopper Spreader, Reversible Plow and Low Mount Front Harness in the amount of \$251,741.00 plus applicable taxes.

**Respectfully submitted by:**

  
Greg Gostick  
Director of Operations

**Reviewed by:**

  
Ina Watkinson  
Clerk/Administrator

**Attachments:** Tender Opening Document  
Form of Tender from Freightliner North Bay



## Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

### TENDER OPENING – PW-2022-07

to supply One (1) New 2024 Medium Duty Truck Cab,  
Chassis, Hopper Spreader, Reversible Plow and Low Mount Front Harness

Closing Date/Time: November 24, 2022 1:00pm

Vendor	Date/Time Rec'd	Subtotal	HST	TOTAL
Freightliner North Bay	Nov. 23 / 22 8:45 am	\$251,741.00	\$32,726.33	\$284,467.33

Tenders Opened at the Municipal Office on November 24, 2022 at 1:08 p.m. by:

Greg Gostick  
Director of Operations

Karlee Britton  
Deputy Clerk



### FORM OF TENDER

The tendering party has carefully examined the Provisions, Plans, Specifications and Conditions referred to in the Tender Documents hereto as part of the work to be done under this Contract. The Tendering party also understands and accepts the said Provisions, Specifications and Conditions and hereby states that the prices set forth in this tender include full compensation to furnish all equipment and apparatus except as otherwise specified and to complete the work in strict accordance with the Provisions, Plans, Specifications and Conditions referred to in the said Tender Documents & Schedule 'A'.

Notification of acceptance may be given and delivery of the "Form of Agreement" made by prepaid post, addressed to the Tendering party at the address contained in this Tender.

**Equipment Description:** One (1) New 2024 Medium Duty Truck Cab, Chassis, Hopper Spreader, Reversible Plow and Low Mount Front Harness

**Delivery Location:** Public Works Garage, 676 Highway 124 McKellar, ON P0G 1C0

**Chassis Price** \$ 138,194.00

**Spreader, Plow & Harness** \$ 113,547.00

**Installation, Commissioning** \$ \_\_\_\_\_

**H.S.T.** \$ 32,726.33

**TOTAL TENDER PRICE:** \$ 284,467.33

**Delivery Date:** July 2023

**Contractor:** Freightliner North Bay

**Address:** 40 Commerce Crescent, North Bay, ON

**Telephone:** (705) 476-0516

**Email:** dwardy@freightlinernb.com

**Authorized Signature:** 

**Seal:** \_\_\_\_\_

**Name:** DOUG VARDY

(Please Print or Type)

**Witness:** Lucie Cloutier

**Date:** November 23, 2022



# Township of McKellar Staff Report

**Prepared for:** COUNCIL

**Department:** TREASURY

**Agenda Date:** December 6, 2022

**Report No:** T-2022-5

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**Subject:** 2022 Capital Budget Amendment

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**Recommendation:**

That the Council of the Township of McKellar accepts the below amendments:

- That 2022 Capital Budget Funding Sources and Contributions to Reserves to be amended to Install Inholmes Bridge
- That 2022 Capital Budget Funding Sources and Contributions to Reserves to be amended to purchase RAM 1500 QRC-150 Truck by Fire Department
- That 2022 Capital Budget Funding Sources and Contributions to Reserves to be amended to purchase and Install Weil McLean Ultra 155CT -155KBTU Watt Boiler with 3"Vent by Fire Department

**Background:**

The Council approved the Township of McKellar Operating and Capital Budget on June 14th, 2022. The Township staff and Council considered all available information, which includes inflation, delays in shipments, increases in fuel/gas charges, utility costs, interest rates and weather conditions to estimate and approve the budget for 2022.

The Inholmes Bridge was damaged on June 13, 2022, by an Ambulance travelling at high speed. The Council initially approved \$200,000 for the construction of the new bridge on June 24th, 2022, amended on July 28th, 2022 to reflect the revised cost by engineering firms. The amended, approved amount for Inholmes Bridge is **\$332,839** plus HST. The initial timeline to finish the project was before November 2022, but now it has been deferred till spring of next year.

The Rescue1, as mentioned by the Fire Chief, was on a downward progression. The Rescue1 already had close to 285,000 km on the odometer, and reliability was a concern. The Fire Department required a reliable mode of transportation to responds to any significant event. The Fire Department luckily secured the last available rapid response Truck. The Cost of the Truck is **\$79,950** plus HST.

Heating at station 2 was the issue as one of the Boilers was not working, and RFP was issued on August 30<sup>th</sup>, and closing was September 21<sup>st</sup>, but it yielded no replies. Single source (Morrow Plumbing and Heating Inc.) used to purchase ensure proper installation of new Boiler before temperature goes negative. The Cost of a new Boiler and Installation is \$11,869 plus HST.



### **Financial Analysis/Discussion:**

The Estimated cost of Inholmes Bridge is **\$332,839** plus HST and is funded through below sources:

- The \$125,000 will be transferred from Working Fund Reserve
- The \$25,000 will be transferred from Infrastructure Asset Management Reserve
- The \$185,000 will be transferred from the Roads Vehicle Reserve

The Truck cost is **\$79,950** plus HST and is funded through the Fire Department Vehicle reserve. The Cost of the Boiler is **\$11,869** plus HST, and the only available reserve to Fund the purchase is the Fire Department Vehicle reserve.

### **Policies Affecting Proposal:**

Procurement-Bylaw No.2019.44

To adopt the estimates of all sums required during the year –Bylaw No.2022.14

### **Conclusion:**

That the council of Township of McKellar does hereby accept and approve the amendments to 2022 Capital budget and Reserves.

### **Respectfully submitted by:**



**Roshan Kantiya, Treasurer**



**Ina Watkinson, Clerk/Administrator**

### **Attachments:**

Amended to Capital Budget 2022  
Amended to Reserves Budget 2022

**Township of McKellar**  
**Revised Capital Budget 2022**  
**CAPITAL BUDGET**

	G/L	Description	Budget 2022	Amendment to Budget	Revised Capital Budget
<b><u>CAPITAL REVENUE</u></b>					
Ontario Community Investment Fund (OCIF)	02 103 527	Ontario Community Investment Fund (OCIF)	(149,500.00)		(149,500.00)
Federal Gas Tax	02 103 526	Federal Gas Tax Program - AMO	(84,889.17)		(84,889.17)
NORD Grant -Northern Ontario Resource Development Fund	02 102 524	Other Grants	(218,657.86)		(218,657.86)
<b>TOTAL Capital Revenue from Grants &amp; others</b>			<b>(453,047.03)</b>		<b>(453,047.03)</b>
<b><u>REVENUE - Transfers From Reserve</u></b>					
Transfer from Reserve - Roads Capital Equipment/Vehicle Reserve	06 104 582	Purchase New Truck Roads Department	(90,000.00)		(90,000.00)
Transfer from Reserve Vehicle Reserve-Fire	03 104 582	Purchase Truck for Fire Department	-	(81,357.12)	(81,357.12)
Transfer from Reserve Vehicle Reserve-Fire	03 104 582	Purchase & Install Boiler-Station 2		(12,077.89)	(12,077.89)
Transfer form Roads Capital Construction Reserve	06 104 582	Capital Construction Reserve	(50,120.00)		(50,120.00)
Transfer from Township-Surplus		Transfer from Surplus	(130,006.93)		(130,006.93)
Transfer from Reserve-Working Fund	06 104 582	Inholmes Bridge		(125,000.00)	(125,000.00)
Transfer form Infrastructure Asset Management Reserve	06 104 582	Inholmes Bridge		(25,000.00)	(25,000.00)
Transfer from Reserve-Roads Vehicle	06 104 582	Inholmes Bridge		(185,000.00)	(185,000.00)
<b>TOTAL TRANSFER FROM RESERVE</b>			<b>(270,126.93)</b>	<b>(428,435.01)</b>	<b>(698,561.94)</b>
<b>TOTAL CAPITAL REVENUE</b>			<b>(723,173.96)</b>	<b>(428,435.01)</b>	<b>(1,151,608.97)</b>
<b><u>CAPITAL EXPENDITURES</u></b>					
<b><u>Vehicle-Fire Truck</u></b>					
Ram 1500 2022 Truck	03 150 403	Capital Equipment		81,357.12	81,357.12
				<b>81,357.12</b>	<b>81,357.12</b>
<b><u>Install New Boiler</u></b>					
Weil McLean Ultra 155CT -155KBTU Watt Boiler				12,077.89	12,077.89
				<b>12,077.89</b>	<b>12,077.89</b>
<b><u>Upgrade the Parking-Baseball Dimond Area</u></b>					
Updgrade parking	06 424 145	Material & Supplies	21,000.00		21,000.00
			<b>21,000.00</b>		<b>21,000.00</b>
<b><u>Transportation Capital</u></b>					
4X4 Pick up	06 104 582	Transfer from Reserve - Roads	90,000.00		90,000.00
			<b>90,000.00</b>		<b>90,000.00</b>
<b><u>Tait Island</u></b>					
Tait Island-Miscellaneous	06 684 024	Miscellaneous	113,750.00		113,750.00
Tait Island-Material & Supplies	06 684 145	Materials & Supplies	164,600.00		164,600.00
			<b>278,350.00</b>		<b>278,350.00</b>

**Inn Road**

**Township of McKellar**  
**Revised Capital Budget 2022**  
**CAPITAL BUDGET**

	G/L	Description	Budget 2022	Amendment to Budget	Revised Capital Budget
Inn Road-Miscellaneous	06 635 024	Miscellaneous	36,000.00		36,000.00
Inn Road-Material & Supplies	06 635 145	Materials & Supplies	51,620.00		51,620.00
			<b>87,620.00</b>		<b>87,620.00</b>
<b><u>Balsam Road</u></b>					
Balsam Road-Miscellaneous	06 605 024	Miscellaneous	85,000.00		85,000.00
Balsam Road-Material & Supplies	06 605 145	Materials & Supplies	115,000.00		115,000.00
			<b>200,000.00</b>		<b>200,000.00</b>
<b><u>Inholme</u></b>					
Inholme-Miscellaneous	06 700 024	Miscellaneous	5,000.00		5,000.00
Inholme-Materials & Supplies	06 700 145	Materials & Supplies	20,000.00		20,000.00
Inholme-Bridge Construction	06 700 428	Capital cost of Construction	-	332,839.00	332,839.00
			<b>25,000.00</b>	<b>332,839.00</b>	<b>357,839.00</b>
<b><u>MicroSeal</u></b>					
BroadBent Road	06 610 145	Materials & Supplies	73,000.00		73,000.00
Blackwater Road	06 608 145	Materials & Supplies	70,000.00		70,000.00
			<b>143,000.00</b>		<b>143,000.00</b>
<b>TOTAL CAPITAL PROJECTS</b>			<b>844,970.00</b>	<b>426,274.01</b>	<b>1,271,244.01</b>
<b><u>EXPENDITURES - Transfers To Reserve</u></b>					
Transfer to Reserves - Fire Department Vehicle/Equipment	03 150 300	Transfer to Reserves	50,000.00		50,000.00
Transfer to Reserves - Building Dept - Vehicle Replacement	04 170 300	Transfer to Reserves	6,000.00		6,000.00
Transfer to Reserves - Transportation Equipment/Vehicle	06 228 300	Transfer to Reserves	200,000.00		200,000.00
Transfer to Cemetery Reserve	09 335 300	Transfer to Reserves	1,000.00		1,000.00
Transfer to Reserves - Community Centre	12 370 300	Transfer to Reserves	10,000.00		10,000.00
Transfer to Roads Capital Construction Reserve	06 200 300	Transfer to Reserves	218,657.86		218,657.86
Transfer to Roads Capital Construction Reserve	06 200 300	Transfer to Reserves	5,504.00		5,504.00
<b>TOTAL TRANSFER TO RESERVES</b>			<b>491,161.86</b>		<b>491,161.86</b>
<b>TOTAL CAPITAL EXPENDITURES</b>			<b>1,336,131.86</b>	<b>426,274.01</b>	<b>1,762,405.87</b>
<b>TOTAL PRELIMINARY CAPITAL REVENUE</b>			<b>(723,173.96)</b>	<b>(428,435.01)</b>	<b>(1,151,608.97)</b>
<b>TOTAL PRELIMINARY CAPITAL EXPENDITURES</b>			<b>1,336,131.86</b>	<b>426,274.01</b>	<b>1,762,405.87</b>
<b>Additional Funding Required</b>			<b>612,957.90</b>		



TOWNSHIP OF MCKELLAR  
AMENDMENT TO 2022 RESERVES  
DECEMBER 6, 2022

						Amendment to Reserves			
DEPT	RESERVES	2021 Balance	2022 Transfer From (DRAW on) RESERVE	2022 Transfer to RESERVE	Estimated 2022 Balance	Transfer From	Transfer To	Revised Reserves Balance	Remarks
ADMIN	Working Fund Reserve	\$ 145,343.25	\$ -		\$ 145,343.25	\$ 125,000.00	\$ -	\$ 20,343.25	Install Inholmes Bridge
ADMIN	General Admin Reserve	\$ 5,000.00			\$ 5,000.00			\$ 5,000.00	
FIRE	Fire Department Forest Fire Reserve	\$ 14,000.00		\$ 2,000.00	\$ 16,000.00			\$ 16,000.00	
FIRE	Fire Department Equipment Reserve				\$ -			\$ -	
FIRE	Fire Department Vehicle Reserve	\$ 52,734.51		\$ 50,000.00	\$ 102,734.51	\$ 81,357.12		\$ 9,299.50	Purchase of New Truck
						\$ 12,077.89			Install New Boiler
BUILDING	Building Department Reserve	\$ 36,162.72		\$ 6,000.00	\$ 42,162.72			\$ 42,162.72	
BUILDING	Building Department Miscellaneous-Surplus	\$ 90,000.00	\$ 24,000.00		\$ 66,000.00			\$ 66,000.00	
PUBLIC WORKS	Roads Capital Equipment/Vehicle Reserve	\$ 320,628.35	\$ 90,000.00	\$ 200,000.00	\$ 430,628.35	\$ 185,000.00		\$ 245,628.35	Install Inholmes Bridge
PUBLIC WORKS	Roads Capital Construction Reserve	\$ 85,970.00	\$ 72,720.00	\$ 233,201.86	\$ 246,451.86			\$ 246,451.86	
PUBLIC WORKS	Roads Capital Building Reserve	\$ 100,000.00			\$ 100,000.00			\$ 100,000.00	
WASTE MGMT	Transfer Site Reserve	\$ 11,086.11			\$ 11,086.11			\$ 11,086.11	
HEALTH	Health Care Reserve	\$ 88,967.95			\$ 88,967.95			\$ 88,967.95	
CULTURE	Cultural Reserve	\$ 139,750.00	\$ 50,000.00		\$ 89,750.00			\$ 89,750.00	
CULTURE	Sesquicentennial Ad Hoc Committee		\$ 8,000.00	\$ 10,000.00	\$ 2,000.00			\$ 2,000.00	
CULTURE	West Parry Sound Recreation and Cultural Center		\$ 161,635.00	\$ 775,000.00	\$ 613,365.00			\$ 613,365.00	
HISTORICAL	Historical Committee Reserve	\$ 17,247.96			\$ 17,247.96			\$ 17,247.96	
	Historical Committee Reserve - St. Stephen's (from								
HISTORICAL	Surplus)	\$ 11,924.09			\$ 11,924.09			\$ 11,924.09	
COMM CTRE	Community Centre Reserve	\$ 220,469.11	\$ 166,635.00	\$ 171,635.00	\$ 225,469.11			\$ 225,469.11	
RECREATION	Recreation Reserve	\$ 45,187.86	\$ 3,500.00		\$ 41,687.86			\$ 41,687.86	
RECREATION	Recreation Fund Raising Reserve	\$ 1,384.22			\$ 1,384.22			\$ 1,384.22	
RECREATION	Recreation Committee Reserve	\$ 1,458.95			\$ 1,458.95			\$ 1,458.95	
LIBRARY	Library Capital Reserve (established in 2019)	\$ 5,000.00			\$ 5,000.00			\$ 5,000.00	
EC DEV	EDC Committee Reserve	\$ 1,046.24			\$ 1,046.24			\$ 1,046.24	
EC DEV	REDAC Reserve	\$ 13,024.69			\$ 13,024.69			\$ 13,024.69	
FUND	High Speed Internet Telecommunications Reserve	\$ 36,000.00		\$ 12,000.00	\$ 48,000.00			\$ 48,000.00	
FUND	PARKLAND FUND	\$ 28,290.00	\$ -		\$ 28,290.00			\$ 28,290.00	
FUND	AMO GAS TAX FUND - Mandatory Reserve Fund	\$ 14,418.10	\$ 84,889.10	\$ 70,471.00	\$ -			\$ -	
FUND	CEMETERY RESERVE FUND	\$ 26,510.69		\$ 1,000.00	\$ 27,510.69			\$ 27,510.69	
FUND	VETERAN'S FUND	\$ 5,510.56		\$ 1,000.00	\$ 6,510.56			\$ 6,510.56	
FUND	INVESTMENT IN INFRASTRUCTURE & ASSETS	\$ 25,493.91		\$ 15,294.00	\$ 40,787.91	\$ 25,000.00		\$ 15,787.91	Install Inholmes Bridge
	TOTAL RESERVES	\$ 1,542,609.27	\$ 661,379.10	\$ 1,547,601.86	\$ 2,428,832.03	\$ 428,435.01	\$ -	\$ 2,000,397.02	

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
**(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
<b>General</b>								
157	Reg Moore, 6 Fox Farm RD, PO Box 14, McKellar, ON, P0G 1C0							
11/01/2022		11-01-22	CPP Deductions	11-30-22	(\$104.43)	(\$104.43)	01-00-000-631	CPP Deductions
11/01/2022		11-01-22	Bank Account	11-30-22	\$532.56	\$532.56	01-00-011-801	Bank Account
						\$428.13		
<b>Total General</b>						\$428.13		
<b>Total Bills To Pay:</b>						\$428.13		



**Township of McKellar**  
**A/P Preliminary Cheque Run**  
**(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
<b><u>General</u></b>								
1219	CENTRAL SQUARE, 1000 BUSINESS CENTER DRIVE, LAKE MARY, FL,							
366952		10-26-22	HST Recoverable	11-30-22	\$470.62	\$470.62	01-00-012-816	HST Rebate - 78% from
366952		10-26-22	Prepaid Expense	11-30-22	\$4,187.03	\$4,187.03	01-00-016-834	Prepaid Expense
						\$4,657.65		
<b>Total General</b>						\$4,657.65		
<b><u>General Liabilities and Equity</u></b>								
1337	Thomas Harrison, 142 Burnett's Road, McKellar, ON, P2A 0B5							
1-33850		10-20-22	Refundable Entrance/Bldg Fees	10-31-22	\$750.00	\$750.00	01-01-030-617	Refundable Entrance/Bldg
1-33850#2		11-02-22	Refundable Entrance/Bldg Fees	11-30-22	\$750.00	\$750.00	01-01-030-617	Refundable Entrance/Bldg
						\$1,500.00		
<b>Total General Liabilities and Equity</b>						\$1,500.00		
<b><u>General Government</u></b>								
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
OCT2022		10-16-22	Telephone	11-30-22	\$164.33	\$164.33	01-02-060-007	Telephone
						\$164.33		
533	Russell, Christie, LLP, 505 Memorial Avenue, P.O. Box 158, Orillia, ON, L3V 6J3							
64-103-046		10-27-22	Professional Services - Legal / Land Registry etc	11-30-22	\$790.20	\$790.20	01-02-060-020	Professional Services -
						\$790.20		
710	INTELIVOTE SYSTEMS INC, 40 Thornhill Drive, Suite 12, DARTMOUTH, NS, B3B 1S1							
MCKL-20221027-F		10-27-22	Election Expenses	11-30-22	\$2,967.62	\$2,967.62	01-02-060-022	Election Expenses
						\$2,967.62		
1219	CENTRAL SQUARE, 1000 BUSINESS CENTER DRIVE, LAKE MARY, FL,							
366952		10-26-22	HST non recoverable	11-30-22	\$73.69	\$73.69	01-02-060-023	Information Technology
						\$73.69		
1341	Barriston Law, 151 Ferris Lane, Suite 202, Barrie, ON, L4M 6C1							
258320		10-25-22	Professional Services - Legal / Land Registry etc	11-30-22	\$574.92	\$574.92	01-02-060-020	Professional Services -
						\$574.92		
<b>Total General Government</b>						\$4,570.76		

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
<b><u>Fire Protection Services</u></b>								
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
OCT2022	10-16-22 Telephone			11-30-22	\$60.54	\$60.54	01-03-150-007	Telephone
OCT2022	10-16-22 Telephone			11-30-22	\$90.56	\$90.56	01-03-150-007	Telephone
						\$151.10		
90	Georgian Bay Propane Inc., 55 Great North Road, Parry Sound, ON, P2A 2N9							
102647	10-28-22 Equipment & Repairs			11-30-22	\$97.69	\$97.69	01-03-151-114	Equipment & Repairs
102646	10-28-22 Equipment & Repairs			11-30-22	\$97.69	\$97.69	01-03-152-114	Equipment & Repairs
						\$195.38		
763	MORROWS PLUMBING & HEATING INC., 1 QUEEN STREET, PARRY SOUND, ON, P2A 2W1							
18918	10-21-22 Equipment & Repairs			11-30-22	\$12,077.89	\$12,077.89	01-03-152-114	Equipment & Repairs
						\$12,077.89		
1113	REGIONAL MAPLE LEAF COMMUNICATIONS INC., 10213 - 111 STREET NW, EDMONTON, AB, T5K 2V6							
887398	10-26-22 Memberships/Subscriptions			11-30-22	\$281.88	\$281.88	01-03-150-017	Memberships/Subscription
<b>Total Fire Protection Services</b>						\$12,706.25		
<b><u>Building Department</u></b>								
217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7							
795812	11-02-22 Vehicle Fuel - Gas			11-30-22	\$67.61	\$67.61	01-04-170-141	Vehicle Fuel - Gas
						\$67.61		
<b>Total Building Department</b>						\$67.61		
<b><u>Protection to Persons and Property</u></b>								
975	Minister of Finance (OPP), 33 KING STREET WEST, P.O. BOX 647, OSHAWA, ON, L1H 8X3							
302410220838113	10-31-22 Policing Services Annual Levy			11-30-22	\$31,226.00	\$31,226.00	01-05-160-030	Policing Services Annual
						\$31,226.00		
<b>Total Protection to Persons and Property</b>						\$31,226.00		
<b><u>Transportation</u></b>								
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
OCT2022	10-16-22 Telephone			11-30-22	\$45.28	\$45.28	01-06-200-007	Telephone
						\$45.28		

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
**(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
137	MUSKOKA AUTO PARTS, 45 Gibson Street, Parry Sound, ON, P2A 1X1							
760293/4		11-01-22	Maintenance Costs/Parts	11-30-22	\$38.13	\$38.13	01-06-234-143	Maintenance Costs/Parts
						\$38.13		
217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7							
795812		11-02-22	Fuel - Gas	11-30-22	\$168.76	\$168.76	01-06-235-141	Fuel - Gas
						\$168.76		
239	Rona Building Centre, 115 Bowes Street, Parry Sound, ON, P2A 2L8							
190278/1		06-14-22	Dust Control Materials/Supplies	11-30-22	\$309.33	\$309.33	01-06-223-146	Dust Control
190618/1		06-21-22	Dust Control Materials/Supplies	11-30-22	\$590.00	\$590.00	01-06-223-146	Dust Control
OCT2022		10-26-22	Dust Control Materials/Supplies	10-31-22	\$1,165.97	\$1,165.97	01-06-223-146	Dust Control
OCT2022		10-26-22	Dust Control Materials/Supplies-190278/1	10-31-22	\$309.33	\$309.33	01-06-223-146	Dust Control
OCT2022		10-26-22	Dust Control Materials/Supplies-190618/1	10-31-22	\$590.00	\$590.00	01-06-223-146	Dust Control
						\$2,964.63		
334	Valley Blades Limited, 435 Phillip St., PO Box 126, Waterloo, ON, N2J 3Z9							
SV066153		10-16-22	Materials & Supplies	11-16-22	\$4,515.77	\$4,515.77	01-06-226-145	Materials & Supplies
						\$4,515.77		
336	Wurth Canada Limited, 345 HANLON CREEK BLVD., GUELPH, ON, N1C 0A1							
25097365		11-02-22	Materials & Supplies	11-30-22	(\$43.27)	(\$43.27)	01-06-210-145	Materials & Supplies
25098234		11-02-22	Materials & Supplies	11-30-22	\$263.43	\$263.43	01-06-210-145	Materials & Supplies
						\$220.16		
376	Stanley Steel Tools & Metals Ltd, 97 Isabella St, Parry Sound, ON, P2A 1M7							
38553		09-21-22	Materials & Supplies	11-30-22	\$76.93	\$76.93	01-06-220-145	Materials & Supplies
38857		10-28-22	Materials & Supplies	11-30-22	\$144.71	\$144.71	01-06-220-145	Materials & Supplies
						\$221.64		
682	CURRIE TRUCK CENTRE, 2 CURRIE DRIVE, BOX 20150, BARRIE, ON, L4M 6E9							
01237038P		10-27-22	Maintenance Costs/Parts	11-30-22	\$87.68	\$87.68	01-06-244-143	Maintenance Costs/Parts
						\$87.68		
820	FREIGHTLINER NORTH BAY, 40 COMMERCE CRESCENT, NORTH BAY, ON, P1A 0B4							
IN06216		10-27-22	Maintenance Costs/Parts	11-30-22	\$50.22	\$50.22	01-06-237-143	Maintenance Costs/Parts
RN06786		10-31-22	Maintenance Costs/Parts	11-30-22	\$182.15	\$182.15	01-06-237-143	Maintenance Costs/Parts
						\$232.37		



**Township of McKellar**  
**A/P Preliminary Cheque Run**  
**(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
982	AIR AUTOMOTIVE TRACKING INC., 160 COLLARD DRIVE, KING CITY, ON, L7B 1E4							
MCK11-22		11-01-22	Maintenance Costs/Parts	11-30-22	\$20.35	\$20.35	01-06-235-143	Maintenance Costs/Parts
MCK11-22		11-01-22	Maintenance Costs/Parts	11-30-22	\$20.35	\$20.35	01-06-237-143	Maintenance Costs/Parts
MCK11-22		11-01-22	Maintenance Costs/Parts	11-30-22	\$20.35	\$20.35	01-06-241-143	Maintenance Costs/Parts
MCK11-22		11-01-22	Maintenance Costs/Parts	11-30-22	\$20.35	\$20.35	01-06-244-143	Maintenance Costs/Parts
MCK11-22		11-01-22	Maintenance Costs/Parts	11-30-22	\$20.35	\$20.35	01-06-246-143	Maintenance Costs/Parts
MCK11-22		11-01-22	Maintenance Costs/Parts	11-30-22	\$20.35	\$20.35	01-06-247-143	Maintenance Costs/Parts
MCK11-22		11-01-22	Maintenance Costs/Parts	11-30-22	\$20.35	\$20.35	01-06-248-143	Maintenance Costs/Parts

\$142.45

**Total Transportation**

\$8,636.87

**Environmental Services**

12	Adams Brothers Construction Ltd, P.O. Box 324, Parry Sound, ON, P2A 2X4							
157741		11-01-22	Waste Hauling Contract	11-30-22	\$5,649.56	\$5,649.56	01-08-301-122	Waste Hauling Contract

\$5,649.56

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
OCT2022		10-16-22	Telephone	11-30-22	\$45.28	\$45.28	01-08-300-007	Telephone

\$45.28

919	WASTE CONNECTIONS OF CANADA INC., PO BOX 1779, 580 ECCLESTONE DRIVE, BRACEBRIDGE, ON, P1L 1V7							
7113-0000324995		10-31-22	Recycling Contract	11-30-22	\$3,796.07	\$3,796.07	01-08-301-121	Recycling Contract

\$3,796.07

**Total Environmental Services**

\$9,490.91

**Parks and Recreation Facilities**

1234	PHIL JEFKINS, 8 PHILIP AVENUE, MCKELLAR, ON, P2A 0B4							
CA22E8AXEAC11		10-19-22	HST non recoverable	11-30-22	\$0.77	\$0.77	01-11-360-129	Recreation Programs
CA276RB6XRK1		10-19-22	Recreation Programs	11-30-22	\$152.63	\$152.63	01-11-360-129	Recreation Programs
CA22E8AXEAC11		10-19-22	Equipment Purchases	11-30-22	\$43.56	\$43.56	01-11-360-130	Equipment Purchases

\$196.96

1284	DINAH RYELAND-BROWN, RECREATION COMMITTEE, , ,							
AMAZON		10-27-22	Materials & Supplies	11-30-22	\$44.76	\$44.76	01-11-360-145	Materials & Supplies

\$44.76

**Total Parks and Recreation Facilities**

\$241.72

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
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Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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**Community Centre**

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
OCT2022	10-16-22 Telephone	11-30-22	\$83.97	\$83.97	01-12-370-007	Telephone		
				\$83.97				
109	Home Hardware, 31 Joseph Street, Parry Sound, ON, P2A 2G3							
174632	08-15-22 Facility Maintenance	10-31-22	\$19.33	\$19.33	01-12-370-115	Facility Maintenance		
174688	08-18-22 Facility Maintenance	10-31-22	\$11.18	\$11.18	01-12-370-115	Facility Maintenance		
				\$30.51				
<b>Total Community Centre</b>				\$114.48				

**Planning and Development**

533	Russell, Christie, LLP, 505 Memorial Avenue, P.O. Box 158, Orillia, ON, L3V 6J3							
64-103-046	10-27-22 HST non recoverable	11-30-22	\$13.91	\$13.91	01-14-400-020	Professional Services -		
				\$13.91				
<b>Total Planning and Development</b>				\$13.91				

**Total Bills To Pay: \$73,226.16**



**Township of McKellar**  
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Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
<b>General Government</b>								
966	INA WATKINSON, 11 FARRER STREET, PARRY SOUND, ON, P2A 1K7							
258320		10-25-22	Professional Services - Legal / Land Registry etc	11-30-22	\$574.92	\$574.92	01-02-060-020	Professional Services -
						\$574.92		
<b>Total General Government</b>						\$574.92		
<b>Total Bills To Pay:</b>						\$574.92		



Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account	Description
<b><u>General Government</u></b>									
440	McKellar United Church, GD, McKellar, ON,								
NOV6-2022	11-08-22	Miscellaneous		11-30-22	\$568.00		\$568.00	01-02-060-024	Miscellaneous
							\$568.00		
<b>Total General Government</b>							\$568.00		
<b>Total Bills To Pay:</b>							\$568.00		

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
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Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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**General**

235	RECEIVER GENERAL, CANADA REVENUE AGENCY TECHNOLOGY CENTRE, 875 HERON ROAD, OTTAWA, ON, K1A 1B1							
NOV2022	11-10-22 CPP Deductions	11-30-22	\$4,940.50	\$4,940.50	01-00-000-631	CPP Deductions		
NOV2022	11-10-22 EI Deductions	11-30-22	\$1,643.21	\$1,643.21	01-00-000-632	EI Deductions		
NOV2022	11-10-22 Income Tax Payable	11-30-22	\$16,725.20	\$16,725.20	01-00-000-633	Income Tax Payable		
				\$23,308.91				

**Total General****\$23,308.91****General Government**

873	Manulife Financial, PO BOX 1627, WATERLOO, ON, N2J 4P4					
OCT2022	10-01-22 Employee Benefits	11-30-22	\$669.88	\$669.88	01-02-060-005	Employee Benefits
				\$669.88		

**Total General Government****\$669.88****Building Department**

873	Manulife Financial, PO BOX 1627, WATERLOO, ON, N2J 4P4					
OCT2022	10-01-22 Employee Benefits	11-30-22	\$256.54	\$256.54	01-04-170-005	Employee Benefits
				\$256.54		

**Total Building Department****\$256.54****Transportation**

873	Manulife Financial, PO BOX 1627, WATERLOO, ON, N2J 4P4					
OCT2022	10-01-22 Employee Benefits	11-30-22	\$740.83	\$740.83	01-06-200-005	Employee Benefits
				\$740.83		

**Total Transportation****\$740.83****Parks and Recreation Facilities**

873	Manulife Financial, PO BOX 1627, WATERLOO, ON, N2J 4P4					
OCT2022	10-01-22 Employee Benefits	11-30-22	\$118.26	\$118.26	01-11-360-005	Employee Benefits
				\$118.26		

**Total Parks and Recreation Facilities****\$118.26****Total Bills To Pay:****\$25,094.42**

**Township of McKellar**  
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Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
<b><u>General Liabilities and Equity</u></b>								
723	GYE NELSON, , , ,							
3-37100		11-15-22	Refundable Entrance/Bldg Fees	11-30-22	\$750.00	\$750.00	01-01-030-617	Refundable Entrance/Bldg
						\$750.00		
<b>Total General Liabilities and Equity</b>						\$750.00		
<b><u>General Government</u></b>								
602	TELIZON, P.O. BOX 627, BARRIE, ON, L4M 4V1							
06311020221110		11-10-22	Telephone	11-30-22	\$5.54	\$5.54	01-02-060-007	Telephone
						\$5.54		
976	ROYAL CANADIAN LEGION BRANCH 394 POPPY FUND, 3130 BALSAM ROAD, DUNCHURCH, ON, P0A 1G0							
NOV11.2022		11-11-22	Donations / Grants to Organizations & Groups	11-30-22	\$250.00	\$250.00	01-02-060-127	Donations / Grants to
						\$250.00		
1022	RICOH CANADA INC., P.O. BOX 600 STREETSVILLE RPO, MISSISSAUGA, ON, L5M 0M6							
SCO93858994		10-29-22	Printing/Photocopier	11-30-22	\$213.16	\$213.16	01-02-060-012	Printing/Photocopier
						\$213.16		
1127	CHRIS COLSON O/A SAFE & SOUND LOCKSMITHING, P.O. BOX 643, PARRY SOUND, ON, P2A 2Z1							
210698		11-14-22	Miscellaneous	11-30-22	\$1,424.64	\$1,424.64	01-02-060-024	Miscellaneous
						\$1,424.64		
1154	MARY SMITH, 19 SPRINGHILL ROAD, MCKELLAR, ON, P0G 1C0							
NOV2022		11-15-22	Miscellaneous	11-30-22	\$45.79	\$45.79	01-02-060-024	Miscellaneous
						\$45.79		
1212	QUADBRIDGE, 5532 ST.PATRICK STREET, MONTREAL, QC, H4E 1A8							
INQ4451		08-22-22	Office Equipment	09-30-22	\$231.00	\$231.00	01-02-060-018	Office Equipment
INQ4561		08-24-22	Office Equipment	09-30-22	\$1,821.50	\$1,821.50	01-02-060-018	Office Equipment
INQ4801		08-31-22	Office Equipment	09-30-22	\$280.86	\$280.86	01-02-060-018	Office Equipment
						\$2,333.36		
<b>Total General Government</b>						\$4,272.49		

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
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Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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**Fire Protection Services**

90	Georgian Bay Propane Inc., 55 Great North Road, Parry Sound, ON, P2A 2N9							
107070	11-07-22 Heating	11-30-22	\$670.99	\$670.99	01-03-151-033	Heating		
				\$670.99				

**Total Fire Protection Services**

\$670.99

**Building Department**

217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7							
797238	11-16-22 Vehicle Fuel - Gas	11-30-22	\$69.61	\$69.61	01-04-170-141	Vehicle Fuel - Gas		
				\$69.61				

**Total Building Department**

\$69.61

**Transportation**

21	ACE Equipment Rentals, PO Box 324, Parry Sound, ON, P2A 2X4							
31238	11-08-22 HST non recoverable	11-30-22	\$89.52	\$89.52	01-06-221-145	Materials & Supplies		
31257	11-10-22 Contracted Services	11-30-22	\$2,849.28	\$2,849.28	01-06-222-147	Contracted Services		
31238	11-08-22 Materials & Supplies-Balsam Rd.	11-30-22	\$5,176.11	\$5,176.11	01-06-605-145	Materials & Supplies		
31238	11-08-22 Materials & Supplies-Inn Rd	11-30-22	\$5,176.10	\$5,176.10	01-06-635-145	Materials & Supplies		
31238	11-08-22 Materials & Supplies-Taits Island	11-30-22	\$5,086.57	\$5,086.57	01-06-684-145	Materials & Supplies		
				\$18,377.58				
71	Duncor Enterprises Inc., 101 Big Bay Point Road, Barrie, ON, L4N 8M5							
2022622	09-15-22 Materials & Supplies-Balsam Rd	11-30-22	\$116,699.48	\$116,699.48	01-06-605-145	Materials & Supplies		
2022622	09-15-22 Materials & Supplies- Inn Rd	11-30-22	\$40,234.43	\$40,234.43	01-06-635-145	Materials & Supplies		
2022622	09-15-22 Materials & Supplies-Taits Island	11-30-22	\$130,241.20	\$130,241.20	01-06-684-145	Materials & Supplies		
				\$287,175.11				
137	MUSKOKA AUTO PARTS, 45 Gibson Street, Parry Sound, ON, P2A 1X1							
761167/4	11-14-22 Maintenance Costs/Parts	11-30-22	\$26.35	\$26.35	01-06-248-143	Maintenance Costs/Parts		
				\$26.35				
217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7							
797238	11-16-22 Fuel - Gas	11-30-22	\$101.90	\$101.90	01-06-235-141	Fuel - Gas		
				\$101.90				

**Township of McKellar**  
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533	Russell, Christie, LLP, 505 Memorial Avenue, P.O. Box 158, Orillia, ON, L3V 6J3							
64-103-045		11-10-22	Professional Services - Legal	11-30-22	\$2,212.60	\$2,212.60	01-06-200-020	Professional Services -
						\$2,212.60		
1064	RODNEY MATTHEWS, , , ,							
NOV2022		11-15-22	Miscellaneous	11-30-22	\$360.21	\$360.21	01-06-200-024	Miscellaneous
						\$360.21		
<b>Total Transportation</b>						<b>\$308,253.75</b>		
<b><u>Community Centre</u></b>								
554	Alex Herr, 17 John St, Parry Sound, ON, P2A 1R6							
OCT2022		11-01-22	Janitorial Contract	11-30-22	\$2,500.00	\$2,500.00	01-12-370-250	Janitorial Contract
						\$2,500.00		
660	FAST ENVIRO SERVICE, 705 SAVAGE SETTLEMENT ROAD, PO BOX 480, NOVAR, ON, P0A 1R0							
4473		11-10-22	Facility Maintenance	11-30-22	\$142.46	\$142.46	01-12-370-115	Facility Maintenance
						\$142.46		
<b>Total Community Centre</b>						<b>\$2,642.46</b>		
<b><u>Planning and Development</u></b>								
725	GEORGIAN BAY BIOSPHERE RESERVE, P O Box 662, PARRY SOUND, ON, P2A 2Z1							
22-11-11		11-11-22	Georgian Bay Biosphere Research	11-30-22	\$2,457.50	\$2,457.50	01-14-411-037	Georgian Bay Biosphere
						\$2,457.50		
<b>Total Planning and Development</b>						<b>\$2,457.50</b>		
<b>Total Bills To Pay:</b>						<b>\$319,116.80</b>		



**Township of McKellar**  
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Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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**General**

643	OMERS ADMINISTRATION CORPORATION, 900-100 ADELAIDE STREET WEST, TORONTO, ON, M5H 0E2							
NOV2022	11-25-22 OMERS Payable	11-30-22	\$13,224.08	\$13,224.08	01-00-000-639	OMERS Payable		
				\$13,224.08				

**Total General****\$13,224.08****General Government**

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
NOV2022	11-16-22 Telephone	11-30-22	\$164.33	\$164.33	01-02-060-007	Telephone		
				\$164.33				
109	Home Hardware, 31 Joseph Street, Parry Sound, ON, P2A 2G3							
175895	11-23-22 Miscellaneous	11-30-22	\$9.94	\$9.94	01-02-060-024	Miscellaneous		
				\$9.94				
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022	11-04-22 Hydro Admin	11-30-22	\$781.49	\$781.49	01-02-060-008	Hydro Admin		
				\$781.49				
407	Corporate Express Canada Inc., C.O T04446C, PO BOX 4446, STN A, TORONTO, ON, M5W 4A2							
61421155	11-23-22 Office Supplies/Materials	11-30-22	\$312.56	\$312.56	01-02-060-009	Office Supplies/Materials		
				\$312.56				

**Total General Government****\$1,268.32****Fire Protection Services**

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
NOV2022	11-16-22 Telephone	11-30-22	\$90.56	\$90.56	01-03-150-007	Telephone		
NOV2022	11-16-22 HST non recoverable	11-30-22	\$1.05	\$1.05	01-03-150-007	Telephone		
NOV2022	11-16-22 Telephone Fire Hall #2	11-30-22	\$59.49	\$59.49	01-03-152-007	Telephone Fire Hall #2		
				\$151.10				
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022	11-04-22 Hydro	11-30-22	\$157.37	\$157.37	01-03-151-008	Hydro		
NOV2022	11-04-22 Hydro	11-30-22	\$112.26	\$112.26	01-03-152-008	Hydro		
NOV2022	11-04-22 Hydro	11-30-22	\$110.32	\$110.32	01-03-154-008	Hydro		
				\$379.95				

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
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Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
634	M & L SUPPLY, FIRE AND SAFETY, 14935 COUNTRY ROAD # 2, INGLESIDE, ON, K0C 1M0							
014499		11-14-22	Safety Equipment/Protective Clothing	11-30-22	\$801.41	\$801.41	01-03-150-100	Safety
						\$801.41		
<b>Total Fire Protection Services</b>						<b>\$1,332.46</b>		
<b><u>Building Department</u></b>								
1344	Ontario Building Officials Association, 200 Marycroft Ave, Unit 8, Woodbridge, ON, L4L 5X4							
126156		11-16-22	Memberships/Subscriptions	11-30-22	\$343.95	\$343.95	01-04-170-017	Memberships/Subscription
						\$343.95		
<b>Total Building Department</b>						<b>\$343.95</b>		
<b><u>Transportation</u></b>								
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
NOV2022		11-16-22	Telephone	11-30-22	\$45.28	\$45.28	01-06-200-007	Telephone
						\$45.28		
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022		11-04-22	Hydro	11-30-22	\$195.29	\$195.29	01-06-210-008	Hydro
						\$195.29		
137	MUSKOKA AUTO PARTS, 45 Gibson Street, Parry Sound, ON, P2A 1X1							
K60316/4		11-21-22	Maintenance Costs/Parts	11-30-22	\$170.89	\$170.89	01-06-248-143	Maintenance Costs/Parts
						\$170.89		
217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7							
798097		11-23-22	Fuel - Gas	11-30-22	\$79.82	\$79.82	01-06-235-141	Fuel - Gas
						\$79.82		
336	Wurth Canada Limited, 345 HANLON CREEK BLVD., GUELPH, ON, N1C 0A1							
25120871		11-16-22	Workshop Supplies	11-30-22	\$68.09	\$68.09	01-06-210-148	Workshop Supplies
						\$68.09		
362	Budget Propane & Oil, 1011 Beiers Rd, RR 1, Gravenhurst, ON, P1P 1R1							
44538		11-21-22	Workshop Supplies	11-30-22	\$162.31	\$162.31	01-06-210-148	Workshop Supplies
						\$162.31		



**Township of McKellar**  
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572	McDougall Energy Inc, 421 Bay Street, Suite 301, Sault Ste. Marie, ON, P6A 1X3							
6173666		11-17-22	Furnace Oil	11-30-22	\$2,015.50	\$2,015.50	01-06-210-031	Furnace Oil
6148093		11-02-22	Fuel - Diesel	11-30-22	\$127.20	\$127.20	01-06-228-142	Fuel - Diesel
6173661		11-17-22	Fuel - Diesel	11-30-22	\$2,158.43	\$2,158.43	01-06-228-142	Fuel - Diesel
						\$4,301.13		
1096	RHH ENGINEERING, 70 ISABELLA STREET, UNIT 111, PARRY SOUND, ON,							
22023		11-14-22	Consultant Services	11-30-22	\$1,780.80	\$1,780.80	01-06-200-021	Consultant Services
						\$1,780.80		
<b>Total Transportation</b>						\$6,803.61		
<b><u>Street Lighting</u></b>								
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022		11-04-22	Hydro	11-30-22	\$5.70	\$5.70	01-07-229-008	Hydro
NOV2022		11-04-22	Hydro	11-30-22	\$13.16	\$13.16	01-07-229-008	Hydro
NOV2022		11-04-22	Hydro	11-30-22	\$127.98	\$127.98	01-07-229-008	Hydro
NOV2022		11-04-22	Hydro	11-30-22	\$22.47	\$22.47	01-07-229-008	Hydro
						\$169.31		
<b>Total Street Lighting</b>						\$169.31		
<b><u>Environmental Services</u></b>								
23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
NOV2022		11-16-22	Telephone	11-30-22	\$45.28	\$45.28	01-08-300-007	Telephone
						\$45.28		
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022		11-04-22	Hydro	11-30-22	\$129.25	\$129.25	01-08-300-008	Hydro
						\$129.25		
<b>Total Environmental Services</b>						\$174.53		
<b><u>Parks and Recreation Facilities</u></b>								
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022		11-04-22	Hydro	11-30-22	\$36.80	\$36.80	01-11-360-008	Hydro
						\$36.80		
<b>Total Parks and Recreation Facilities</b>						\$36.80		

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
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**Community Centre**

23	Bell Canada, P.O. Box 9000, Stn.: Don Mills, North York, ON, M3C 2X7							
NOV2022	11-16-22 Telephone	11-30-22	\$83.97	\$83.97	01-12-370-007	Telephone		
				\$83.97				
116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022	11-04-22 Hydro	11-30-22	\$348.89	\$348.89	01-12-370-008	Hydro		
				\$348.89				
197	Near North Laboratories Inc, 11-191 Booth RD, North Bay, ON, P1A 4K3							
92689	11-15-22 Water Testing	11-30-22	\$39.80	\$39.80	01-12-370-257	Water Testing		
				\$39.80				

**Total Community Centre****\$472.66****Cultural**

116	Hydro One Networks Inc., P. O. Box 4102 Stn A, Toronto, ON, M5W 3L3							
NOV2022	11-04-22 Library - Hydro	11-30-22	\$265.15	\$265.15	01-13-381-008	Library - Hydro		
				\$265.15				

**Total Cultural****\$265.15****Total Bills To Pay:****\$24,090.87**

**Township of McKellar**  
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<b>General Liabilities and Equity</b>								
186	Bonnie Malophy, RR 1, Parry Sound, ON, P2A 2W7							
1-53400	11-08-22 Refundable Entrance/Bldg Fees		11-30-22	\$750.00	\$750.00	01-01-030-617	Refundable Entrance/Bldg	
					\$750.00			
748	DANIEL MALLORY, PO BOX 727 STATION MAIN, BARRIE, ON, L4M 4Y5							
2-71200	11-04-22 Refundable Entrance/Bldg Fees		11-30-22	\$750.00	\$750.00	01-01-030-617	Refundable Entrance/Bldg	
					\$750.00			
1343	Greig Glen, 16 Marine Drive, McKellar, ON, P2A 0B4							
2-21800	11-04-22 Refundable Entrance/Bldg Fees		11-30-22	\$750.00	\$750.00	01-01-030-617	Refundable Entrance/Bldg	
					\$750.00			
<b>Total General Liabilities and Equity</b>						<b>\$2,250.00</b>		

**General Government**

246	Township of Seguin, 5 Humphrey Drive, Seguin, ON, P2A 2W8							
2022-261	11-04-22 Election Expenses		11-30-22	\$342.86	\$342.86	01-02-060-022	Election Expenses	
					\$342.86			
282	ViaNet, 128 Larch St. Suite 502, Sudbury, ON, P3E 5J8							
NOV2022	11-01-22 Telecommunicaiton Service (Internet, Website)		11-30-22	\$170.90	\$170.90	01-02-060-031	Telecommunicaiton	
					\$170.90			
836	HURONIA ALARM & FIRE SECURITY INC., 233 MIDLAND AVE., MIDLAND, ON, L4R 3K1							
1189957	08-01-22 Security Systems		11-30-22	\$180.00	\$180.00	01-02-060-028	Security Systems	
					\$180.00			
1021	MY-TECH INFORMATION TECHNOLOGY, 20 BARTLETT DRIVE, SEGUIN, ON, P2A 2W8							
OCT2022	10-31-22 Information Technology Support		11-30-22	\$1,143.28	\$1,143.28	01-02-060-023	Information Technology	
					\$1,143.28			
1063	HAROLD G. ELSTON, 391 FIRST STREET, SUITE 303, COLLINGWOOD, ON,							
153	08-30-22 Professional Services - Legal / Land Registry etc		11-30-22	\$203.52	\$203.52	01-02-060-020	Professional Services -	
					\$203.52			
1342	Kim Bordeleau, 57 Cascade St., Parry Sound, ON, P2A 1K3							
1001	10-24-22 Election Expenses		11-30-22	\$4,094.26	\$4,094.26	01-02-060-022	Election Expenses	
					\$4,094.26			
<b>Total General Government</b>						<b>\$6,134.82</b>		

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
**(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
<b>Fire Protection Services</b>								
90	Georgian Bay Propane Inc., 55 Great North Road, Parry Sound, ON, P2A 2N9							
106345		10-31-22	Heating	11-30-22	\$333.64	\$333.64	01-03-151-033	Heating
						\$333.64		
218	Parry Sound Auto Parts, 74 Parry Sound Drive, Parry Sound, ON, P2A 0B8							
1-2908480		10-13-22	Fire Fighting Tools/Equipment	11-30-22	\$46.34	\$46.34	01-03-150-111	Fire Fighting
						\$46.34		
246	Township of Seguin, 5 Humphrey Drive, Seguin, ON, P2A 2W8							
2022-241		10-13-22	Courses & Training	11-30-22	\$634.52	\$634.52	01-03-150-015	Courses & Training
						\$634.52		
1110	BRUCE BURGOYNE, 571 CENTRE ROAD, MCKELLAR, ON,							
NOV2022		10-04-22	Mileage	11-30-22	\$1,150.50	\$1,150.50	01-03-150-006	Mileage
OCT2022		11-09-22	Courses & Training	11-30-22	\$116.82	\$116.82	01-03-150-015	Courses & Training
OCT2022		11-09-22	Miscellaneous	11-30-22	\$132.26	\$132.26	01-03-152-024	Miscellaneous
						\$1,399.58		
1277	MARK DAVIDSON, 838 HIGHWAY 124, MCKELLAR, ON,							
6932		10-19-22	Miscellaneous	11-30-22	\$8.22	\$8.22	01-03-152-024	Miscellaneous
						\$8.22		
1305	ROBERT MORRISON, 29 CREEK TRAIL, RR # 1, Dunchurch, ON, P0A 1G0							
NOV/8-2022		11-08-22	Miscellaneous-DOLLARAMA	11-30-22	\$11.96	\$11.96	01-03-150-024	Miscellaneous
NOV/8-2022		11-08-22	HST non recoverable	11-30-22	\$3.15	\$3.15	01-03-150-024	Miscellaneous
NOV/8-2022		11-08-22	Miscellaneous-DOLLARAMA	11-30-22	\$17.38	\$17.38	01-03-150-024	Miscellaneous
NOV/8-2022		11-08-22	Miscellaneous	11-30-22	\$12.20	\$12.20	01-03-150-024	Miscellaneous
NOV/8-2022		11-08-22	Miscellaneous-SPREADSHIRT	11-30-22	\$886.56	\$886.56	01-03-150-024	Miscellaneous
NOV/8-2022		11-08-22	Miscellaneous-FISHERS REGALIA	11-30-22	\$160.38	\$160.38	01-03-150-024	Miscellaneous
NOV/8-2022		11-08-22	Safety Equipment/Protective Clothing	11-30-22	\$104.66	\$104.66	01-03-150-100	Safety
NOV/8-2022		11-08-22	Fire Prevention-CDN TIRE	11-30-22	\$81.36	\$81.36	01-03-150-103	Fire Prevention
NOV/8-2022		11-08-22	Fire Prevention-HOME DEPOT	11-30-22	\$178.25	\$178.25	01-03-150-103	Fire Prevention
NOV/8-2022		11-08-22	Dispatch Services	11-30-22	\$179.00	\$179.00	01-03-150-105	Dispatch Services
NOV/8-2022		11-08-22	HST non recoverable	11-30-22	\$11.06	\$11.06	01-03-153-204	Tanker 2 - 1980 Chev C70
NOV/8-2022		11-08-22	2020 Freightliner Pumper Truck	11-30-22	\$628.57	\$628.57	01-03-153-210	2020 Freightliner Pumper
						\$2,274.53		
<b>Total Fire Protection Services</b>						<b>\$4,696.83</b>		



**Township of McKellar**  
**A/P Preliminary Cheque Run**  
**(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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**Protection to Persons and Property**

665	CHRIS A. EVERITT, 66 MILLER DRIVE, MCDOUGALL, ON,							
OCT2022	10-31-22 Bylaw Enforcement Annual Levy	11-30-22	\$1,600.00	\$1,600.00	01-05-182-030	Bylaw Enforcement		
OCT2022	10-31-22 Mileage	11-30-22	\$250.00	\$250.00	01-05-190-006	Mileage		

**\$1,850.00**

**Total Protection to Persons and Property**

**\$1,850.00**

**Transportation**

6	Arnstein Industrial Equipment Ltd., P.O. Box 1258, 100 Hwy 17, North Bay, ON, P1B 8K5					
02-125888	11-03-22 Maintenance Costs/Parts	11-30-22	\$914.01	\$914.01	01-06-239-143	Maintenance Costs/Parts

**\$914.01**

21	ACE Equipment Rentals, PO Box 324, Parry Sound, ON, P2A 2X4					
30887	09-21-22 Materials & Supplies	11-30-22	\$1,221.12	\$1,221.12	01-06-221-145	Materials & Supplies

**\$1,221.12**

90	Georgian Bay Propane Inc., 55 Great North Road, Parry Sound, ON, P2A 2N9					
106345	10-31-22 HST non recoverable	11-30-22	\$5.87	\$5.87	01-06-220-145	Materials & Supplies

**\$5.87**

217	Parry Sound Fuels, 114 Bowes Street, Parry Sound, ON, P2A 2L7					
796493	11-09-22 Fuel - Gas	11-30-22	\$122.67	\$122.67	01-06-235-141	Fuel - Gas

**\$122.67**

572	McDougall Energy Inc, 421 Bay Street, Suite 301, Sault Ste. Marie, ON, P6A 1X3					
6147553	11-02-22 Fuel - Diesel	11-30-22	\$1,218.33	\$1,218.33	01-06-228-142	Fuel - Diesel

**\$1,218.33**

845	TOROMONT CAT, WALDEN INDUSTRIAL PARK, 25 MUMFORD DRIVE, LIVELY, ON, P3Y 1K9					
WO900900366	11-02-22 Maintenance Costs/Parts	11-30-22	\$27.57	\$27.57	01-06-248-143	Maintenance Costs/Parts
WO900900367	11-02-22 Maintenance Costs/Parts	11-30-22	\$56.46	\$56.46	01-06-248-143	Maintenance Costs/Parts

**\$84.03**

**Total Transportation**

**\$3,566.03**

**Environmental Services**

331	Municipality of McDougall, 5 Baragar Blvd., McDougall, ON, P2A 2W9					
24233	10-31-22 Waste Tipping Fees	11-30-22	\$7,319.40	\$7,319.40	01-08-301-123	Waste Tipping Fees

**\$7,319.40**

**Total Environmental Services**

**\$7,319.40**

**Township of McKellar**  
**A/P Preliminary Cheque Run**  
**(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description
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**Community Centre**

836	HURONIA ALARM & FIRE SECURITY INC., 233 MIDLAND AVE., MIDLAND, ON, L4R 3K1							
1189957	08-01-22 HST non recoverable	11-30-22	\$3.17	\$3.17		01-12-370-115	Facility Maintenance	
				\$3.17				
1312	CAMGIB Investments, 1 Mall Drive, Laundromat, Parry Sound, ON, P2A 3A9							
NOV2022	11-08-22 Drycleaning	11-30-22	\$100.00	\$100.00		01-12-370-256	Drycleaning	
				\$100.00				

**Total Community Centre****\$103.17****Planning and Development**

1320	J.L. Richards & Associates, 864 Lady Ellen Place, Ottawa, ON, K1Z 5M2						
108182	11-08-22 Planning Consultant Services	11-30-22	\$352.60	\$352.60		01-14-400-021	Planning Consultant
108351	11-08-22 Planning Consultant Services	11-30-22	\$560.95	\$560.95		01-14-400-021	Planning Consultant
108360	11-08-22 Planning Consultant Services	11-30-22	\$651.11	\$651.11		01-14-400-021	Planning Consultant

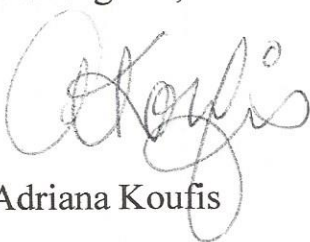
**\$1,564.66****Total Planning and Development****\$1,564.66****Total Bills To Pay:****\$27,484.91**

November 14, 2022

McKellar Council:

I wish to inform you that I am resigning from the McKellar Library Board, but I will stay on until the Board is able to have an appropriate number of members.

Best regards,

A handwritten signature in dark ink, appearing to read 'Adriana Koufis', written in a cursive style.

Adriana Koufis

---

Try to be a rainbow in someone's cloud. ~ Maya Angelou ~

Adriana Koufis  
[arkoufis@gmail.com](mailto:arkoufis@gmail.com)

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RESOLUTION NO.: 2022-116DATE: November 16, 2022CARRIED: ✓

DEFEATED: \_\_\_\_\_

**MOVED BY:**Councillor Ryman**DIVISION LIST****FOR****AGAINST**

Councillor Blower

\_\_\_\_\_

\_\_\_\_\_

Councillor Constable

\_\_\_\_\_

\_\_\_\_\_

**SECONDED BY:**Councillor Hamer

Councillor Hamer

\_\_\_\_\_

\_\_\_\_\_

Councillor Ryman

\_\_\_\_\_

\_\_\_\_\_

Mayor Robinson

\_\_\_\_\_

\_\_\_\_\_

**THAT** the Council for the Corporation of the Municipality of McDougall approve the appointment of Joel Constable to the District Social Services Administration Board for the 2022-2026 term of Council.

  
 \_\_\_\_\_  
**MAYOR**



# Aquatic Environment Report

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Manitouwabing Lake



**Author**  
Georgian Bay Mnidoo  
Gamii Biosphere

**November 2022**

**Prepared For**  
Township of McKellar &  
Manitouwabing Lake  
Community Association



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# EXECUTIVE SUMMARY

The purpose of this environment report prepared by the Georgian Bay Mnidoo Gamii Biosphere for the Township of McKellar and Manitouwabing Lake Community Association (MLCA) is to provide residents and cottagers with one report summarizing water quality and fish community monitoring data for Manitouwabing Lake. In addition, the report provides recommendations for further monitoring as well as possible stewardship activities. The report is divided into three sections to reflect this purpose – water quality, fish communities, and recommendations.

## Water Quality

Volunteers on Manitouwabing Lake participate in the Lake Partner Program (LPP) and the MLCA and McKellar Township recently initiated a benthic monitoring program (Figure 1).

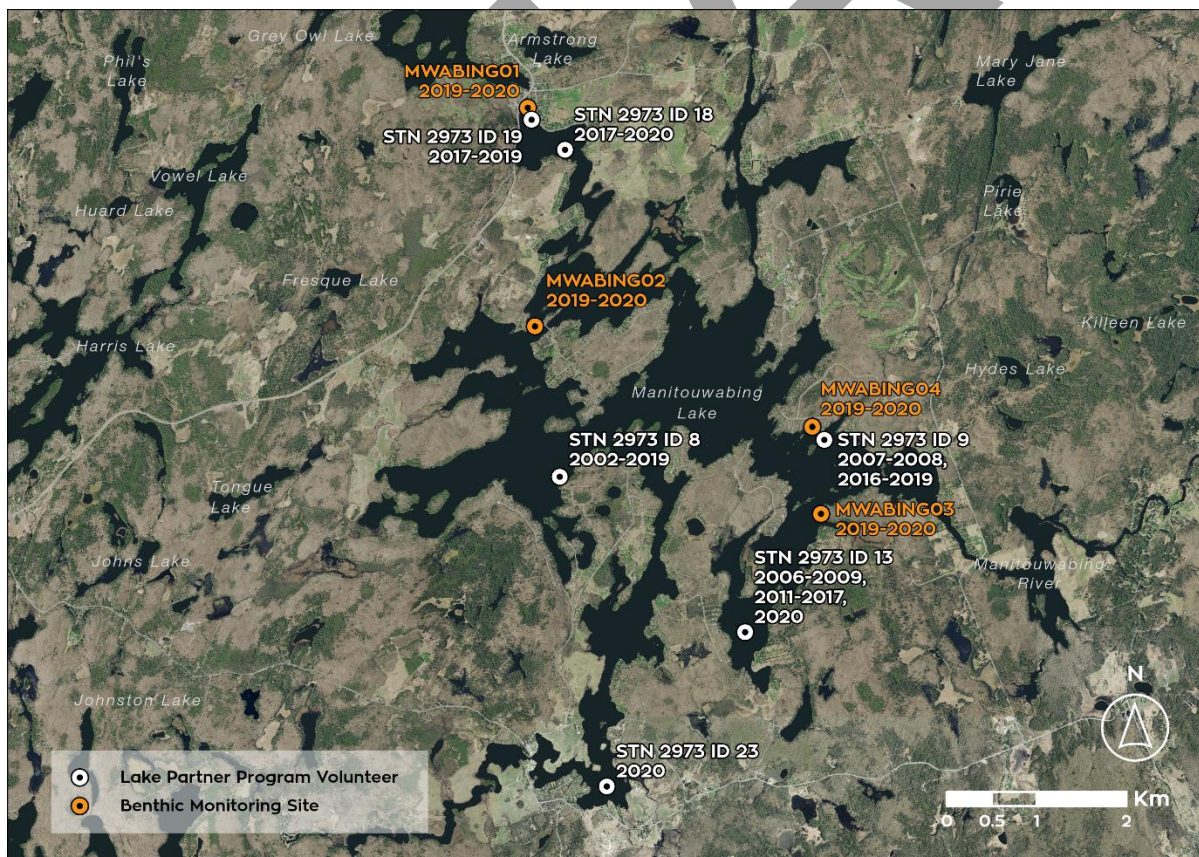


Figure 1. Active and recently active monitoring sites on Manitouwabing Lake.

The LPP collects data about phosphorus, water clarity, and calcium from volunteers. The simple tests for total phosphorus (TP) and water clarity provide a strong basis for assessing the health of the ecosystem, and whether TP is too high or too low.



Monitoring TP is very important as phosphorus is the nutrient that controls plant growth (including algae) in lakes. Measuring TP year after year is necessary to detect long-term changes in water quality that may be due to impacts of shoreline development, climate change, and other stressors.

A high-level summary of current Manitouwabing Lake LPP results is presented in Table 1. It is important to note that updates to information gathered through the LPP are limited. Due to the ongoing Covid-19 pandemic, the LPP received and analysed a greatly reduced number of water samples in 2020 and 2021. Updated information for 2020 is presented where it is available, and 2021 data have not yet been released to the public.

**Table 1.** Overview of Manitouwabing Lake LPP sampling results (Station 2973).

	Site ID 8	Site ID 9	Site ID 13	Site ID 18	Site ID 19	Site ID 23
TP average	n/a	n/a	n/a	n/a	10.9 µg/L	n/a
TP trend	Decreasing	Decreasing	Decreasing	Decreasing	n/a	n/a
Trophic status	Mesotrophic	Mesotrophic	Mesotrophic	Mesotrophic	Mesotrophic	Mesotrophic
Clarity	2.3 m	1.5 m	2.0 m	2.2 m	3.3 m	1.4 m
Calcium	3.6 mg/L	4.2 mg/L	3.0 mg/L	4.1 mg/L	3.0 mg/L	4.2 mg/L

Note: Clarity and calcium are reported as averages. TP is reported as an average for lakes with three to five years of data. Trends are reported for lakes with more than five years of data. Trophic status is described in terms of three broad categories – oligotrophic, mesotrophic, and eutrophic. TP concentrations between 10-20 µg/L indicate a mesotrophic or moderately enriched environment.

Benthic monitoring was initiated in 2020 in four locations throughout the lake following the Ontario Benthos Biomonitoring Network protocol. Benthic macroinvertebrates, or benthos, are small aquatic organisms (e.g., insects, crustaceans, worms) that spend all or part of their lifecycle living at the bottom of the lake. Some benthos can only be found in waterbodies with very good water quality, while others can tolerate poor water quality (Figure 2).

Benthic monitoring is a type of biological monitoring that uses an “effect-based approach” to provide information about how an ecosystem has responded to a stress. This complements water chemistry monitoring (e.g., TP, pH, dissolved oxygen) which looks at water quality from a “stressor-based approach”, providing information about an ecosystem’s exposure to stress. Together these approaches offer a more complete picture of aquatic ecosystem health (i.e., the lake’s exposure to stress and associated ecological response).

Benthic monitoring results for all four sites on Lake Manitouwabing were analyzed, given that there are now three years of data collected. Currently all four sites are considered ‘typical’

when compared to other lakes in the region. This means that the benthic community in the lake is typical for what we would expect to find in this region.

Highly pollution tolerant - most likely to be found in poor, fair, and good quality water



Semi-pollution tolerant - most likely to be found in fair and good quality water



Pollution sensitive - most likely to be found in good quality water



Figure 2. Benthic macroinvertebrates found in Manitouwabing Lake and their pollution sensitivities.

A thorough review of existing water quality data for Manitouwabing Lake was conducted by Bev Clark and published in 2018. The report indicates that TP concentrations throughout the lake are very similar among monitoring sites and between years. There is no clear evidence of increasing TP concentrations over time. The lake is at the lower end of the mesotrophic range (10-20 µg/L), meaning that it will share characteristics more like oligotrophic lakes. In

addition, the lake is highly influenced by its watershed. This means that water in the lake will have water quality characteristics similar to the water coming in from the various sources, such as Manitouwabing River.

## Fish Communities

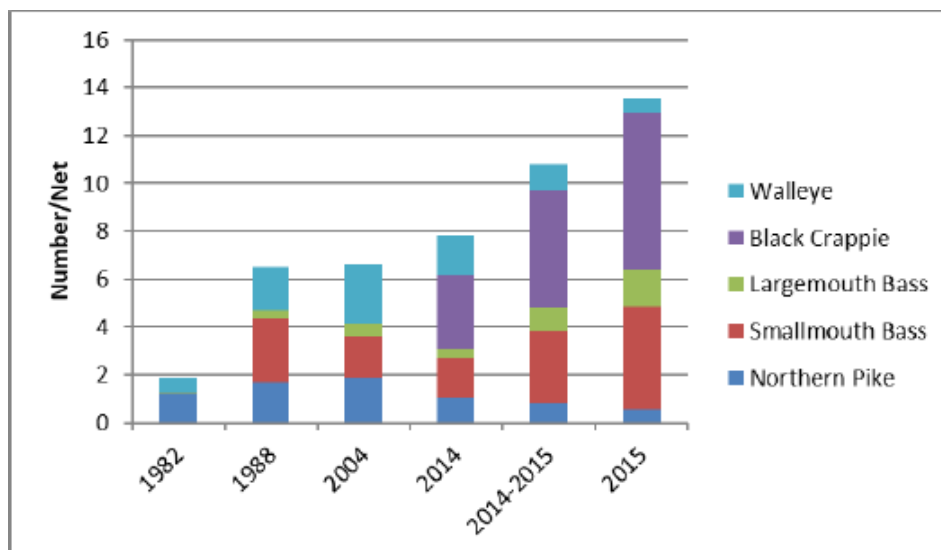
Manitouwabing Lake is home to a variety of fish species. Table 2 provides a high-level overview of the fish communities in the lake.

**Table 2.** Summary of Manitouwabing Lake fish communities and their management (see [link](#))

<b>Major fish species</b>	Largemouth bass (introduced), smallmouth bass (introduced), walleye (introduced), black crappie (introduced), northern pike (introduced)
<b>Other fish species</b>	Lake whitefish, creek chub, brown bullhead, yellow perch, bluntnose minnow, eastern blacknose dace, cisco, pumpkinseed, rock bass, common carp, white sucker
<b>Lake trout management</b>	Not designated
<b>Current stocking</b>	None
<b>Historic stocking</b>	Walleye (1938, 1950-2010), smallmouth bass (1941, 1950-1966)
<b>Contaminants (species tested)</b>	Northern pike, walleye, black crappie

The most recent surveys conducted on Manitouwabing Lake were part of a Nearshore Community Index Netting (NSCIN) project undertaken in 2014 and 2015. Findings from the project suggest that the fish community of Manitouwabing Lake has changed significantly since the next most recent survey in 2004 (Figure 3). Since 2004, black crappie were illegally introduced to the lake and have become a major component of the fish community. Brown bullhead declined in abundance from the peak seen in 2004. Largemouth bass catch rates have increased steadily over the successive surveys although they still comprise a small portion of the catch. Catch rates of the other species did not display any major changes. Based on the 2014-2015 NSCIN project, further walleye stocking is not advised and the lake should instead be managed as a natural walleye lake.

Fish consumption advisories for Manitouwabing Lake are determined by the Ministry of Environment, Conservation and Parks. Fish are exposed to, and absorb, contaminants in the water in a variety of ways (e.g., consuming contaminated food) and pass those contaminants on to humans when consumed. In Manitouwabing Lake, mercury is the contaminant of concern. Table 3 summarizes the Manitouwabing Lake fish consumption advisories.



**Figure 3.** Catch rate (number/net) of major game fish species from 6' trap nets in Manitouwabing Lake, by year (Scholten, 2020).

**Table 3.** Fish consumption advisories for Manitouwabing Lake (see [link](#)).

Species	General Population	Sensitive Population*
Black crappie <sup>1</sup>	<ul style="list-style-type: none"> <li>max 32 meals/month of fish 20-25cm</li> <li>max 12 meals/month of fish 25-30cm</li> </ul>	<ul style="list-style-type: none"> <li>max 12 meals/month of fish 20-25cm</li> <li>max 4 meals/month of fish 25-30cm</li> </ul>
Northern pike <sup>1</sup>	<ul style="list-style-type: none"> <li>max 16 meals/month of fish 30-35cm</li> <li>max 16 meals/month of fish 35-40cm</li> <li>max 16 meals/month of fish 40-45cm</li> <li>max 12 meals/month of fish 45-50cm</li> <li>max 8 meals/month of fish 50-55cm</li> <li>max 8 meals/month of fish 55-60cm</li> <li>max 8 meals/month of fish 60-65cm</li> <li>max 4 meals/month of fish 65-70cm</li> <li>max 4 meals/month of fish 70-75cm</li> <li>max 4 meals/month of fish &gt;75cm</li> </ul>	<ul style="list-style-type: none"> <li>max 8 meals/month of fish 30-35cm</li> <li>max 8 meals/month of fish 35-40cm</li> <li>max 4 meals/month of fish 40-45cm</li> <li>max 4 meals/month of fish 45-50cm</li> <li>max 4 meals/month of fish 50-55cm</li> <li>max 4 meals/month of fish 55-60cm</li> <li>no meals of fish 60-65cm</li> <li>no meals of fish 65-70cm</li> <li>no meals of fish 70-75cm</li> <li>no meals of fish &gt;75cm</li> </ul>
Walleye <sup>1</sup>	<ul style="list-style-type: none"> <li>max 8 meals/month of fish 25-30cm</li> <li>max 8 meals/month of fish 30-35cm</li> <li>max 4 meals/month of fish 35-40cm</li> <li>max 4 meals/month of fish 40-45cm</li> <li>max 4 meals/month of fish 45-50cm</li> <li>max 2 meals/month of fish 50-55cm</li> <li>max 2 meals/month of fish 55-60cm</li> <li>max 2 meals/month of fish 60-65cm</li> <li>max 0 meals/month of fish 65-70cm</li> </ul>	<ul style="list-style-type: none"> <li>max 4 meals/month of fish 25-30cm</li> <li>no meals of fish 30-35cm</li> <li>no meals of fish 35-40cm</li> <li>no meals of fish 40-45cm</li> <li>no meals of fish 45-50cm</li> <li>no meals of fish 50-55cm</li> <li>no meals of fish 55-60cm</li> <li>no meals of fish 60-65cm</li> <li>no meals of fish 65-70cm</li> </ul>

\* Women of child bearing age and children under 15; <sup>1</sup> Mercury

## Recommendations

Based on results from LPP sampling, benthic monitoring, Clark's (2018) water quality report, and the most recent fish community survey, several recommendations are made in this report.

### Water Quality

1. Continue LPP sampling at several sites. Preference should be given to sites that are spread throughout the lake and that have the longest datasets. Suggested sites are Station 2973, Site IDs 8, 9, 13, and 18.
2. Continue with annual benthic monitoring. With lakes in the region facing many threats (e.g., climate change, biodiversity loss, development, pollution), benthic communities act as a barometer of ecological change and impacts. Continuing to monitor the benthic community in Manitouwabing Lake will allow for trends to be tracked over time and the observation of any notable shifts (statistically significant changes) that would be cause for further investigation and potentially require remedial actions.
3. Conduct late summer monitoring of dissolved oxygen in the deepest location and in isolated bays where depths are greater than 7-8m (see map on page 11 of Clark (2018) report).
4. Focus bacteria monitoring on beaches as per the province's Beach Management Guidance Document.
5. Should the MLCA wish to continue with bacteria monitoring elsewhere, it should happen in the framework of a scientific investigation focused on testing specific hypotheses on potential sources of contamination through a focused sampling program.
6. Start keeping long-term records of water temperature.

### Fish Communities

1. Anglers should familiarize themselves with the [new regulations](#) for the sale and possession of live bait in Ontario. Highlights include:
  - A valid fishing license is required to catch your own live baitfish, leeches, crayfish, and northern leopard frogs.
  - There are specific fish species that can and cannot be used as bait in Ontario.
  - Bait can only be caught in your home Bait Management Zone (BMZ) and cannot leave your BMZ.
  - Baitfish and leeches you catch cannot be sold unless you are a licensed dealer.



- If you fish outside your home BMZ, you must buy your baitfish and leeches locally, keep a receipt, and use or dispose of your bait within two weeks of the purchase date.
2. Anglers should use the app [MyCatch](#) by Angler's Atlas to log fishing trips and share fishing data confidentially with biologists.

## Stewardship Activities

1. Encourage Manitouwabing Lake property owners to maintain and/or restore natural shorelines. GBB's [Life on the Bay Stewardship Guide](#) and [Planting for Pollinators](#) guide are helpful resources for property owners interested in native plants and naturalization. Native plants can be sourced from the MLCA [Native Plant Seedling Sale](#) and the annual GBB Native Plant Fundraiser (check the GBB [events page](#) in the spring).
2. Property owners interested in minimizing their ecological footprint can utilize GBB's [Life on the Bay Stewardship Guide](#).
3. There are many [citizen science programs](#) for interested cottagers and residents to get involved in (e.g., invasive species reporting, IceWatch, FrogWatch, Canadian Lakes Loon Survey).



# INTRODUCTION

Manitouwabing Lake is situated within the Williams Treaty of 1923 and the Robinson-Huron Treaty of 1850 (Ministry of Indigenous Affairs, 2022) in the traditional territory of Wasauksing First Nation and Shawanaga First Nation (Figure 4).

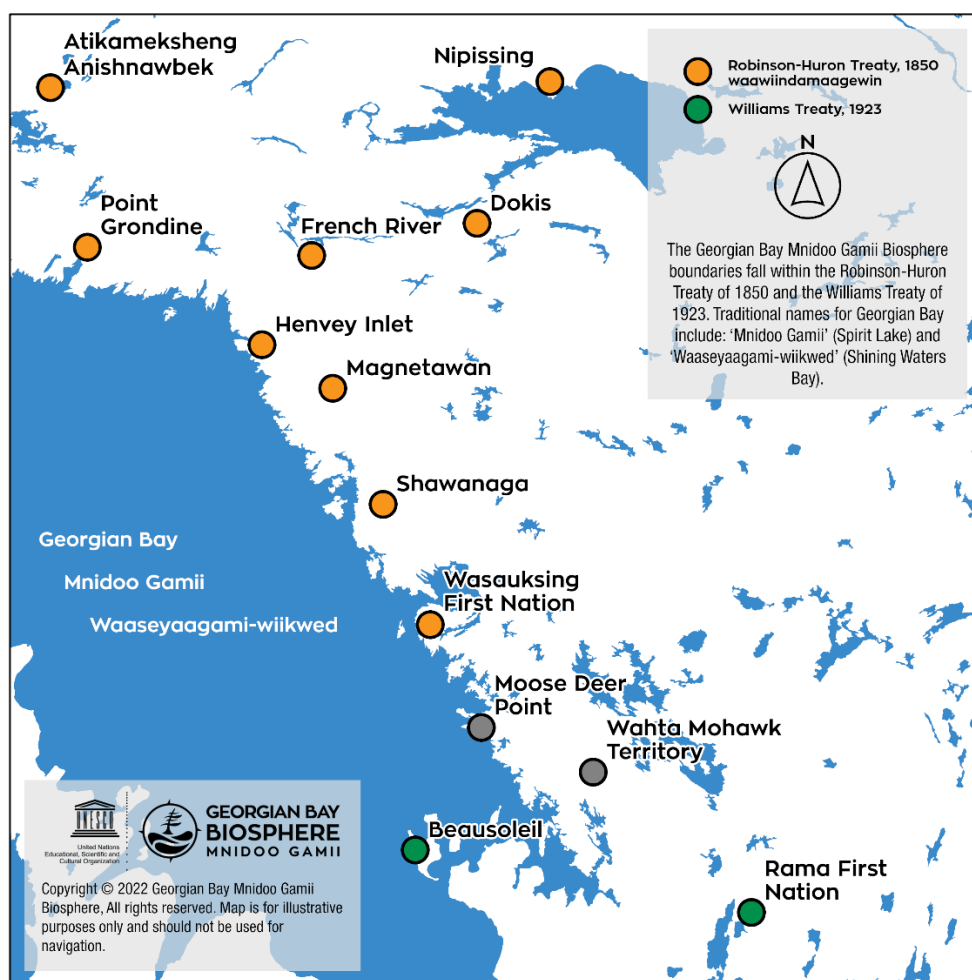


Figure 4. Signatories to the Robinson-Huron Treaty of 1850 and Williams Treaty of 1923.

Manitouwabing Lake is located almost entirely within the geographic and municipal township of McKellar (Figure 5). It is one of the largest lakes in the Parry Sound area, measuring roughly 1,200 hectares in size (Scholten, 2020). The lake collects water from a fairly large watershed through numerous inflows including the Manitouwabing River, and outflows at the south end of the lake (Clark, 2018). Lake water level is regulated by a dam located on the outflow at Hurdville which has raised the water by approximately 2.5m from its natural level (Scholten, 2020). The dam is owned and operated by Parry Sound Generation Corporation for the purpose of hydroelectric power generation downstream at Parry Sound (McIntyre, 2005).

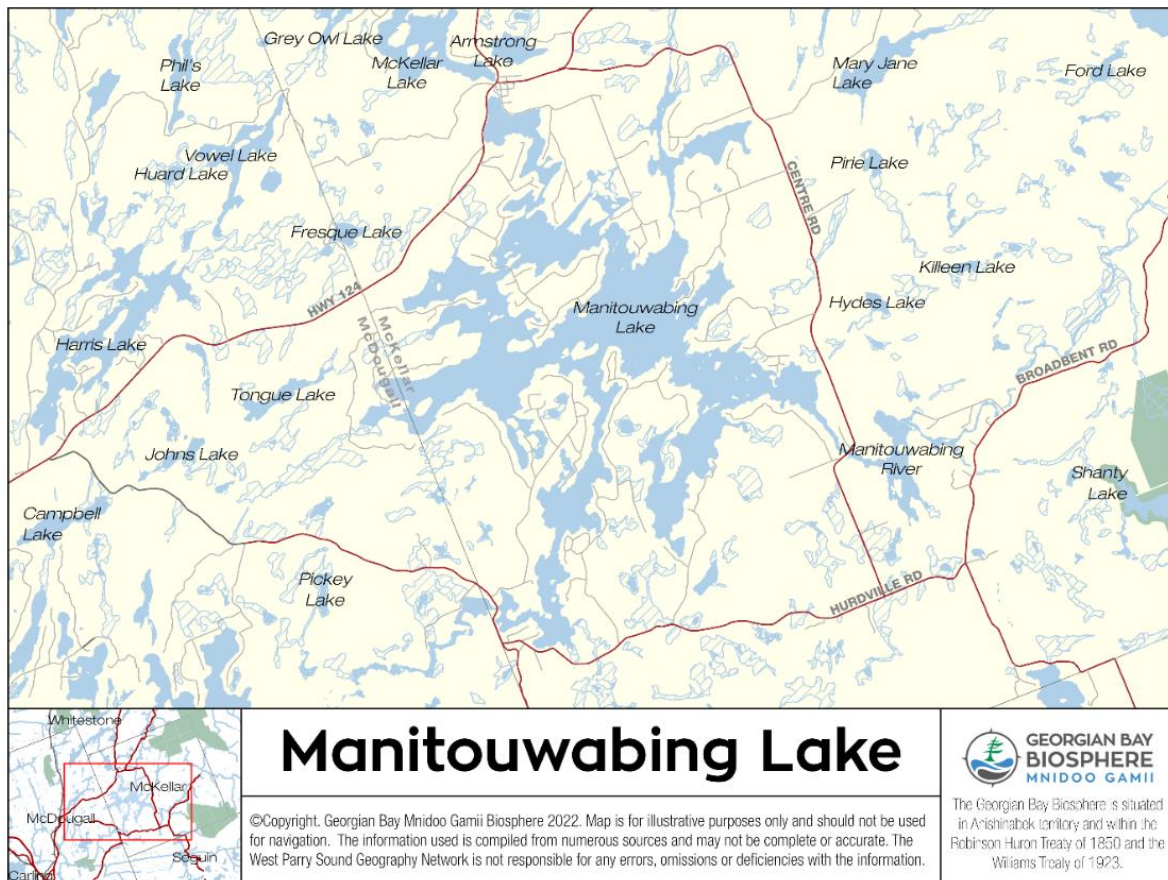


Figure 5. Manitouwabing Lake and surrounding area of McKellar.

The lake has a maximum depth of 33.6m (110ft), a mean depth of 5.6m (18.4ft) (McIntyre, 2005), and a flushing rate of 2.8 times per year (Clark, 2018). A diverse cool/warm water fish community is supported by the lake, dominated by northern pike, smallmouth and largemouth bass, black crappie, and walleye (Scholten, 2020).

Manitouwabing Lake is the site of six resorts and over one thousand private residences (MLCA, 2019). Public access to the lake is possible from several boat launches as well as public docks.



# WATER QUALITY

## Overview

Volunteers on Manitouwabing Lake participate in the Lake Partner Program (LPP) run by the Ministry of Environment, Conservation and Parks (MECP). Additionally, benthic monitoring is conducted by GBB at four sites on the lake as of 2020 (Figure 6). All past and present LPP data for Manitouwabing Lake can be found in Appendix A.

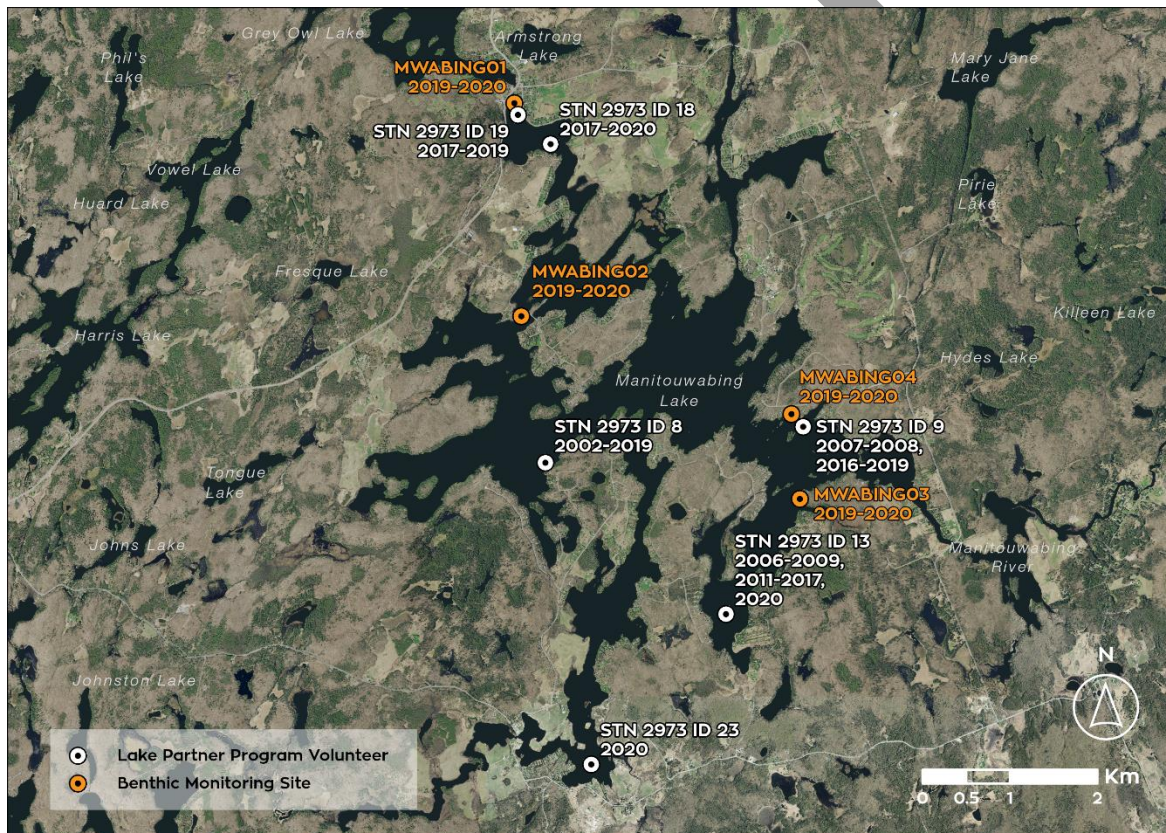


Figure 6. Active and recently active monitoring sites on Manitouwabing Lake. Sampling years are listed under site codes.

## Lake Partner Program

The LPP is an Ontario-wide, publicly funded, free program that collects data about phosphorus, water clarity, calcium, and temperature from volunteers. The simple tests for total phosphorus (TP) and water clarity provide a strong basis for assessing the health of the ecosystem, and whether TP is too high or too low.

Monitoring TP is very important as phosphorus is the nutrient that controls plant growth (including algae) in lakes. Measuring TP year after year is necessary to detect long-term changes in water quality that may be due to impacts of shoreline development, climate change, and other stressors. Inland lakes require TP data to help assess background concentrations relative to present day concentrations. Data collected by volunteers are analyzed by the Dorset Environmental Science Centre (DESC) which makes all data [available online](#).

## Methods

As a general rule, only one representative sampling location is required for each lake even in large convoluted lakes with multiple arms. In the event that there are compelling reasons to believe that water quality in different areas of the lake would be influenced differently by rivers or development for example, or there are local observed differences or perceived problems, more sites might be recommended. Generally speaking, if the watershed influences are similar across a lake, the water quality will be similar as well.

Spring total phosphorus sampling (following [LPP protocols](#)) is sufficient for most locations in the region, as there are few areas that experience fall algal blooms. Additionally, Secchi disc water clarity measurements are taken each month at the same location as the TP samples. The black-and-white Secchi disc is lowered into the water until it is at the absolute limit of being visible. This depth is the Secchi depth of visibility, which is directly related to water clarity and can be used as a simple and effective monitoring tool for determining the effects of human activities on water clarity and, indirectly, on the nutrient content in the water.

The materials needed to take the water samples and conduct water clarity measurements are sent to volunteers by the province. Instructions are included in this package, additionally, training videos are available online. Samples are returned (postage paid) to DESC for analysis and Secchi observation sheets are mailed to DESC in November.

## Interpreting Results

### *Water Clarity*

In general, water clarity, as measured by Secchi depth, tends to be higher in large bodies of water like the open areas of Georgian Bay and in bays with good water circulation. Water clarity tends to diminish (smaller Secchi depth values) in enclosed bays, near wetlands or

sources of organic material, and in lakes or areas that have higher nutrient levels either from natural or anthropogenic sources.

Secchi depth values should be compared over several years to assess whether there are water clarity trends for a particular area. Where more than one year of water clarity data exists for a sampling location, Secchi depth in metres is graphed and an average depth is given.

### *Calcium*

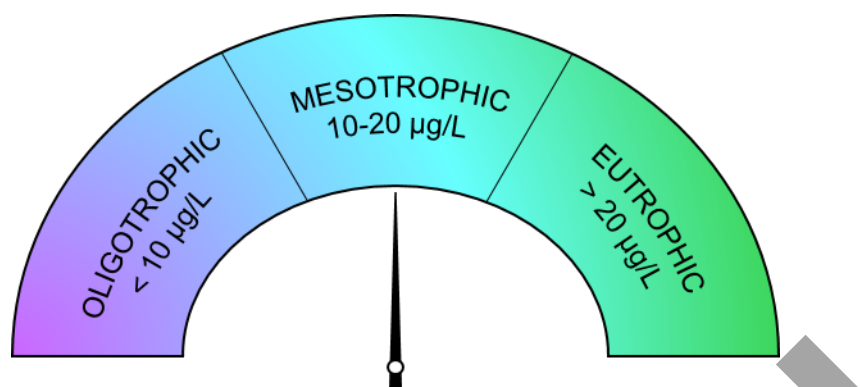
Calcium is a nutrient that is required by all living organisms. Some organisms, including those that make up the lower food web, use calcium in the water to form their calcium-rich body coverings. The lower food web forms the foundation of a healthy food web. Prey fish and juvenile predatory fish (piscivores) rely on the lower food web as a main source of food for growth, and predators depend on plentiful prey for their growth – if the lower food web is in poor condition, in time higher levels of the food web will respond and reflect that condition. These organisms of the lower food web, like Daphnia, mollusks, clams, amphipods, and crayfish, are very sensitive to declining calcium levels.

Calcium concentrations have been shown to be decreasing in Canadian Shield lakes in response to depleted watershed stores of calcium caused by logging and decades of acid loading associated with acid rain. Combined with lower food availability and warmer temperatures predicted as part of a changing climate, this decrease represents an important stressor for many aquatic species.

Calcium concentrations should be considered over the long term to identify trends.

### *Total Phosphorus*

As phosphorus is the nutrient that controls the growth of plants (e.g., algae) in the aquatic environment, TP concentrations are used to interpret nutrient status. The nutrient status of an aquatic environment is typically described in terms of three broad categories – oligotrophic, mesotrophic, and eutrophic (Figure 7). TP concentrations below 10 µg/L indicate an oligotrophic or unproductive environment. Aquatic environments with TP concentrations ranging between 10 and 20 µg/L are termed mesotrophic and are moderately enriched. Finally, TP concentrations over 20 µg/L indicate a eutrophic aquatic environment in which persistent, nuisance algal blooms are possible.



**Figure 7.** A lake's trophic status is determined by its total phosphorus concentration. Oligotrophic lakes have TP levels less than 10 µg/L; mesotrophic lakes have TP concentrations ranging between 10 and 20 µg/L; and eutrophic lakes have TP concentrations over 20 µg/L.

The Interim Provincial Water Quality Objective (PWQO) for TP in lakes is 20 µg/L. This measure is intended to serve as a warning for, and to prevent, conditions that could result in the nuisance growth of algae. Results in this report are used to characterize trophic condition and assess TP trends (e.g., upward, downward). When interpreting data, the MECP cautions that although only three years of data are required to establish a reliable, long-term average to measure current nutrient status, a longer data set is required to examine trends. Some aquatic environments exhibit relatively large differences in TP between years, highlighting the need for long-term data collection to distinguish between natural variation and true anomalies.

Average TP is calculated for sampling locations with between three and five years of data, as well as, locations with five or more years of data for which there is no apparent trend. For sampling locations with five or more years of TP data and for which there is an apparent trend, a trend line is shown on the TP graph and average is not calculated. Visible outliers are removed for the purpose of determining whether a trend exists.

The LPP database (available [here](#)) contains TP data from over one thousand sampling locations across Ontario. Readers may find the database useful in understanding how Manitouwabing Lake TP concentrations compare to other waterbodies across the province.

It is important to note that LPP TP data are presented as two samples (TP1 and TP2) plus an average for each sampling date. TP1 and TP2 are duplicate TP concentrations which help to verify confidence in the results and provide a contingency against one sample being lost due to breakage during shipment or laboratory accidents. If there are major differences between TP1 and TP2, it is likely that one of the two samples was contaminated, for example by zooplankton or other debris. In this section, only averages are presented and in cases where



there is a major difference between TP1 and TP2, averages are not included to avoid erroneous interpretations. TP1, TP2, and average TP are all reported in Appendix A.

## Results

All sites sampled on Manitouwabing Lake through the LPP have TP concentrations indicating mesotrophic conditions. This means the lake is moderately enriched with TP concentrations ranging from 10 to 20 µg/L.

Station 2973, Site ID 8	
• Description: West of Maplewood	• Average TP: 11.41 µg/L
• Data collector: LPP volunteer	• Trend: n/a
• Trophic status: mesotrophic	• Average Secchi depth: 2.3 m
	• Visible outliers: none

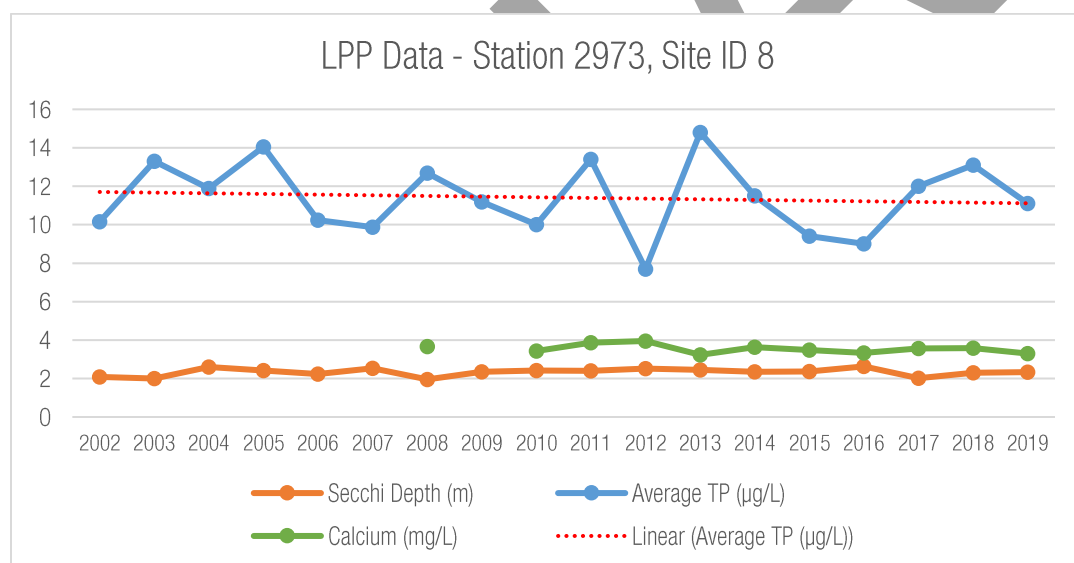
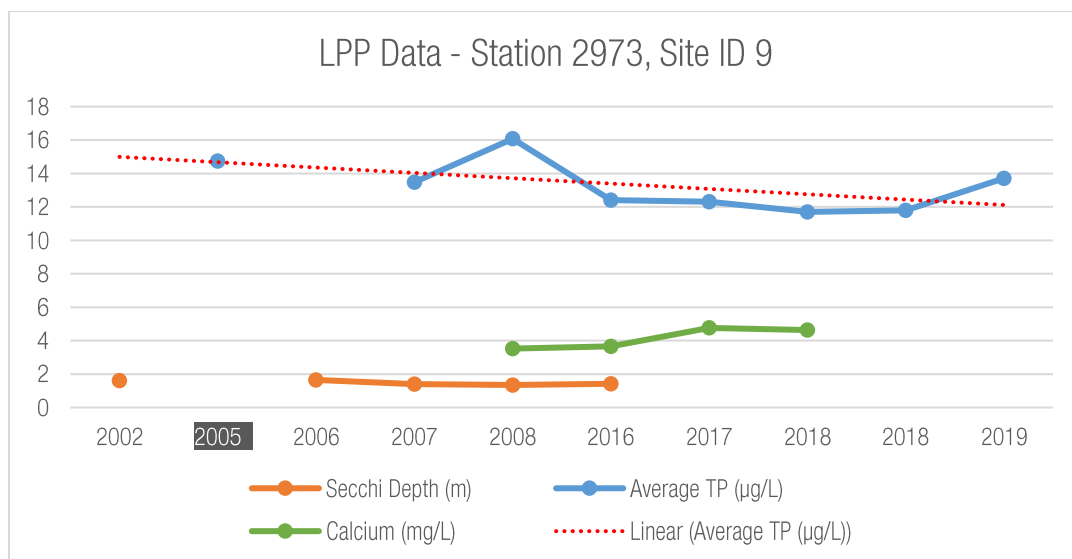


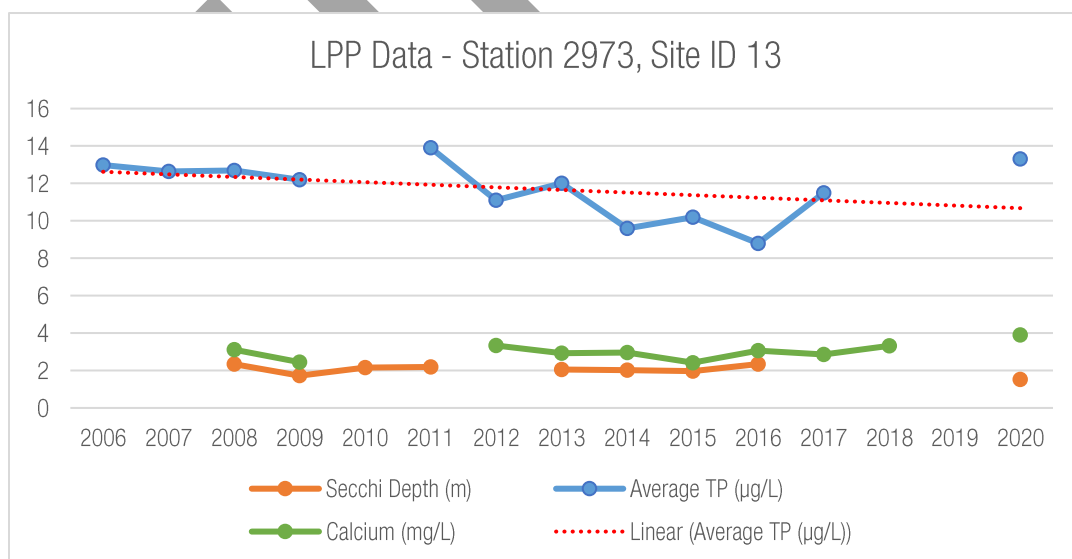
Figure 8. Lake Partner Program data for water clarity, calcium, and total phosphorus at Station 2973, Site 8.

Station 2973, Site ID 9	
• Description: E of Longhorn, Hardle's Cr	• Average TP: n/a
• Data collector: LPP volunteer	• Trend: decreasing
• Trophic status: mesotrophic	• Average Secchi depth: 1.5 m
	• Visible outliers: none



**Figure 9.** Lake Partner Program data for water clarity, calcium, and total phosphorus at Station 2973, Site 9. Note: two TP data points are given in the LPP database for 2018.

Station 2973, Site ID 13	
• Description: Jones Bay	• Average TP: n/a
• Data collector: LPP volunteer	• Trend: decreasing
• Trophic status: mesotrophic	• Average Secchi depth: 2.0 m
	• Visible outliers: none



**Figure 10.** Lake Partner Program data for water clarity, calcium, and total phosphorus at Station 2973, Site 13.

Station 2973, Site ID 18	
• Description: McKellar Bay	• Average TP: n/a
• Data collector: LPP volunteer	• Trend: decreasing
• Trophic status: mesotrophic	• Average Secchi depth: 2.2 m
	• Visible outliers: none

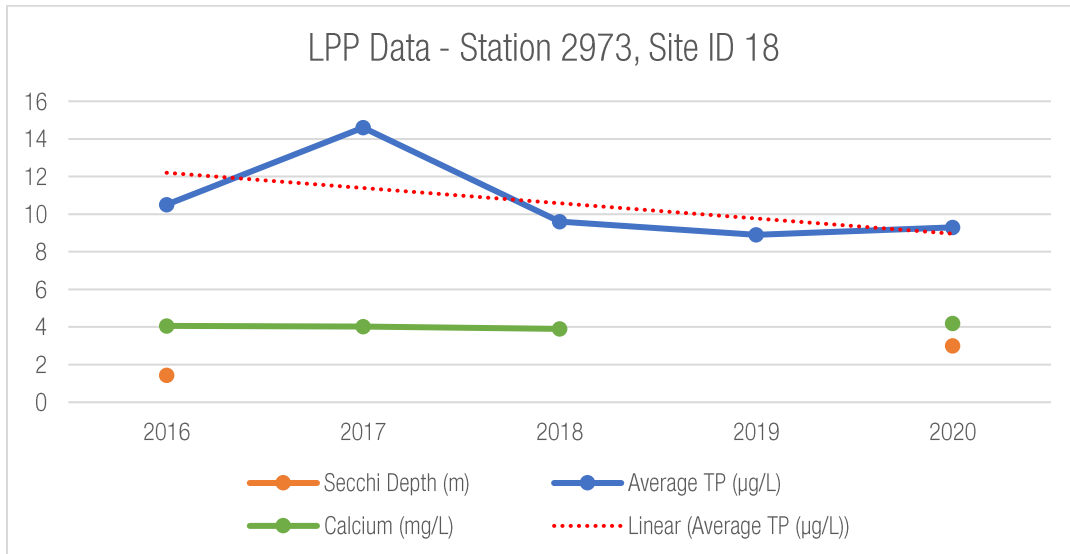
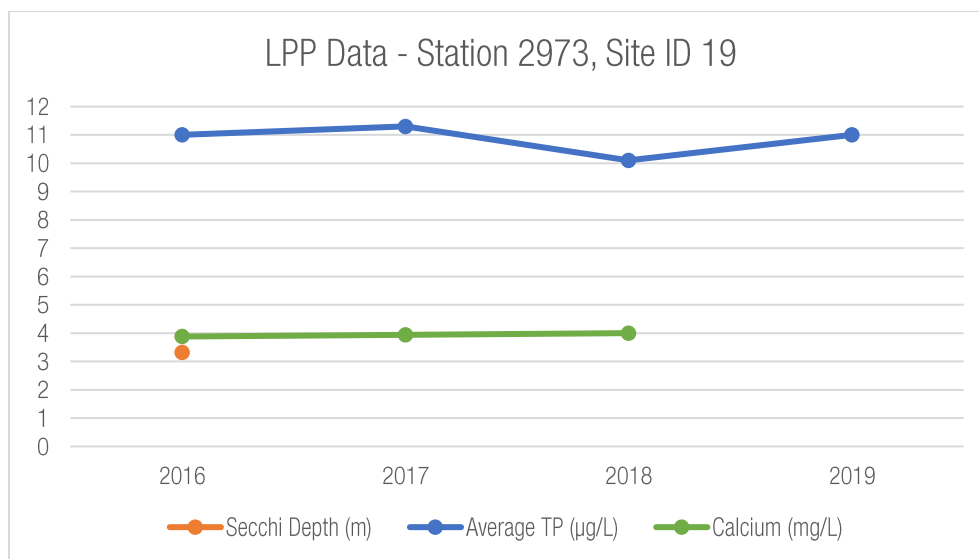


Figure 11. Lake Partner Program data for water clarity, calcium, and total phosphorus at Station 2973, Site 18.

Station 2973, Site ID 19	
• Description: McKellar Bay, near dock	• Average TP: 10.9 µg/L
• Data collector: LPP volunteer	• Trend: n/a
• Trophic status: mesotrophic	• Average Secchi depth: 3.3 m
	• Visible outliers: none



**Figure 12.** Lake Partner Program data for water clarity, calcium, and total phosphorus at Station 2973, Site 19.

Station	Site ID	Description	Data Collector	2020 Average TP	2020 Secchi depth	2020 Calcium
2973	23	East of Hurdville	LPP volunteer	11.2 µg/L	1.4	4.2

## Recommendations

Continue LPP sampling annually. Prioritize locations that have a long, continuous history of sampling or areas with notable water quality concerns. Suggested sites are Station 2973, Site IDs 8, 9, 13, and 18.

## Benthic Monitoring

Different types of water quality monitoring provide water managers with complementary information. Most people are familiar with the idea of looking at water quality from a “stressor-based approach”. This includes monitoring water chemistry parameters like pH, dissolved oxygen, total phosphorus, and others. Stressor-based monitoring approaches provide important information about an ecosystem’s exposure to stress, but they leave unanswered questions about the significance (or effect) of that stress.

Biological monitoring uses an “effect-based approach” to provide information about how ecosystems have responded to a stress, for example by looking at fish communities or benthic

macroinvertebrates. However, effect-based approaches leave unanswered questions about what stresses are being responded to. Therefore, these approaches (chemical and biological monitoring) are complementary and together provide a complete picture of aquatic ecosystem health (i.e., the lake's exposure to stress and associated ecological response).

For example, volunteers on Manitouwabing Lake monitor phosphorus levels which provide a measure of exposure to stress (e.g., impacts from: humans, climate change, invasive species). These measures could be phosphorus levels going up, going down, or staying the same (as shown by the trend lines on the LPP data charts). But what is the impact from these trends on the ecosystem? By adding benthic monitoring, we can start to see if and how the ecosystem is reacting to a stressor.

Over the last three decades, the use of biological monitoring in Ontario has increased dramatically. Researchers, water managers, and the larger scientific community are recognizing the ability of biological monitoring to reflect the impacts of stressors on aquatic ecosystems including the effects of non-point-source and episodic pollution, habitat changes, and the cumulative effects of multiple stressors. Accordingly, the use of biotic changes to evaluate ecosystem condition and water management performance has grown in relevance and legitimacy – to the point that legal and regulatory frameworks in many countries now require information on biological condition. Ontario's Water Resources Act (R.S.O. 1990, C. 040) and Environmental Protection Act (R.S.O. 1990, C. E19), for example, define impairment and adverse impact in clearly biological terms.

Benthic macroinvertebrates (or benthos) are small aquatic organisms (including insects, crustaceans, worms, and mollusks). The term benthic macroinvertebrate can be broken down to better understand the nature of these organisms. Benthic macroinvertebrates spend all or part of their life cycle living at the bottom of the lake (benthic), they are quite small but can generally still be seen with the naked eye (macro), and they lack a backbone (invertebrate).

These animals are well suited as indicators of water and sediment quality as they spend most or all of their lives (1-3 years) in constant contact with the benthic environment in a specific area. Furthermore, they are relatively easy and inexpensive to sample, and have varying tolerances to disturbances and pollution.

A healthy lake will support high richness (the number of species) and abundance (the number of individuals). If a lake has low species richness and mainly pollution-tolerant species, the lake could be impaired. Figure 13 highlights common taxa found in lakes throughout the Parry

Sound-Muskoka District, including Manitouwabing Lake, and their varying pollution sensitivities.

Highly pollution tolerant - most likely to be found in poor, fair, and good quality water



Semi-pollution tolerant - most likely to be found in fair and good quality water



Pollution sensitive - most likely to be found in good quality water



Figure 13. Benthic macroinvertebrates found in Manitouwabing Lake and their pollution sensitivities.

It is important to note that an aquatic ecosystem with pollution tolerant species is not necessarily a cause for concern. If pollution sensitive species are also present in the same area, this indicates that the water quality must be good enough for the pollution sensitive species to thrive, along with those that are less sensitive. When an aquatic ecosystem hosts



pollution tolerant species with no evidence of pollution sensitive species, this could indicate a need for further investigation into potential water quality issues.

Changes in the benthic community of a lake (e.g., changes in the types of organisms, abundance) can indicate changes in the lake ecosystem (e.g., improvements in water quality, habitat alteration, introduction of invasive species).

Finally, benthic macroinvertebrates are an important part of the food web of a lake. Certain benthic macroinvertebrates are an important food source for a variety of fish species, while others play a key role in decomposing organic matter.

The objectives of the Manitouwabing Lake benthic monitoring program are to:

- Determine the ecological condition of Manitouwabing Lake;
- Compare Manitouwabing Lake to similar lakes in the Parry Sound-Muskoka District; and
- Compare sites within Manitouwabing Lake.

## Methods

Certified GBB staff conduct benthic macroinvertebrate sampling on behalf of the Township of McKellar and MLCA using the standardized Ontario Benthos Biomonitoring Network (OBBN) protocol for lakes. For each of the four sites, three shallow, nearshore areas representative of the lake are selected as test sites (referred to as “lake segments” in the protocol) and sampled each year using the travelling kick-and-sweep. The individual doing the sampling disturbs the bottom of the lake in transects from 1m depth to the water’s edge for approximately 10 minutes. Using a net, the dislodged material is collected and placed in a bucket. These samples are then processed to count and identify the different types of benthos in the sample (video available [here](#)). There are 27 different groups of benthos that are searched for, ranging in sensitivity to water pollutants and water quality.

## Interpreting Results

Manitouwabing Lake has had benthic macroinvertebrate sampling conducted each year since 2020. The objective of the benthic monitoring is to characterize the benthic community of the lake and compare it to lakes in the Parry Sound-Muskoka District to determine whether the benthic community in Manitouwabing Lake is considered typical of what would be expected for a lake in this region.

The District Municipality of Muskoka has been working with lake associations to conduct benthic monitoring throughout the district since 2004. This rich Muskoka dataset, combined with additional benthic data for lakes in south-central Ontario from the Dorset Environmental Science Centre and from Jones et al. (2007), provides the basis needed for regional comparisons among lakes.

As detailed in the [2018 Muskoka Watershed Report Card Background Report](#), the Muskoka Watershed Council (MWC) reports on lake benthic communities in terms of the percentage of pollution-sensitive taxa found. Specifically, the pollution-sensitive taxa include larval mayflies (*Ephemeroptera*), dragonflies and damselflies (*Odonata*), and caddisflies (*Trichoptera*), collectively referred to as EOT. These taxa are very sensitive to pollution and habitat alterations, meaning that their numbers will be highest in healthy lakes and lowest in unhealthy or disturbed lakes. The average %EOT for a lake is compared to the normal range for %EOT in lakes in the region. In other words, this monitoring seeks to answer the question, does the %EOT for the lake of interest fall within the normal range of what would be expected for a lake in the region?

The normal range for %EOT in lakes in the region was determined by MWC for the Muskoka Watershed Report Card by “randomly selecting one data point from each lake sampled between 2012 and 2017 and characterizing the distribution of values observed among these lakes” (MWC, 2018, p. 46). The resulting range of %EOT values is shown in Figure 14 and is used for analysis in this report.

Following the methodology used by MWC (2018), the average %EOT was calculated for each of the four sites on Manitouwabing Lake using data collected between 2020 and 2022. The average %EOT for each lake was then compared to the normal range (Figure 14) to determine whether the lake is considered typical, atypical, or extremely atypical. These categories are defined by MWC (2018) as follows:

- **Typical:** %EOT is between the 10th and 90th percentile. These lakes resemble the majority of lakes in the region, and therefore are comprised of typical percentages of EOT species.
- **Atypical:** %EOT is between either the 5th and 10th percentile or the 90th and 95th percentile. These lakes are outside of the normal range of the majority of lakes in the region. The percentages of EOT species may be slightly higher or lower compared to the majority of lakes in the region.

- **Extremely Atypical:** %EOT is less than the 5th percentile or greater than the 95th percentile. These lakes do not represent the majority of lakes in the region in terms of the percentages of EOT species. These lakes may have very high or very low percentages of EOT species compared to the majority of lakes in the region.

If a lake is considered atypical or extremely atypical, additional monitoring may be necessary to determine a cause.

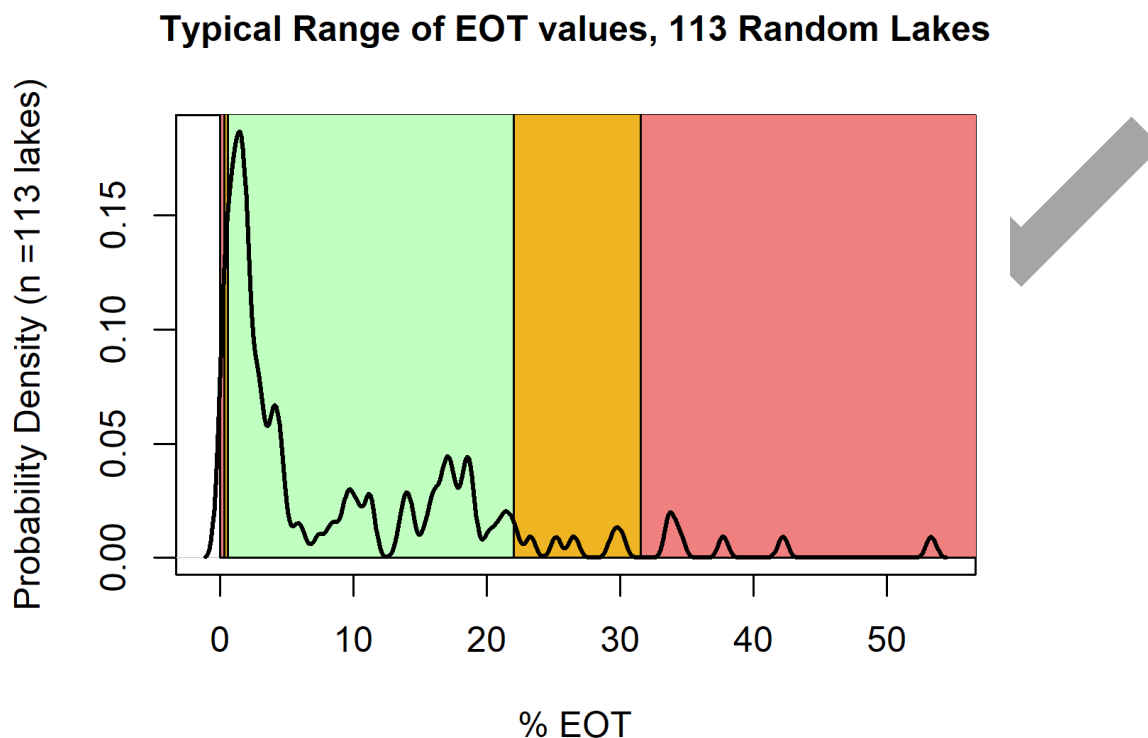


Figure 14. Range of %EOT values of sampled lakes in the region from 2012 to 2017. Typical is shown in green which is between the 10th and 90th percentile (%EOT between 0.55 and 20.99). Atypical is shown in orange which is between the 5<sup>th</sup> and 10<sup>th</sup> percentile (%EOT between 0.3 and 0.54) and 90<sup>th</sup> and 95<sup>th</sup> percentile (%EOT between 22.1 and 28.01). Extremely atypical is shown in red which is less than the 5<sup>th</sup> percentile (%EOT less than 0.29) or greater than the 95<sup>th</sup> percentile (%EOT greater than 31.5).