

The Corporation of The Town of Parry Sound

Council Meeting Minutes September 20, 2022

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## **Council Meeting Minutes - September 20, 2022**

7:00 PM, Parry Sound Council Chambers 52 Seguin St. Parry Sound

### **Members Present:**

Mayor McGarvey, Councillor Backman, Councillor Borneman, Councillor Burden, Councillor Horne, Councillor Keith, Councillor McCann

### **Staff Present:**

CAO Clayton Harris, Clerk Rebecca Johnson, Director of Development & Protective Services Dave Thompson, Director of Public Works Mike Kearns, Director of Finance/Treasurer Stephanie Phillips, Manager of Planning Jeremy Rand, Manager of Operations Vinni Bonazza, By-law Enforcement Officer Allison Kreuger

### **Presentation/Announcements**

#### **1. Agenda and Minutes Review**

##### **1.1 Land Acknowledgement**

##### **1.2 Additions to Agenda**

**1.2.1** Councillor McCann requested that a motion be added to the agenda to remove himself from the Belvedere Heights Board of Management due to a pending conflict of interest.

##### **1.3 Prioritization of Agenda**

##### **1.4 Adoption of Agenda**

**Moved by Councillor McCann    Seconded by Councillor Borneman**

That the Council agenda for September 20, 2022 be approved as amended.

**Carried**

**1.5 Disclosure of Pecuniary Interest and the General Nature Thereof - N/A**

**1.6 Adoption of Minutes**

**Moved by Councillor Keith      Seconded by Councillor**

That the Minutes from the Regular Council meetings held August 9, 2022 and September 6, 2022 be approved as circulated.

**Carried**

## **2. Public Meeting**

**Moved by Councillor McCann      Seconded by Councillor Backman**

**That** we do now adjourn the regular meeting and declare the public meeting open.

**Carried**

Council held a public meeting to consider two proposed applications under the Planning Act.

**2.1 Official Plan Amendment 66 Waubeek Street.**

The first issue under the public meeting was to consider a proposed Official Plan Amendment. After the Mayor adjourned the regular meeting and declared the public meeting open, the Clerk advised that notice had been given by prepaid first-class mail to the required prescribed agencies and property owners within 120 metres and posted on the property in accordance with the Ontario Planning Act.

Manager of Planning Jeremy Rand advised that the proposed Official Plan Amendment would increase density and facilitate the development of the property to allow up to 90 residential units on the subject lands in the form of rowhouses and apartment dwelling

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units.

Town Planning Consultant Ellen Ferris from MHBC Planning provided the following information on the application from a prepared power point presentation:

- Zoning Bylaw Amendment (ZBA) application submitted in 2021.
- Public Meeting for ZBA in November 2021; several comments provided.
- Official Plan Amendment (OPA) submitted in August 2022.
- Public Meeting tonight for OPA.
- Application to be processed concurrently moving forward.
- Subject lands of approximately 5 acres, is located at 66 Waubeek Street, accessed from Waubeek St to the north.
- Land is bounded by a variety of land uses, including several forms of residential types, a day care facility directly adjacent to the site, and several public recreational facilities including the Fitness Trail located south of the site.
- The proposed development would include up to 90 dwelling units comprised of Townhouse and apartments, with interest in expanding the day care facility.
- Subject lands currently include 3 land use designations within the OP- residential low density, residential medium density, and residential high density.
- Requested OPA seeks to redesignate the entirety of the land to high density.
- Comments received include several letters of support for the creation of affordable housing in Town; concerns received identify traffic and parking, density, pedestrian safety, infrastructure capacity, stormwater management including snow storage, neighbourhood character, and loss of greenspace.
- Acknowledged survey received that was conducted last year related to rezoning.
- Purpose of tonight's meeting to allow members of the public to provide comments on the OPA application with no staff recommendation and no decision to be made now.
- Comments will be received and considered as part of the ongoing review process for the OPA and the ZBA applications.

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The following members of the public responded to the Mayor's invitation to speak in favour of the proposed Official Plan amendment:

1. Mr. John Jackson representing the applicant, DSSAB addressed Council with the following points:
  - The OPA came about as a result of the rezoning application and might be considered as a technical amendment, as there are policies in the OP which indicate it not necessary to make an amendment to accommodate the rezoning.
  - Applicant is proceeding in good faith in the hopes that Council will proceed to consider this application and wants to be development ready in the event funding is made available.
  - Applicants have shown due diligence addressing concerns from the neighbourhood including undertaking the following reports and studies: functional servicing, traffic impacts, architectural designs, environmental impacts, species at risk and planning reports, making the case to adopt this amendment and proceed with a mixed medium density housing project.
2. Varqa Kania of 61 Emily Street noted in his opening statement that housing is a human right. Mr. Varqa continued with the following points:
  - The housing crisis has affected many people and has limited businesses from growing and prospering due to lack of access to employees who can't find a home.
  - Those who need affordable housing may include seniors, single parents, people with various disabilities, minimum wage earners and new immigrants and may not be able to be here tonight. People, who for no reason of their own, face unique challenges and need the community to allow them to live and prosper.
  - Many social issues, including drug overdoses and mental health issues are directly linked to housing.
  - Recent local stories of individuals who have inadequate housing, hospital and essential workers having to commute over 2 hours to work, individuals having to move because of inadequate housing.

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- Housing is a fundamental social and economic determinant of health. Without a stable home, a child will not be able to develop and prosper the way they potentially can; this affects everyone, and unfortunately, is seen more often in Parry Sound.
- Research shows, that for every \$1 spent on affordable housing, at least \$2 is saved from social and health related consequences.

Mr. Varqa concluded his address noting that it is how a community treats its most vulnerable, that determines its character and values, and that he hoped the conversation might change to how all of our needs can be met.

3. Zach Craft of Victoria Ave. with a rental home on Waubeek Street, addressed Council echoing the points made by the previous speaker, noting that as a teacher, coach, and parent he sees the need for housing, and that projects that help people need to be considered.

The following members of the public responded to the Mayor's invitation to speak in opposition to the proposed Zoning By-law amendment:

1. Alex Pritchard of Waubeek Street addressed Council noting that neighbourhood residents were not made aware that after submitting the rezoning application, the applicant would have to make an Official Plan Amendment. Ms. Prichard noted that the information and concerns previously provided by the 45 local residents in response to the rezoning application is submitted again, primarily related to traffic and the environmental impact.

Ms. Prichard also noted that there are people in the neighbourhood living on a fixed income who are experiencing sewage backup on a regular basis due to poor planning. In response to Mr. Jackson's statements in support of the proposal, Ms. Prichard said that the traffic report is outdated, the environmental report is superficial, there is no consideration for sewage or storm water and no consideration for appropriate buffering between the development. Ms. Prichard reported that 95% of the 45 survey respondents said they are willing to discuss development if their concerns are addressed.

Ms. Prichard suggested that two options will result if the OPA and rezoning applications are approved, either social housing developed, or sold off for condo development since the high-density OP and zoning will be in place.

Ms. Prichard concluded by saying that the planning report is based on inaccurate information, as the property is zoned open space and R1, and that neither DSSAB nor anyone else has come forward to mitigate residents' concerns

2. Eric Hansman of Baycrest Dr. expressed concern that the open space zoning is not making it on to the map as presented. Mr. Hansman also made the following comments in opposition to the proposed OPA:

- Change in the OP affects the Town everywhere, i.e. an area can be rezoned to R3 anywhere for any reason.
- Process being done under a potential Conflict of Interest with Mayor McGarvey and Councillor Burden on the Board of District Social Services. The Town must appear to avoid impropriety, in addition to legally avoiding it.
- The environmental assessment is inaccurate and nothing in the proposal compensates the area for loss of green space. The prepared plan for 90 units is impractical and may change should it be sold to a developer.
- The region is not served by changing the zoning designation in the OP to R3, as the infrastructure including access/egress is not improved to support the higher density.
- The development of R3 areas in Town will import inflation and higher taxes to accommodate the extra people and will make possible the building of more condos, which is also a possibility of Belvedere Heights change in zoning designation.

3. Nora Alexander addressed Council expressing opposition to the proposed high density OPA for the following reasons:

- With respect to traffic, there is no "back way" out of the property. The partial (private?) road that runs through the area ends on private property. Consequently, any subdivision developed on this land will have residents exit via Waubeek Street.

The area between Salt Dock Road and Waubeek Street has 6 condominium buildings and the community is already dealing with serious issues as a result of the increased density. For example, Georgina Street, without any sidewalks, is used as a thoroughfare by Salt Dock Road inhabitants wishing to get to town and avoid the trains at the St. Charles Crossing. This substantial increase in vehicular traffic puts pedestrians walking on the road at risk. A move to high density designation for this land is too dense a development for Waubeek Street.

- 66 Waubeek Street is a unique property that is only 2.7 hectares in size and contains a heavily forested section. It is home to dozens of majestic trees, including oak trees older than 100 years and maple and beech trees older than 50 years. The proposed high-density development of this site would destroy these trees. Though DSSAB's planner, in his January 15, 2021 report, stated under the category of "*Tree Preservation*" that "*significant vegetation will remain on the site*", the Town's virtually non-existent tree bylaws would mean that a developer could do basically whatever they want with these heritage trees. There is no bylaw requiring a permit to take down healthy trees and no bylaw requiring the protection of root systems during construction. Climate change necessitates that now more than ever, we need to keep our heritage trees.

Ms. Alexander provided the following alternative development suggestions:

- As the words "housing" and "affordable" can no longer be placed in the same sentence, therefore this land should be excluded from purchase by an independent individual or developer who will buy this land for profit.
- Amend the Official Plan for this land to second density R2 residential, and then, within that framework and in consultation with the neighbouring residents and our indigenous community, prohibit or regulate specific uses for this Waubeek Street land while simultaneously addressing other issues that plague society, namely climate change, social isolation, and loneliness.
- Use this land for purpose-built rental housing in the form of duplexes and triplexes run by a rental management company, for the segment of the population referred to

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as the "missing middle." These are the people, with household incomes less than \$80,000, who were relied upon during the pandemic and who are vital to our Town: long-term care workers, PSWs, delivery drivers, early childhood educators, retail clerks, the people who feed our tourists and work in our hospital.

- Include purpose-built rental co-housing for individuals, especially seniors, who want their own bedroom and washroom, but who share common areas, which helps to alleviate social isolation and loneliness. Build a few of these with four-bedroom suites and larger shared areas and advertise for a group of 4 people to rent them, getting people who want to live together and who will make this arrangement work.
- Ensure that this purpose-built rental housing is quality housing by regulating that it contains outdoor spaces to meet, socialize, and grow food. Build lightly within the R2 framework. Include a natural area among the heritage trees.

Ms. Alexander concluded her address by asking Council to listen to members of the community's addresses, letters and petitions.

4. Al Bartlett of Baycrest Dr. expressed opposition to the proposed OPA and rezoning and concerns with the process per the following:
  - Notices of the public meetings regarding rezoning application and OPA for 66 Waubeek Street on November 16, 2021 and September 20, 2022 respectively were on 8 1/2" by 11" papers stapled to a pole partially obscured by brush.
  - Concern that the Town did not post notice of the September 20th public meeting on its website until just yesterday.
  - The plan presented by the applicant's consultant at the November 16, 2021 meeting is non-binding, however it was not presented as such.
  - Inference of the September 20, 2022 notice is that Council will decide in favour of the application, since it includes information on constituents' right to appeal to the Ontario Land Tribunal.
  - Concerns that Council is amending the height restrictions on apartment buildings and condo development to permit taller buildings in Parry Sound.



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- Concerns that the proposed high density infill development does not align with the current single-family housing within the immediate area.
  - Concerns regarding the poor upkeep of areas including the downtown, bridge over Seguin River, grounds surrounding the Stockey Centre, lookout grounds at Waubeek and trails and walkways at Waubuno Beach
  - Lands are zoned O1, R1 and raised no concerns prior to investing in an expensive home.
  - Location within the Georgian Bay Biosphere home to 50 species at risk, suggests no development should be considered without a full environmental assessment to ensure no species at risk of extinction live there.
  - Concerns with traffic issues.
  - Concerns with the foul smell emanating from the sewer pump station.
  - Concerns with the access and egress to the proposed development squeezed between the childcare centre and a residential home.
  - Suggestion of alternate uses for the property including developing an additional environmental learning centre, expand public gardens to attract visitors to Town and generate revenue, instead of creating high density housing.
  - Suggestion to consider as more appropriate for high density development, other vacant spaces in Town closer to schools, shopping stores and medical facilities.
5. Dr. Davidson Veighey of Baycrest Dr. addressed Council requesting answers to questions that he said he posed previously in November, 2021, when rezoning of the property was subject of a public meeting. Those questions are as follows:
- Exactly how many people do you plan to squeeze into the proposed space?
  - Will these people be existing Parry Sound Residents or not? This matters because you declined to answer this previously and if you're bringing in 400 families from elsewhere, we need to know how a town of 7000 is going to support this.
  - If these people are coming from out of town, do we have the jobs and infrastructure to support these people?

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- Could you show us the studies you have undertaken that shows that the Town will be able to support this.
- What do you think will happen to the property value of the houses on Waubeek and Baycrest that surround the proposed site?
- What exactly is the long-term plan for the area? There has been no clarity on this.
- Do you think you owe it to us to be more transparent?

Mr. Veighey concluded by requesting to know how each Council member stands on the issue prior to the election so he would know who to vote for.

6. Karen Walker of 67 Waubeek St addressed Council noting that she had sent letters with questions to all councillors and received a response from Councillor McCann only, whom she thanked. Ms. Walker continued, expressing the following concerns:

- Residents feel they're not being heard.
- Suspicious of promises based on experience such as Lighthouse developers promising a view for Beaconview residents, but there is no view from the first floor. Vegetation that was not to be cut down, has been.
- The Town's zoning plan needs to be updated to reflect the rezonings already made.
- No sidewalks in the area where children already congregate to be picked up. This will be made worse by an increase in the number of children through higher density.
- In response to Ms. Walker's question as to what the plans are for the property, DSSAB wrote to her that there is officially no planned project on the Waubeek Street site, rather DSSAB has approved getting this property ready for development, and that DSSAB is asking for the property to hold the number of units that the property can support. Ms. Walker noted that therefore the proposal presented might turn into a much higher density project if the rezoning is approved.

Ms. Walker also passed along the comments of other residents including:

- Steven Kell, of Waubeek Street, Species-at-Risk Biologist & Program Coordinator for Shawanaga First Nation who has records of the endangered Eastern Foxsnake within 100 metres of the proposed development. Mr. Kell says that further surveys

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are necessary to determine whether this area is being used as a critical or seasonal habitat.

- An unnamed young woman who lives in social housing in Town, reported to the Waubeek Street residents that her living situation is not healthy and safe, however would not identify herself in this public meeting due to possible retribution. Ms. Walker reported that therefore a high-density high-rise is not wanted.
7. Ben Prichard of 16 Wood St. addressed Council expressing opposition to the OPA as he considered it premature, since it is unclear what the plan is. Mr. Prichard acknowledged that the land will be developed, it is just a question of how and at what density and he advocated for development that enables people and families to have green space, gardens, play areas. Mr. Prichard also advocated for Council to keep control of the process and commit to development through a collaborative and inclusive approach.
  8. Emilie Lavoie of 74 Waubeek addressed Council with respect to Waubeek Daycare, noting she is in the field of child education and advocates for children's right to play, outdoors specifically. Ms. Lavoie acknowledged a shortage in quality daycare in Parry Sound and advocated for expanding daycare in an appropriate way.

Planning Consultant Ellen Ferris thanked those who provided comments and identified common themes heard including:

- Affordability and availability of housing
- Traffic concerns
- Comments around environmental impact, loss of trees
- Existing infrastructure to service the area.
- Buffering
- Daycare consideration
- Increased dialogue about the project.

## 2.2 Consent to Sever Lands B/22-07 to B/22-14, Great North Road (Prasher in Trust)

The second issue under the public meeting was to consider an application for consent to sever lands. The Clerk advised that notice had been given by prepaid first-class mail to the required prescribed agencies and property owners within 60 metres and posted on the property in accordance with the Ontario Planning Act.

Manager of Planning Jeremy Rand advised that the purpose of the proposed consent applications is to facilitate the creation of 9 separately conveyable parcels from the existing one lot and permit a series of easements for the purpose of access and servicing between each of these parcels. The application is required in order to enable the development of the lands in a series of phases.

Town Planning Consultant Jim Dymont provided a brief overview from a prepared presentation making the following points:

- Property is known as the old Shell Oil site, with fuel tanks taken away about 35 years ago, and the site has been vacant since then.
- The Town's Waterfront Master Plan identified expanded docking, residential and commercial uses which has been used as a basis for this \$200 million development proposal, being a 6-storey hotel, 36-unit apartment building, 50 townhouses, 10-storey condo building, marina, and dock slips, to be built in various stages on separate lots to enable cleaning up of the property, financing and construction
- The resulting 9 separated lots create complications with respect to easements crossing over each property for access and servicing, which works out if a proper approach is considered as to how the final development is described.
- Referencing the Provincial Policy Statement (PPS) on brownfield redevelopment, this proposal meets the position that "*appropriate development standards should be promoted which facilitate intensification, redevelopment, in compact form while avoiding or mitigating risk to public health or safety*".
- The development is subject to site plan control; therefore, each lot will come to Council for separate site plan control and agreement.

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- The Official Plan (OP) permits utilization of the Consent process where a plan of subdivision isn't required, where the intent and purpose of the OP and Zoning By-law is maintained and where no extension of municipal services is required unless addressed through a development agreement; therefore, a development agreement is required for this proposal, which is part of the recommendation.
- The Marriott Hotel proposed for lot 5 is set to proceed first with frontage on a maintained municipal road, and zoning already in place.
- Conditions of consent ensure that development of waterfront open space will occur.
- While there are servicing constraints in the area, the Town Public Works Director has confirmed that there is servicing available now for the hotel based on current applications and proposals.
- Servicing agreement being considered whereby an upfront commitment of servicing is undertaken in return for front ending some of the costs so that the Town can begin improvements to the servicing required for this entire area of the Town.
- OP refers to an exchange of density for community benefits and the latter are significant through clean up of a contaminated brownfield site which has been vacant for at least 35 years.
- The development will generate about \$200 million in actual project costs which will have a positive effect on jobs and assessment.
- The waterfront trail will be further expanded through this development, and it will draw more tourists to Parry Sound.
- Recommendation within the staff report indicates a caveat that should members of the public raise significant issues which can't be addressed, then those may be brought forward in a subsequent application.
- Staff recommends several conditions in addition to the standard conditions of consent which are included in the draft resolutions under item 9.1.1 on the agenda.

1. John Jackson responded to the Mayor's invitation to speak in favour of the proposed Zoning By-law amendment, representing the investors. Mr. Jackson noted that to date, only the first 30 metres of property along the shoreline has been remediated, and that the remediation process and standards are different between commercial and residential. Contaminated lands within a residential development must be removed, whereas lands within the commercial hotel component can be capped and that project is set to begin in the spring.

Mr. Jackson noted that in addition to this property, the same company of investors have other projects in Town including: the 36-unit apartment on George & Forest Street with construction soon to start; an attainable housing project consisting of 180 mixed units between Beatty and Tudhope, north of Isabella; and purchase of the former Wright Clinic, with a proposal to have a marketing office and apartments in the rear. Mr. Jackson concluded by noting that this is a significant investment by this group.

No one spoke in opposition to the proposed application for Consent.

Mr. Rand advised that he had received no correspondence with regards to this matter.

**Moved by Councillor McCann    Seconded by Councillor Backman**

**That** we do declare the public meeting closed and the regular meeting reconvened.

**Carried**

Council took an eight-minute break.

### **3.    Questions of Staff**

**3.1**    In response to Councillor Borneman's question, Director of Public Works Mike Kearns responded that the larger paving project of Bowes, Church and Joseph has started, with the milling operation happening last week. Heavy rainfall has caused some

delays; however, the base course of asphalt on Bowes is almost done with another lift to complete it. Once the base course is done on Bowes, the base course will be laid on Church and Joseph and then finish all with a final course of asphalt. Smaller paving patches will start in the next two weeks.

**3.2** In response to Councillor Keith's inquiry on speed limits at certain locations, Mr. Kearns noted he would review the traffic by-law which sets speed limits throughout Town, with a baseline speed limit of 50 km/hr and certain areas as identified set lower. Mr. Kearns noted that if the speed limit at Winnifred and Isabella, is to be lower at 40 km/hr, which is what Councillor Keith believed it is to be, then signage will be put in place. Signage is not put in place everywhere where the limit is 50 km/hr.

**3.3** In response to Councillor Keith's concerns regarding potholes and sinkholes on Church Street prior to the asphalt base being laid, Mr. Kearns reported that the heavy rainfalls have contributed to the size of what are called "punch through" holes where the asphalt was not as thick as that surrounding it. Mr. Kearns noted that the contractor has been instructed to maintain the area and has returned to try to reduce traffic flow to shoulder areas. Mr. Kearns noted that the contractor is permitted to work on the job between 7 PM and 7 AM and has been given permission to start prepping as early as 3:00 PM and 3:30 PM in a school zone. Mr. Kearns said that he expected that a base coat of asphalt would be laid this evening.

**3.4** In response to Councillor McCann's inquiry regarding placement of a trash receptacle at the corner of Hillcrest and William Street due to accumulation of trash there, Mr. Kearns noted he will review to see if there is an appropriate location to consider a receptacle, but that it is not typical to provide one right outside businesses, especially if the business sells products that generate waste.

With respect to Councillor McCann's second inquiry regarding flooding on Bowes Street, Mr. Kearns responded that this occurrence which might have happened once every 10 years, has now happened twice in the last 30 days and is a part of the bigger issue of climate change. Infrastructure was not designed for what is now occurring, and

mitigation efforts are challenging since the Town is intersected by 2 railways, with storm water drainage required to transit a railway to get to a watershed. The storm water infrastructure as it is designed can only handle so much water at a time.

**3.5** In response to Councillor Backman's inquiry regarding parking tickets issued at Champagne docks, Director of Development and Protective Services Dave Thompson reported that this is the second summer that overnight parking permits have been required at the Champagne street boat launch. Mr. Thompson noted that in spring of 2021, extensive signage went up on site, there was significant interaction with the public on the overnight parking permit plans, a grace period was allowed, and notices put on cars alerting them to the program. On-site signage was expanded this year. By-law Enforcement Officer Allison Kreuger frequently responds to individual requests to review tickets, and anyone questioning a ticket should contact the By-law office

## **4. Correspondence**

**4.1** CUPE Ontario RE: Request for Proclamation - Annual Child Care Worker and Early Childhood Educator Appreciation Day, October 18, 2022 - see item 9.5.3

**4.2** Redistribution Federal Electoral Districts 2022

RE: Proposal for Ontario's Federal Electoral Boundaries - Filed

**4.3** FONOM RE: Concern that proposed Federal Electoral redistribution will reduce the number of northern ridings from 10 to 8 - see item 9.5.

**4.4** Susan Heder RE: Appreciation for Downtown Hanging Baskets and disappointment over their removal as early as the first week in September - Acknowledgement to be sent and reference to Manager of Parks response letter.



## **5. Deputations**

**5.1** Adam Moede Manager, Partnerships, Service Line Warranties of Canada (SLWC); RE: Service Line Warranty Program in Parry Sound

Mr. Moede introduced Elise Dostal from Service Line Warranty Program who addressed Council from a prepared power point presentation on the Service Line Warranty Program generally and specific to Parry Sound.

In response to members of Council queries as to whether the Town logo can be removed, claiming that it gives the impression that this is a service of or endorsed by the Town, Ms. Dostal noted that the Town logo can be removed, however, when that has occurred in other communities, the result is a reduction in uptake by the public. This might result in SLWC not being able to continue to offer the program at the price point or at all.

**6. Mayor & Councillors' Reports - Deferred to next meeting.**

**7. Ratification of Matters from Closed Agenda - N/A**

**8. Consent Agenda - N/A**

**9. Resolutions and Direction to Staff**

**9.1 Development and Protective Services**

**9.1.1** Consent Applications B07/22 to B14/22, Great North Road (John Jackson Planner Inc. on Behalf of Ravi Prasher in Trust.)

Spokesperson: Jim Dymant, Town Planning Consultant

**Resolution 2022 - 118** (for Applications B7/22 to B10/22, B12/22 and B13/22)

**Moved by Councillor McCann Seconded by Councillor Borneman**

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THAT the consent applications by Ravi Prasher in Trust for a total of 6 new lots as applied for in Applications No. B7/22 PS, B8/22 PS, B9/22 PS, B10/22 PS, B12/22 PS, B13/22 PS and B14/22 PS on 51 Great North Road and is described as Plan 137, SPC Parcel A, approved subject to the conditions outlined in Schedule A.

**Carried**

**Resolution 2022 - 119** (for Application B11/22)

**Moved by Councillor McCann Seconded by Councillor Borneman**

THAT the consent application by Ravi Prasher in Trust for a new lot with the retained lands as applied for in Application No. B11/22 PS, on 51 Great North Road and is described as Plan 137, SPC Parcel A, approved subject to the conditions outlined in Schedule A.

**Carried**

After prioritizing and dealing with items 9.3.1, 10.3.1 and 10.3.2, Council considered a motion to suspend the rules for ending the Council meeting at 10 PM per the following:

**Moved by Councillor Borneman Seconded by Councillor Keith**

That Council hereby suspends the rules of order for ending the meeting at 10 PM

**Carried with 2/3 majority (i.e. 5 of 7 in favour)**

**Councillor Horne left the meeting at 9:58 PM**

**9.1.2 Condominium Exemption - 81 River Street (Mike Rose)**

Spokesperson: Jeremy Rand, Manager of Planning

**Resolution 2022 - 120**

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**Moved by Councillor Borneman                      Seconded by Councillor McCann**

Whereas Section 9(3) of the Condominium Act permits the Town of Parry Sound to consider exemptions of condominium descriptions from approval processes under Section 51 and 51.1 of the Planning Act; and

Whereas an application for a condominium exemption has been received for the lands located at 81 River Street; and

Whereas Staff have reviewed the request and determined that the application would meet the intent of the Town's Official Plan, complies with the Town's Zoning By-law and would not necessitate further review.

NOW THEREFORE BE IT RESOLVED THAT Council approve the application for Condominium Exemption for a standard condominium description for 81 River Street.

**Carried**

## **9.2    CAO Office/Administration**

### **9.2.1    West Parry Sound Joint Election Compliance Audit Committee Appointments**

Spokesperson: Rebecca Johnson, Clerk

#### **Resolution 2022 - 121**

**Moved by Councillor Borneman                      Seconded by Councillor Burden**

That subject to the approval of a majority of member municipalities of The Archipelago, Carling, McDougall, McKellar, Seguin and Whitestone, Town of Parry Sound Council appoints the following to the West Parry Sound Joint Election Compliance Audit Committee for the 2022-2026 term of Council:

Judy Keown, Peter Spadzinski, Larry Simons

**Carried**

### **9.3 Finance and POA Court Services**

#### **9.3.1 2021 Audited Financial Statements**

Spokesperson: Stephanie Phillips, Director of Finance / Treasurer

#### **Resolution 2022 - 122**

**Moved by Councillor Horne      Seconded by Councillor Keith**

That Council for the Town of Parry Sound does hereby approve the Draft Consolidated Financial Statements for the year ended December 31, 2021, in Schedule "A" as attached; and

That the 2021 Draft Financial Statements for the Provincial Offences Act in Schedule "B" be approved as attached; and

That the 2021 Draft Financial Statements for Administration of Land Ambulance Services in Schedule "C" be approved as attached.

**Carried**

### **9.4 Public Works**

#### **9.4.1 Substandard Sidewalk removal on Park Lane (postponed from Sept 6, 2022 Mtg)**

Spokesperson: Mike Kearns, Director of Public Works

#### **Resolution 2022 - 123                      postponed from September**

That Council hereby approves the removal of the sidewalk on Park Lane, deemed substandard and unsafe, and authorizes the elimination of a sidewalk on Park Lane from the Town's inventory of sidewalks.

**Carried**

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**9.4.2 Walk for Healing - September 30, 2022**

Spokesperson: Mike Kearns, Director of Public Works

**Resolution 2022 - 124**

**Moved by Councillor Keith      Seconded by Councillor Burden**

That Council permit the proposed Walk for Healing on September 30th, 2022, be exempted from the Insurance requirements contained in the current Special Events on Municipal Roadways bylaw; and

That staff be directed to revisit Bylaw 2013-6239 and propose a new bylaw and/or policy.

**Carried**

**9.4.3 3D Milling presentation event**

Spokesperson: Mike Kearns, Director of Public Works

**Resolution 2022 - 125**

**Moved by Councillor McCann      Seconded by Councillor Keith**

That Council receives the report on 3D Milling Presentation Event for information purposes.

**Carried**

**9.4.4 Invasive Species Microgrant**

Spokesperson: Mike Kearns, Director of Public Works

**Resolution 2022 - 126**

**Moved by Councillor Backman      Seconded by Councillor Borneman**

That Council receives the report on Invasive Species Microgrant for information purposes

**Carried**

## **9.5 Other Business**

### **9.5.1 Recommendations relating to the Cruise Ship Industry**

Spokesperson: Clayton Harris, CAO

#### **Resolution 2022 - 127**

**Moved by Councillor Borneman                      Seconded by Councillor Burden**

That the recommended actions for Town implementation, contained within the Waterfront Advisory Committee Resolution attached as Schedule A regarding development of a Great Lakes Cruise Strategy, be approved.

**Carried**

### **9.5.2 Opposition to Federal Electoral Districts Redistribution in Northern Ontario**

Spokesperson: Mayor McGarvey

#### **Resolution 2022 - 128**

**Moved by Councillor Borneman                      Seconded by Councillor Burden**

Whereas the Federal Electoral Districts Redistribution 2022 - Ontario Commission recommends reducing Northern Ontario Electoral Districts from ten to eight; and

Whereas geographically Northern Ontario is quite large making it challenging for MPs to fairly represent their constituents; and

Whereas the proposed new alignments will make MPs efforts at representing their constituents even more difficult; and

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Whereas the proposed new alignments will divide established First Nations, Francophone and Municipal Associations;

Now Therefore Council of the Town Parry Sound supports the Federation of Northern Ontario Municipalities (FONOM)'s letter of September 5, 2022 which calls upon the Federal Electoral Districts Redistribution - Ontario Commission to retain the current ten Electoral Districts in Northern Ontario as they currently exist, and

That the Town requests that the consultation in Northern Ontario be extended to January 2023, and

That this resolution be forwarded to the Federal Electoral Districts Redistribution 2022 - Ontario Commission, FONOM, and Parry Sound-Muskoka MP Scott Aitchison.

**Carried**

### **9.5.3 ECE Proclamation**

#### **Resolution 2022 - 129**

**Moved by Councillor Borneman                      Seconded by Councillor Burden**

Whereas years of research confirms the benefits of high-quality early learning and childcare for young children's intellectual, emotional, social and physical development and later life outcomes; and

Whereas childcare promotes the well-being of children and responds to the needs of families and the broader community by supporting quality of life so that citizens can fully participate in and contribute to the economic and social life of their community; and

Whereas trained and knowledgeable Registered Early Childhood Educators and childcare staff are the key to quality in early learning and childcare programs;

Whereas Registered Early Childhood Educators and childcare workers will be vital to the success of the Canada-Wide Early Learning and Child Care system;

Therefore, Be It Resolved that October 18, 2022 be designated the 22nd annual "Child Care Worker & Early Childhood Educator Appreciation Day" in recognition of the education, dedication and commitment of child care workers to children, their families and quality of life of the community.

**Carried**

**9.5.4 Revoke appointment to Belvedere Board of Management**

Spokesperson: Councillor McCann

**Resolution 2022 - 130**

**Moved by Councillor Keith      Seconded by Councillor Backman**

THAT due to a conflict of interest that Councillor McCann will have upon rental of a unit from the Belvedere Board of Management, Council hereby revokes the appointment of Councillor McCann to the Belvedere Heights Board of Management, effective immediately.

**Carried**

**10. By-laws**

**10.1 Development and Protective Services**

**10.1.1** Amendment to Parking & Traffic Control By-law to permit parking on Marion Ave. between Wood and Georgina Streets.

Spokesperson: Allison Kreuger, By-law Enforcement Officer,

**By-law 2022 - 7280**

Being a By-law to amend the Parking and Traffic Control By-law 2019-6912 to permit parking on Marion Ave. between Wood and Georgina Streets.



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**Read a First, Second and Third time, Passed, Signed and Sealed**

**10.1.2** Appointment Jared Currie - Municipal Law Enforcement Officer

Spokesperson: Allison Kreuger, By-law Enforcement Officer

**By-law 2022 - 7281**

Being a bylaw to appoint Jared Currie as a Municipal Law Enforcement Officer.

**Read a First, Second and Third time, Passed, Signed and Sealed**

**10.1.3** Zoning By-law Amendment - Z/22/02 - Great North Road (John Jackson Planner Inc. on Behalf of Ravi Prasher in Trust.)

Spokesperson: Jim Dymont, Town Planning Consultant

**By-law 2022 - 7282**

Being a By-law to amend By-law No. 2004-4653 (The Zoning By-law), as amended, for 51 Great North Road and is described as Plan 137, SPC Parcel A

**Read a First, Second and Third time, Passed, Signed and Sealed**

**10.1.4** Cash in Lieu of Parking Agreement, 23 & 25 Seguin Street (2735203 Ont. Ltd.)

Spokesperson: Jeremy Rand, Manager of Planning

**Resolution 2022 - 131**

**Moved by Councillor Backman**

**Seconded by Councillor Horne**

That a by-law be enacted to authorize a cash-in-lieu of parking agreement for nine (9) parking spaces at 23/25 Seguin Street.

**By-Law 2022 - 7283**

Being a By-law to authorize the execution of a cash-in-lieu of parking agreement with 2735203 Ontario Ltd. for 23/25 Seguin Street.

**Read a First, Second and Third time, Passed, Signed and Sealed**

**10.2 CAO Office/Administration**

**10.3 Finance and POA Court Services**

**10.4 Public Works**

**10.5 Other Business**

**10.5.1 Confirming By-law**

**By-law 2022 - 7284**

Being a By-law to confirm the proceedings of Council.

**Read a First, Second and Third time, Passed, Signed and Sealed**

**Adjournment**

Mayor McGarvey adjourned the meeting at 10:44 PM

Personal Information collected in Section 2. Public Meeting, Section 4. Correspondence and/or Section 5. Deputations is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), Section 21. (1) c and will be used to create a record available to the general public.

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Mayor Jamie McGarvey

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Clerk Rebecca Johnson