

The Corporation of The Town of Parry Sound

Council Meeting Minutes March 7, 2023

This meeting was live streamed, recorded and is available on the internet by visiting the Town of Parry Sound's website at www.parrysound.ca.

Council Meeting Minutes - March 7, 2023

7:00 PM, Parry Sound Council Chambers 52 Seguin St. Parry Sound (6:50 PM Closed)

Members Present

Mayor McGarvey, Councillor Ashford, Councillor Beleskey, Councillor Borneman
Councillor Keith, Councillor McCann, Councillor McDonald

Staff Present:

CAO Clayton Harris, Clerk Rebecca Johnson, Director of Development & Protective Services Dave Thompson, Director of Public Works Mike Kearns, Director of Finance Stephanie Phillips, Manager of Parks & Recreation April McNamara, Manager of Revenue and Taxation Rob Beaumont, Manager of Planning Jeremy Rand.

Prior to the Regular Meeting, Council adjourned to a meeting closed to the public per the following resolution.

Resolution 2023 - 025

Moved by Councillor McDonald

Seconded by Councillor Borneman

That pursuant to Section 239(2) of the Municipal Act, R.S.O. 2001, Chapter 25, as amended, the Council of the Corporation of the Town of Parry Sound move to a meeting closed to the public in order to address a matter(s) pertaining to:

b) personal matters about an identifiable individual, including municipal or local board employees; **(Committee of Adjustment Applicant)**

Carried

Presentation/Announcements

1. Agenda and Minutes Review

1.1 Land Acknowledgement

1.2 Additions to Agenda

1.3 Prioritization of Agenda

1.3.1 Mayor McGarvey prioritized item 9.1.1 directly following Deputations.

1.4 Adoption of Agenda

Moved by Councillor McCann

Seconded by Councillor Borneman

That the Council agenda for March 7, 2023 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 McCann

Seconded by Councillor Ashford

That the Minutes from the Regular Council meeting held February 21, 2023 and Special Budget Meeting held February 28, 2023 be approved as circulated.

Carried

2. Public Meeting

2.1 Development Charges

Moved by Councillor McCann

Seconded by Councillor Keith

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

Carried

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Council held a public meeting to present and obtain input from the public and stakeholders on the municipality's proposed development charges (DCs) by-laws and underlying background study.

Subsequent to an explanation by Clerk Rebecca Johnson on the timing of posting of the study and notice of the public meeting in compliance with the *Development Charges Act, 1997* as amended, Mayor McGarvey asked CAO Clayton Harris to introduce the issue.

CAO Clayton Harris provided some opening comments on the background reasons to consider development charges citing 3 main reasons including: 1) taxes in Town significantly higher already than surrounding municipalities; 2) provincial legislation constraints on debt, so borrowing capacity needed to maintain current infrastructure; 3) the Town hasn't had DCs for 20+ years, yet growth has lagged behind other municipalities that have had DCs raising the question of how much DCs impact or actually stall growth. Those factors lead the Town to look at DCs, with a study completed and results brought before Council this evening.

Director of Finance Stephanie Phillips noted that the Town's DCs background study identifies anticipated development through a growth forecast, development needs, and addresses by-law policy considerations and proposed development charges for the Town.

Mr. Andrew Grunda, a DCs policy specialist at Watson & Associates Economists Ltd. gave a presentation from a prepared power point presentation, circulated with the agenda as item 2.1b. Following his presentation, Mr. Grunda responded to questions of clarification from members of Council.

The following members of the public addressed Council:

1. Vanessa Backman read the two-page letter from Harry Hassall, attached as agenda item 9.1.1c Comment #2.

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2. Jon Morton of Greystone Project Management with developments in Town for over a decade, asked that Council defer the decision on DCs and engage with the development community on the content of the Background Study. Mr. Morton suggested that the reasonable assumptions made by Tatham Engineering and Watson Economists in the Study such as the cost, timing, and scale of projects - which all affects the rate, can be challenged and changed. Mr. Morton said that his company has properties in other municipalities with DCs no where near these rates; and that the granite, poor and potentially contaminated soils, on top of high DCs will make projects unviable here.

Mr. Morton suggested that having DCs higher than Muskoka will make it a challenge to create more development here and that higher DCs are passed on to purchasers, making units more unaffordable. Mr. Morton said that he and developers understood the concept that growth should pay for growth, but that it should be at a proper scale and achievable to continue to build.

In response to comments and questions of Council, Mr. Morton welcomed a round table discussion with developers on the Study assumptions and agreed to a meeting amongst developers before the end of March, then a discussion with engineers and economists prior to Council's consideration of DCs By-law at its May 2nd meeting.

3. Kirby Hall addressed Council from a prepared submission and provided his analysis of the DC costs of \$33,651 passed on to a renter of a two-bedroom apartment, noting the additional income the renter would have to earn to pay for this. Mr. Hall confirmed that he was available to meet to discuss the DCs before the issue returned to Council and that two months should be sufficient for this review.

In response to CAO Harris' request for clarification on rental units, Mr. Grunda noted that there are DC discounts with respect to purpose built affordable and attainable units and that rental development deemed affordable at 80% market rent would experience no DCs; in that case, revenue collected from DCs would be paid for by existing taxpayers.

4. Damian Reilly addressed Council, noting that he used to volunteer with Tourism Marketing and suggested that an expanded consultation process might include RTO and Muskoka Tourism Board to see what the impact of DCs would be, and include a review of services that other municipalities use.

Moved by Councillor McCann

Seconded by Councillor Ashford

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

Carried

3. Questions of Staff

3.1 In response to Councillor Keith's inquiry, Manager of Parks & Recreation April McNamara reported that the March Break has programs coordinated amongst the Bobby Orr Community Centre, Stockey Centre and the Library.

3.2 In response to Councillor McDonald's inquiry, Ms. McNamara reported that recruitment is underway for lifeguards at Waubuno Beach.

4. Correspondence

4.1 Cynthia Hamlyn, President, Parry Sound Seniors - 2023 Funding Request - referred to Director of Finance

4.2 Brian Moore, Water & Sewer Connection Fees By-law 2022-7251 - Referred to Director of Finance.

5. Deputations - N/A

6. Mayor & Councillors' Reports

Mayor & Councillor gave reports on meetings attended and matters arising.

7. Ratification of Matters From Closed Agenda

7.1 Appointment to Committee of Adjustment

Resolution 2023 - 026

Moved by Councillor McDonald Seconded by Councillor Borneman

That Council amends Resolution 2022-157 by removing Bob Farrow from the Committee of Adjustment due to his resignation and appoints Ray Hachigian to the Committee of Adjustment for the term ending November 14, 2026, effective immediately.

Carried

8. Consent Agenda

9. Resolutions and Direction To Staff

9.1 Finance and POA Court Services

9.1.1 Development Charges

Spokespersons: Clayton Harris, CAO; Stephanie Phillips, Director of Finance

Resolution 2023 - 027

Moved by Councillor Keith Seconded by Councillor Ashford

WHEREAS the Development Charges Background Study was made publicly available on December 28, 2022; and

WHEREAS notice of the public meeting was provided through local newspaper circulation on February 9th, 2023 as well as the Town's website;

NOW THEREFORE Council receives the Development Charges Background Study provided by Watson & Associates Economists Ltd. and

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That Council directs that the Development Charges Background Study and Development Charges By-laws be placed on the March 21st, 2023 Council Meeting agenda for approval.

The following motion to amend was made:

Moved by Councillor McCann Seconded by Councillor Borneman

That the date for the By-laws to be placed on the Council be amended to May 2, 2023.

Amendment Carried

The amended resolution was voted on.

Carried as amended.

Direction for staff follow-up

Moved by Councillor Borneman Seconded by Councillor Ashford

That staff be directed to include options and potential impacts of options in the report that is brought back to Council.

Carried

9.2 Public Works

9.2.1 Report to Council Re: Averhoff Deputation on drainage at 36 & 38 Isabella

Spokesperson: Mike Kearns, Director of Public Works

Resolution 2023 - 028

Moved by Councillor Ashford Seconded by Councillor Keith

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That Council receive the attached report in response to the drainage issues at 36 and 38 Isabella Street as referenced the Averhoff deputation to the December 20, 2022, Council Meeting.

Carried

Resolution 2023 - 030

Moved by Councillor McCann

Seconded by Councillor Ashford

That the homeowner (at 36 & 38 Isabella Street) be reimbursed for the repair costs requested (at the December 20, 2022 deputation to Council), substantiated by receipts.

Carried

9.3 Development and Protective Services

9.3.1 Development Securities - Harbour Trails Development, Alternate Procedure

Spokesperson: Dave Thompson, Director of Development and Protective Services

Resolution 2023 - 029

Moved by Councillor Borneman

Seconded by Councillor Ashford

That Council authorize an exception to Site Plan Control By-law 2022-7257 to hold less securities than specified for the Harbour Trails Development as a trial procedure;

And that staff be directed to develop an alternative procedure for the holding of and release of securities that may be more advantageous to encouraging development while still protecting the municipal interest during the development process.

Carried

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9.4 CAO Office/Administration

9.5 Other Business

10. By-laws

10.1 Finance and POA Court Services

10.2 Public Works

10.2.1 Bobby Orr Community Centre Time-Clock Sponsorship Agreement

Spokesperson: April McNamara, Manager of Parks, and Recreation,

By-law 2023 - 7320

Being a by-law to authorize the execution of a sponsorship agreement with Hall Construction Inc. for the donation of a score-clock for the Bobby Orr Community Centre.

Read a First, Second and Third Time, Passed, Signed and Sealed

10.3 Development and Protective Services

10.4 CAO Office/Administration

10.4.1 Extension of Integrity Commissioner Contract with Harold Elston

Spokesperson: Rebecca Johnson, Clerk, Administration

By-law 2023 - 7321

Being a By-law to appoint and authorize the execution of an agreement with Harold Elston for Integrity Commissioner Services

Read a First, Second and Third Time, Passed, Signed and Sealed

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10.5 Other Business

10.5.1 Confirming By-law

By-law 2023 - 7322

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 9:30 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.

Mayor Jamie McGarvey

Clerk Rebecca Johnson