

The Corporation of The Town of Parry Sound

Council Meeting Minutes January 16, 2024

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## **Council Meeting Minutes - January 16, 2024**

7:12 PM, Parry Sound Council Chambers 52 Seguin St. Parry Sound;

### **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 Public Works Mike Kearns, Director of Finance Stephanie Phillips, Director of Development & Protective Services Dave Thompson, Manager of Planning Jeremy Rand, Manager of Parks & Recreation April McNamara

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## **Closed Meeting Resolution**

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

### **Resolution 2024 - 001**

**Moved by Councillor McCann**

**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:

- d) labour relations or employee negotiations, **(CUPE Local 17 Grievance)**;
- e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, **(Contractor Work on Town Property/ Defense of a Claim)**;
- f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, **(Contractor Work on Town Property/Defense of a Claim)**;
- i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, **(Belvedere Heights Life Leases)**;
- k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, **(Belvedere Heights Life Leases)**

**Carried**

## **1. Agenda and Minutes Review, Pecuniary Interest**

### **1.1 Land Acknowledgement**

### **1.2 Presentations/Announcements - N/A**

### **1.3 Additions to Agenda - N/A**

### **1.4 Prioritization of Agenda - N/A**

### **1.5 Adoption of Agenda**

**Moved by Councillor Borneman**

**Seconded by Councillor McCann**

That the Council agenda for January 16, 2024 be approved as circulated.

**Carried**

### **1.6 Disclosure of Pecuniary Interest and the General Nature Thereof**

**1.6.1** Councillor McCann declared pecuniary interest on deputation 5.1 as he rents accommodations from Belvedere Heights. Councillor McCann left the room for the duration of the deputation and did not participate in discussion.

### **1.7 Adoption of Minutes**

**Moved by Councillor Keith**

**Seconded by Councillor Beleskey**

That the Minutes from the Regular Council meeting held December 19, 2023 be approved as circulated.

**Carried**

## **2. Public Meeting - N/A**

## **3. Questions of Staff**

**3.1** In response to Councillor Beleskey's inquiry regarding a recent incident with respect to what was thought to be an accessible viewing area at the Bobby Orr

Community Centre, Manager of Parks & Recreation April McNamara reported that since the incident, staff have requested that the Accessibility Advisory Committee review the BOCC accessible viewing area which is currently within the lobby, review access and egress, what the barrier-free reality is for the facility, and work with staff as to whether improvements can be made.

Additionally, Director of Public Works Mike Kearns said that staff is committing to work with the individual to find an interim solution to the viewing situation as it was a unique circumstance that staff hadn't experienced before.

## **4. Correspondence**

4.1 Ontario Good Roads Association - Call for Board Nominations; Filed.

## **5. Deputations**

### **5.1 Don Carmichael Belvedere Heights Life Lease**

Don Carmichael, accompanied by Carling Councillor Pam Wing, Chair of the Belvedere Board, addressed Council from a prepared power point presentation circulated with the agenda providing background on the Board of Management for the District of Parry Sound West Municipal Home, managing 101 long term care (LTC) beds. Mr. Carmichael noted that as the 8 municipalities forming the Board of Management have voluntarily come together, they have the right to return management of the beds to the Ministry of Long-Term Care and by September 2021 all 8 municipalities submitted the requisite by-laws to surrender the right to manage the 101 LTC beds. The Ministry has verbally acknowledged receipt and general agreement to consolidate LTC governance but has yet to formally respond to the request to move these LTC beds. Since September 2021, The Board of Management has also been working closely with Lakeland Long Term Care and the West Parry Sound Health Centre and has a management services agreement with the latter.

Mr. Carmichael further explained the nature of the life lease residences attached to Belvedere, noting that they are considered an attainable housing strategy for the elderly. They are not like a condo in that there is no part ownership of land or buildings, there is a monthly maintenance fee, there is currently no legislation governing life lease units, and there are several life lease financial models in Ontario being market value, price index fixed value and declining balance. According to the agreement structure, residents have the right to remain for up to 50 years provided they can live independently and are in good standing. When leases do sell, they are sold first to potential buyers on the wait list at the market rate as agreed to by the Board, and then on the open market. If unsold after 60 days, they are asked to reduce the asking price.

The Board recently purchased five units at a mutually agreeable price within the typical cost for a life lease unit from existing reserves. TD bank has made a confidential proposal to secure bank credit, which would give the life lease holders the option to sell their unit to the corporation expeditiously (avoiding the time delay inherent in a market sale).

In response to a question, Mr. Carmichael confirmed that the life lease contracts are structured such that lease holders have the right to sell on the open market to the highest bidder.

## **5.2 Shirlene Johnston, Harbour Walk Shops**

Shirlene Johnston addressed Council advocating for continuation of the Harbour Walk Shops, a joint venture with her business partner George Stivrins. Ms. Johnston identified the history leading up to set up of the Harbour Walk Shops and Northern Perks Coffee, how the venture responds to the Town's strategic plan and the first year's experience.

Ms. Johnston noted that she and her business partners have made significant capital investments into the Harbour Walk Shops and Northern Perks and are therefore looking

for security of tenure so they can grow the venture and see profit in the coming years.

Ms. Johnston also noted that video surveillance is in place and with respect to plans for next year, free internet should be available, a website is being developed and awnings will be installed over the shops to divert water from the doorway.

In response to questions regarding ventilation through the shops, Ms. Johnston noted attempts to improve that, and remarked that ultimately this is a market, not a bricks and mortar, climate controlled space, so temperatures are subject to the weather. Ms. Johnston noted that the washrooms were left open until 7 PM on car show nights, and generally are open longer in the summer months, not the shoulder seasons.

Following Ms. Johnston's deputation, there were questions by members of Council and responses by Dave Thompson, Director of Development and Protective Services about the need in future years to recognize existing tenants and capital investment made, particularly if operation of the Town Dock is put through a request for proposals process.

## **6. Mayor & Councillors' Reports**

Mayor & Councillors reported on meetings attended and matters arising.

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

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

## **9. Resolutions and Direction To Staff**

### **9.2.1 BOCC Championship Banner Display Policy**

Spokesperson: April McNamara, Manager of Parks and Recreation

**Resolution 2024 - 002**

**Moved by Councillor Keith**

**Seconded by Councillor Beleskey**

That Council of the Corporation of the Town of Parry Sound confirm the Bobby Orr Community Centre Banner Display Policy adopted under Resolution 2019-129 and attached as Schedule A.

**Carried**

### **9.2.2 Developing a Standard Municipal Equipment Operator Course**

Spokesperson: Mike Kearns, Director of Public Works

#### **Resolution 2024 - 003**

**Moved by Councillor Borneman**

**Seconded by Councillor Keith**

WHEREAS, municipal public works departments from across the Province of Ontario provide invaluable services to our communities ensuring the health and safety of all residents;

AND WHEREAS, if it was not for our municipal public works employees from across the Province of Ontario maintaining our public roads systems, our communities would not be able to function as emergency personnel could not respond to calls, school buses could not get our children to school, residents would not be able to get to work, school or appointments and many more basic functions would not be able to happen;

AND WHEREAS, municipal public works departments are already feeling the impacts of a labour shortage, which will only be exacerbated over the next three to five years, which will cause levels of service municipalities are able to provide to ensure the health and safety of our residents to decrease;

AND WHEREAS, there is currently no provincial-wide course that properly trains potential municipal public works employees, specifically relating to municipal heavy equipment.



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THEREFORE IT BE RESOLVED, that The Town of Parry Sound supports the work of the Association of Ontario Road Supervisors to develop a Municipal Equipment Operator Course to address this issue;

AND THAT, The Town of Parry Sound calls on the Province of Ontario's Ministry of Labour, Training, Immigration and Skilled Trades to fully fund the Municipal Equipment Operator Course in 2024 through the Skills Development Fund;

AND THAT, a copy of this resolution be sent to the Minister of Labour, Training, Immigration and Skilled Trades David Piccinni, Town of Parry Sound's Member of Provincial Parliament Graydon Smith and the Association of Ontario Road Supervisors.

**Carried**

### **9.3.1 Development Securities - Harbour Bay Development, Alternative Procedure Request**

Spokesperson: Jeremy Rand, Manager of Planning

**Resolution 2024 - 004**

**Moved by Councillor Keith**

**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 Bay Development on Great North Road as a trial procedure;

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

**Carried**

### **9.3.2 Extension of Temporary Patio Permissions for 9 Great North Rd**

Spokesperson: Jeremy Rand, Manager of Planning

#### **Resolution 2024 - 005**

**Moved by Councillor Ashford**

**Seconded by Councillor Beleskey**

Whereas in December 2022 the Alcohol and Gaming Commission of Ontario (AGCO) amended the provincial framework for temporary patios which comes into effect on January 1, 2023 and requires that municipal approval be obtained for licensees prior to selling or serving liquor on a temporary patio for up to eight months per calendar year;

Now therefore be it resolved that the Council for the Town of Parry Sound supports the approval for a temporary patio at Trestle Brewing located at 9 Great North Road for a period of up to 8 months per year expiring on January 1, 2026, to the terms noted in Resolution 2020-067.

**Carried**

### **9.4.1 Support for RNIP**

Spokesperson: Clayton Harris, CAO

#### **Resolution 2024 - 006**

**Moved by Councillor Beleskey**

**Seconded by Councillor Ashford**

That the Report on advocacy efforts for the Rural Northern Immigration Pilot (RNIP) program be received for Information purposes.

**Carried**

### **9.5.1 Comprehensive Social and Economic Prosperity Review**

Spokesperson: Mayor McGarvey

#### **Resolution 2024 - 007**

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

WHEREAS current provincial-municipal fiscal arrangements are undermining Ontario's economic prosperity and quality of life

WHEREAS nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year

WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation

WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises

WHEREAS inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity

WHEREAS property taxpayers – including people on fixed incomes and small businesses – can't afford to subsidize income re-distribution programs for those most in need

WHEREAS the province can, and should, invest more in the prosperity of communities

WHEREAS municipalities and the provincial government have a strong history of collaboration

THEREFORE, BE IT RESOLVED THAT the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario.

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**Carried**

## **10. By-laws**

### **10.1.1 Temporary Borrowing Authorization**

Spokesperson: Stephanie Phillips, Director of Finance

#### **By-law 2024 - 7387**

Being a by-law to authorize temporary borrowing to meet the current expenditures of the Town of Parry Sound until taxes are collected and other revenues are received.

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

### **10.2.1 Georgian Nordic Outdoor Activity Centre Agreement for use of William Street Park**

Spokesperson: April McNamara, Manager of Parks & Recreation

#### **By-law 2024 - 7388**

Being a by-law to authorize the execution of an Agreement with the Georgian Nordic Outdoor Activity Centre for use of William Street Park as a paddling training centre.

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

In response to Councillor Keith's inquiry, Manager of Parks & Recreation April McNamara reported that she would ask Georgian Nordic for statistics on what percentage of people use the website link to access the Georgian Nordic programs.

### **10.2.2 Lighting Products Collection Amending Agreement**

Spokesperson: Mike Kearns, Director of Public Works

#### **By-law 2024 - 7389**

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Being a bylaw to authorize the execution of an Amending Agreement with Product Care Association of Canada for the collection of lighting products as part of the Municipal Hazardous or Special Waste (MHSW) program.

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

### **10.2.3 Automotive Materials Collection Amending Agreement**

Spokesperson: Mike Kearns, Director of Public Works

#### **By-law 2024 - 7390**

Being a bylaw to authorize the execution of an Amending Agreement with Automotive Materials Stewardship Inc. to allow for collection of various Automotive Materials as part of the Municipal Hazardous or Special Waste (MHSW) program.

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

### **10.3.1 Harbour Dock Shops**

Spokesperson: Dave Thompson, Director of Development & Protective Services

#### **By-law 2023 - 7384 (back for third reading)**

Being a By-law to amend the agreement with Massasauga Management Co Ltd for use of the Town Dock for Harbour Walk Shops.

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

### **10.5.1 Confirming By-law**

#### **By-law 2024 - 7391**

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

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

## **11. Adjournment**

Mayor McGarvey adjourned the meeting at 8:57 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