

The Corporation of The Town of Parry Sound

Council Meeting Minutes April 16, 2019

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Minutes

Date:

April 16, 2019

Time:

7:00 P.M. (6:45 P.M. Closed)

Location:

52 Seguin Street, Council Chambers, Gibson Street Entrance

Members Present:

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

Regrets: Councillor Horne

Staff Present:

CAO Clayton Harris, Clerk Rebecca Johnson, Director of Public Works Peter Brown, Director of Development & Protective Services Dave Thompson, Manager of Parks & Recreation April McNamara, Manager of Accounting Christine Gilbert, Manager of Building & Planning Taylor Elgie.

Presentations:

Resolution 2019 - 040

Moved by Councillor Burden

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 matters pertaining to:

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: **(Planning Matter)**.

Carried

1. Agenda

1.1 Additions to Agenda/Notice of Motion

1.2 Prioritization of Agenda

1.3 Adoption of Agenda

Moved by Councillor Borneman

Seconded by Councillor Backman

That the Council agenda for April 16, 2019 be approved as circulated.

Carried

1.4 Disclosure of Pecuniary Interest and the General Nature Thereof

9.4.2 Mayor McGarvey declared pecuniary interest on item 9.4.2 in respect of the Festival of the Sound as his spouse is the Executive Director of Festival of the Sound. He did not include a suggested funding amount for the FoTS within the Municipal Assistance Program.

2. Public Meeting

2.1 Proposed Zoning By-law Amendment - Z/19/02 - Pine Drive (John Jackson on behalf of V G Cox Limited)

Moved by Councillor McCann

Seconded by Councillor Burden

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

Carried

Clerk Rebecca Johnson reported that notice was given by prepaid first-class mail to the required prescribed agencies and property owners within 120 metres, posted in the newspaper, posted on the property, and was placed on the Town's website.

Manager of Building & Planning Services Taylor Elgie reported that the applicant has requested relief from the C3 zone for a hotel with a maximum height of 15.1 metres when currently only 10.5 metres is permitted and reduce parking space sizes to 2.75 x 5.75 metres from the current requirement of 3 x 6 metres.

The property is a vacant, cleared lot on Pine Drive, described as Part Lot 26 Concession 1, more particularly described as Parts 1 & 2 on 42R18868, in the Town of Parry Sound.

2.1.1 Mayor McGarvey requested if anyone wished to speak in favour of the proposed zoning by-law amendment.

Representing the proponents, John Jackson provided an update, noting that the property originally owned by Parry Sound Fuels has been transferred to the developers.

Mr. Jackson reported that the developers are proposing to build a hotel of 75-100 units - the numbers dependent upon final architectural drawings with Best Western. The unconfirmed roof design may require a height of 15.1 metres, greater than 10.5 metres,

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which is the Town's cap and will consist of 3 or 4 stories, like the Parry Sound Microtel. Location proposed is behind the car wash. In response to expressed concerns made by nearby big box businesses, Mr. Jackson said that the single storey in the sight lines of the big box stores will not block the view of them and that individual parking space sizes have been reduced to enable lots of parking without constraints. Mr. Jackson noted that the application is coming forward now, without certainty on roof height, because the proponents wish to move on the project so that it can be closed in by fall.

2.1.2 No one spoke in opposition to the proposed zoning by-law amendment.

Mr. Elgie reported that one letter, from Gerald Asa, had been received in opposition to the proposed zoning by-law amendment, citing the following concerns:

- 1) increase in height as it impacts negatively on the visibility of our buildings.
- 2) servicing works which may impact traffic flow along Pine Drive as the shopping centre is extremely busy in the summer time and requires all lanes be open and freely passable.
- 3) parking requirements.
- 4) sight lines for the access point to ensure that any vehicles exiting the hotel lands onto Pine Drive can be clearly visible to drivers leaving the shopping center
- 5) exiting the hotel lot and ensuring a stop sign is a requirement.
- 6) storm water flows and ensuring none is directed onto our property.

Mayor McGarvey gave the following explanation on next steps: The public should contact staff or check the Town's website to see when this amendment will come back for a decision. Council, at its discretion, may approve the proposed Zoning By-law Amendment. If so, it must either circulate notice of passing of the by-law or give notice in the local press. Objections to the passing of the by-law will be received by the Clerk within 20 days from the date such notice is given, which objections will be forwarded to the Local Planning Appeal Tribunal. If an appeal is submitted and the appellant has not

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provided Council with an oral or written submission before the passing of the by-law, the Local Planning Appeal Tribunal may choose to dismiss the appeal

Moved by Councillor Backman

Seconded by Councillor Borneman

That we do now declare the public meeting closed.

Carried

3. Minutes and Matters Arising from Minutes

3.1 Adoption of Minutes

Moved by Councillor Burden

Seconded by Councillor Keith

That the Minutes from the Regular Council meeting held April 2, 2019 be approved as circulated.

That the Minutes from the Special Meeting held April 9, 2019 be approved as circulated.

Carried

3.2 Questions of Staff

3.2.1 In response to Councillor Keith's inquiry regarding how to improve the pedestrian crossing situation at Waubeek Street/Avenue Road/Belvedere Avenue, Director of Public Works, Peter Brown proposed that crossing be improved by better signage in the area, and more definitive lines on the road. Mr. Brown suggested that this be included as part of the Wabueek Street reconstruction plans.

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4. Correspondence

4.1 Jo-Anne Demick, Executive Director, Community Living Parry Sound

RE: Declaration of month of May as Community Living Month in Parry Sound;

Covered by resolution item # 8.1 on agenda, with plans in place for a flag raising.

4.2 Federal Minister of Infrastructure & Communities

RE: notice of the 2019 special 2.2 billion additional gas tax fund top-up to municipalities.

This letter has been referred to all members of Council, the CAO and Directors.

4.3 Mike Konoval, Mayor, Township of Carling

RE: Invitation to Carling Community Centre Grand Opening June 8, 2019 at 3 PM

Circulated to Mayor & Council with a request for RSVP.

4.4 Georgian Bay Forever

RE: April 27th, 2019 Workshop re: Practical Tips to Reduce Your Plastic Footprint.

Circulated to Mayor & Council members, with meeting notices posted at Town facilities.

5. Deputations - N/A

6. Mayor & Councillors' Reports

Mayor & Council members gave reports on meetings attended and matters arising.

7. Ratification of Matters from Closed Agenda

7.1. Settlement for an Appeal for Acorn Ridge - Z/18/04

Spokesperson: Taylor Elgie, Manager of Building & Planning Services

Resolution 2019 - 041

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Moved by Councillor McCann

Seconded by Councillor Borneman

Whereas the Council for the Town of Parry Sound approved Zoning By-law Amendment Application Z18-04 – Acorn Ridge by By-law 2018-6871 on November 6, 2018; and

Whereas this By-law applied to the lands described as Part of Lot 6, 7, 8, 9 and 10 on the west side of Louisa Street on Plan 21, or more particularity described as Part 3 42R9332, Part 2 of 42R9754, and Parts 2 and 8 of 42R10238 (“the Subject Lands”); and

Whereas this By-law was then appealed by Louis and Elise Rensonnet (the “Appellants”) to the Local Planning Appeal Tribunal and assigned case number PL180936 (the “Appeal”); and

Whereas the Town of Parry Sound (the “Town”), the Appellants and Acorn Ridge Properties Inc. (the “Applicant”) have engaged in settlement talks to reach a compromise; and

Whereas Minutes of Settlement have been negotiated which reach a settlement on the Appeal.

Now therefore be it resolved that the Mayor and Clerk are authorized to execute the Minutes of Settlement, attached as Schedule “A” to this resolution,

And Further that Council directs staff to inform the signatories of the Minutes of Settlement when a site plan agreement is achieved, provide 30 days notice to the Appellants prior to the lifting of a holding provision on the subject lands, and that the site plan agreement be registered on title of the Subject Lands.

Carried

8. Consent Agenda

8.1 Proclamation of the Month of May 2019 Community Living Month

Resolution 2019 - 042

Moved by Councillor McCann

Seconded by Councillor Borneman

Whereas Community Living Parry Sound has worked to bring people and their communities together for over 56 years; and

Whereas Community Living Parry Sound supports people as they develop their capacity to live, learn, work and participate in all aspects of living in the community; and

Whereas Community Living Parry Sound helps the community develop its capacity to welcome and support people who have not always had the same opportunities as the rest of us. to participate in their community in meaningful, productive ways; and

Whereas the Council of the Town of Parry Sound wishes to urge its citizens to celebrate the inclusion in our community of people who have a developmental disability;

Now Therefore be it resolved that Council of the Corporation of the Town of Parry Sound hereby proclaims the month of May, 2019 as Community Living Month in the Town of Parry Sound.

Carried

9. Resolutions and Direction to Staff

9.1 Finance and POA Court Services

9.1.1 Ontario Regulation 284/09 - Excluded Expenses from the 2019 Budget

Spokesperson: Christine Gilbert, Manager of Accounting

Resolution 2019 - 043

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Moved by Councillor Keith

Seconded by Councillor Backman

That Council hereby adopts the compliance report for expenses excluded from the 2019 budget outlined in the staff Report and Recommendation "Ontario Regulation 284/09", attached as Schedule "A", as a requirement of Ontario Regulation 284/09 passed under the Municipal Act, 2001, S.O. 2001, c.25.

Carried

9.2 Public Works

9.2.1 Water Inflow & Infiltration Study

Spokesperson: Peter Brown, Director of Public Works

Direction Approved for Staff Follow-up

That Council direct staff to continue working on the program of storm water separation from the sanitary sewer system, with the goal of removing all storm water inflow and infiltration from the sanitary sewer system.

Carried

9.3 Development and Protective Services

9.3.1 Sidewalk Patios in the Downtown

Spokesperson: Dave Thompson, Director of Development & Protective Services

Resolution 2019 - 044

Moved by Councillor Backman

Seconded by Councillor Keith

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That the Council of the Town of Parry Sound adopt the Guiding Principles for Sidewalk Patios and endorse a one-year pilot project for a maximum of 4 Sidewalk Patios; and further

That fees as required in the Guiding Principles be waived for the one-year pilot project only.

Carried

9.3.2 EMS Base in Seguin

Spokesperson: Dave Thompson, Director of Development & Protective Services

Direction Approved for Staff Follow-up

That upon the recommendation of the EMS Advisory Committee, Town of Parry Sound Council direct staff to pursue in a cooperative fashion with Seguin Township, an agreement that will change the location of the EMS base from the Foley Fire Hall #2 to the Humphrey Fire Hall.

Carried

9.3.3 Greystone Development

Spokesperson: Taylor Elgie, Manager of Building & Planning Services

Resolution 2019 - 045

Moved by Councillor Keith

Seconded by Councillor Backman

1. That Council authorizes Joshua Morgan Planning & Development Inc. and Greystone Project Management Inc. to apply for applications under the Planning Act for Town owned lands described as Parts 1 and 2 of 42R21034; and furthermore, all costs related to these applications, including but not limited to the preparation of

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studies, infrastructure upgrades and defending an appeal, shall not be the responsibility of the Town of Parry Sound; and

2. That despite paragraph 1. of this Resolution, the Town's fees in the amount of \$3,335 for rezoning and official plan amendment applications shall be waived for Greystone Project Management Inc.; and
3. That the Clerk and Mayor are authorized to execute an amendment to the Agreement of Purchase and Sale as per the attached Schedule "A" to this Resolution.

Carried

9.4 CAO's Office/Administration

9.4.1 Canadore College Rental of Space for Non-College Uses.

Spokesperson: Clayton Harris, CAO

Resolution 2019 - 046

Moved by Councillor Backman

Seconded by Councillor Keith

Whereas the Town of Parry Sound has long recognized the demand for skilled trades and the need for a post secondary educational institution to serve the Parry Sound area;

Whereas in 2010 the Town of Parry Sound provided Canadore College with land to construct a post secondary college in Parry Sound;

Whereas the Canadore College West Parry Sound Campus was established to deliver programs in the trades, adult and post secondary education serving the West Parry Sound area;

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Whereas the Town of Parry Sound provided Canadore College with an interest free forgivable mortgage, with Restrictive Covenants to ensure that the college remains a post secondary educational and training facility;

Whereas it has been brought to the Town's attention that the College is considering leasing a significant portion of the campus's classroom space for use as an elementary school offering French language education up to Grade 8;

Whereas concerns have been raised by the community with respect to undermining the quality of post secondary programming and the appropriateness of elementary age school children in an adult college environment;

Whereas the Town of Parry Sound and the area municipalities are actively pursuing economic development opportunities and a post secondary college is integral to achieving the area's economic development objectives;

Whereas the Province has continued to voice significant concerns regarding the shortage of skilled workers in Ontario;

Whereas Canadore College has not finalized the lease arrangement for the French elementary school.

Now therefore be it resolved that Canadore College be advised of the Restrictive Covenants which are part of the Purchase and Sale Agreement and mortgage and they do not permit leasing space to an elementary school;

And further that the importance of a post secondary college to the Parry Sound area economic development strategy be conveyed to Canadore College;

And further that this Resolution be forwarded to the Ministry of Training, Colleges and Universities, the Canadore College Board of Governors, the President of Canadore College, the West Parry Sound Canadore College Campus Administrator, M.P.P. Norm Miller and the West Parry Sound area municipalities.

The following Motion to Postpone was made:

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Moved by Councillor Keith

Seconded by Councillor Borneman

That the resolution be postponed to the next Council meeting for the collection of further information from Canadore College on the intention to rent space for non-College use.

Defeated

The original motion was voted on and **Carried**

9.4.2 2019 Municipal Assistance Program Allocation

Spokesperson: April McNamara

Resolution 2019 - 047

Moved by Councillor Keith

Seconded by Councillor Backman

That Council approve the 2019 Municipal Assistance Program allocations per Schedule A attached.

Carried

9.4.3 Investing in Canada Infrastructure Project

Spokesperson: Clayton Harris, CAO

Resolution 2019 - 048

Moved by Councillor Backman

Seconded by Councillor Keith

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That the Town of Parry Sound supports a joint project with the Township of Seguin for the realignment and lengthening of the runway at the Parry Sound Area Municipal Airport; and

That the Town of Parry Sound will submit an application in the amount of \$4.996 million for this joint project to the Investing in Canada Infrastructure Program (ICIP), for a total project cost of \$9.996 million; and

That the Town of Parry Sound supports the Township of Seguin as the lead applicant for the joint project, understanding that Seguin will cashflow the project, including the recipient's total share of \$1.167 million; and

That the Parry Sound Area Municipal Airport Commission is responsible for all cost overruns and ineligible expenses of the joint project, should the provincial and federal funding for the joint project be approved.

Carried

9.5 Other Business

10. By-laws

10.1 Finance and POA Court Services

10.1.1 2019 Budget

Spokesperson: Christine Gilbert, Manager of Accounting

By-law 2019 - 6910

Being a By-law to Adopt the Operating and Capital Budget Estimates for the Year 2019

Read a First, Second & Third time, Passed, Signed and Sealed.

10.1.2 Temporary Borrowing Authorization

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Spokesperson: Christine Gilbert, Manager of Accounting

By-law 2019 - 6911

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 & Third time, Passed, Signed and Sealed.

10.2 Public Works

10.3 Development & Protective Services

10.3.1 Parking & Traffic Control By-law for the Town of Parry Sound.

Spokesperson: Allison Kreuger, By-law Enforcement Officer

By-law 2019 - 6912

Being a By-law to Regulate and Control Parking & Traffic in the Town of Parry Sound.

Read a First, Second & Third time, Passed, Signed and Sealed.

10.3.2 Burks Falls EMS Base lease

Spokesperson: Dave Thompson, Director of Development & Protective Services

By-law 2019 - 6913

Being a By-law to authorize the execution of an agreement with the Village of Burks Falls for the use and occupation of 150 Huston Street, known as the Ambulance Garage on the Almaguin Highlands Health Centre Site, for a five (5) year term.

Read a First, Second & Third time, Passed, Signed and Sealed.

10.3.3 Zoning By-law Amendment - Barker, 21 Miller Street

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Spokesperson: Taylor Elgie, Manager of Building & Planning Services

By-law 2019 - 6914

Being a By-law to amend By-law No. 2004-4653 (The Zoning By-law), as amended, for 21 Miller Street (Barker)

Read a First, Second & Third time, Passed, Signed and Sealed.

10.4 CAO's Office/Administration

10.4.1 Horticultural Society MOU for Town flower beds

Spokesperson: April McNamara, Manager of Parks & Recreation

By-law 2019 - 6915

Being a by-law to authorize execution of a memorandum of understanding with the Parry Sound District Horticultural Society for Town flower beds.

Read a First, Second & Third time, Passed, Signed and Sealed.

10.5 Other Business

10.5.1 Confirming by-law

By-law 2019 - 6916

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

Read a First, Second & Third time, Passed, Signed and Sealed.

11. Adjournment

11. Adjournment

The Mayor adjourned the meeting at 9:00 p.m.

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Mayor Jamie McGarvey

Rebecca Johnson, Clerk

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