



## **MINUTES**

### **Special Meeting of Council**

**February 18, 2026, 1:00 p.m.**

**Council Chambers**

**9 James Street, Parry Sound, Ontario**

Members Present: Bert Liverance, Reeve  
Laurie Emery, Councillor Ward 1  
Tom Lundy, Councillor Ward 1  
Peter Frost, Councillor Ward 2  
Earl Manners, Councillor Ward 3  
Scott Sheard, Councillor Ward 3  
David Ashley, Councillor Ward 4  
Alice Barton, Councillor Ward 4  
Rick Zanussi, Councillor Ward 4  
Darlene Cade Fraser, Councillor Ward 5  
Dan MacLeod, Councillor Ward 6

Staff Present: John MacKinnon, Chief Administrative Officer  
Maryann Martin, Clerk  
Cale Henderson, Manager of Development & Environmental Services  
Alana Torresan, Deputy Clerk  
Steve Stone, Planner  
Tera Macfie, Planning Coordinator

---

#### **1. NATIONAL ANTHEM**

## 2. CALL TO ORDER

The meeting was called to order at 1:00 p.m.

### 2.1 Traditional Land Acknowledgement Statement

### 2.2 Meeting Decorum

### 2.3 Approval of Agenda

**26-015**

**Moved by:** Councillor Ashley

**Seconded by:** Councillor Manners

**NOW THEREFORE BE IT RESOLVED** that the February 18, 2026 Special Meeting of Council Agenda, be approved.

**Carried**

### 2.4 Announcement of Public Meetings

#### 2.4.1 Public Meeting - Comprehensive Zoning By-law Review

At 1:00 p.m., Council held a public meeting to consider the Comprehensive Zoning By-law Review.

Cale Henderson discussed the notice.

JL Richards Staff summarized the proposed comprehensive By-law Review.

#### In person Attendees:

Robert Hartwell addressed Council regarding the proposed restrictions on the construction of boathouses in EP Zones, and requested the rationale for this approach.

Andy Blenkarn raised concerns related to marinas, barrier-free parking requirements, deer wintering yards, a cap on accessory structures, and restrictions on docking sites.

#### Virtual Attendees:

Rupert Kindersley spoke in opposition to allowing new boathouses moving forward. Mr. Kindersley requested that the By-law provide businesses (including marinas) flexibility to provide services needed by the public, and asked for clarification regarding provisions allowing up

to six accessory buildings on large residential lots (up to 165 m<sup>2</sup>), including the rationale for this provision.

Geordie Dalglish expressed concerns regarding EP Zone restrictions and permitted uses, noting the proposed provisions would limit use of his property.

Leo Longo, representing Mr. Dalglish, expressed concern with the consolidation of three environmentally sensitive zones into a single EP Zone, and the potential impacts on the subject property.

Scott Jones requested a copy of the presentation materials.

Mary Thomson, President of the PAB Ratepayers' Association, thanked Council and staff for the work completed to date.

Robert Rymell advised he could not locate the schedules within the document and requested justification for certain regulations, including the proposed 15 metre setback in Ward 5 and the proposed 6 metre side setback for docks. Mr. Rymell advised he would submit additional comments in writing

Laurie Timms requested clarification regarding the addition of deer wintering areas, including the deer wintering habitat overlay.

Elizabeth Romanaux encouraged reducing the number/scale of structures at the water's edge, promoting environmental cleanliness, reducing noise, and addressing concerns related to high-speed boating.

Andy Karashov requested that Council members indicate, by a show of hands, whether they are required to comply with the same by-law as all residents.

Chair Sheard advised that Council members represent the community and are required to comply with the same by-laws as all residents.

The Chair advised attendees that written comments must be received by February 27, 2026.

Deputy Reeve Sheard declared the public meeting over at 2:17 p.m.

- 3. DISCLOSURE OF PECUNIARY INTEREST**
- 4. MINUTES OF THE PREVIOUS MEETING**
- 5. DEPUTATIONS**

**6. CLOSED MEETING**

**NOW THEREFORE BE IT RESOLVED** that Council move into a CLOSED MEETING at \_\_\_\_\_ a.m./p.m., pursuant to Section 239(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended.

**7. OPEN MEETING**

**NOW THEREFORE BE IT RESOLVED** that Council move out of a CLOSED MEETING at \_\_\_\_\_ a.m./p.m.

**8. UNFINISHED PLANNING BUSINESS**

**9. OFFICIAL PLAN/ZONING AMENDMENTS**

**10. CONSENT APPLICATIONS**

**11. SITE PLAN CONTROL**

**12. SHORE/CONCESSION ROAD ALLOWANCES**

**13. REPORT OF TASK FORCES/COMMITTEES**

**14. CORRESPONDENCE**

**15. OTHER BUSINESS**

**16. BY-LAWS**

**17. QUESTION TIME**

**18. NOTICES OF MOTION**

**19. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN**

**20. CONFIRMING BY-LAW**

**21. ADJOURNMENT**

**26-016**

**Moved by:** Councillor Cade Fraser

**Seconded by:** Councillor MacLeod

**NOW THEREFORE BE IT RESOLVED** that the Special Meeting of Council held on February 18, 2026 be adjourned at 2:17pm.

**Carried**

---

Bert Liverance, Reeve

---

Maryann Martin, Clerk