

MINUTES

Meeting of Council

June 20, 2025, 9:15
a.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
Josh Badger, Director of Facilities and Operational Services
Erin Robinson, Chief Financial Officer/Treasurer
Shauna Lehtimaki, Director of Legislative & Information Services

1. NATIONAL ANTHEM
2. CALL TO ORDER
 - 2.1 Traditional Land Acknowledgement Statement
 - 2.2 Meeting Decorum
 - 2.3 Announcement of Public Meetings

2.3.1 Zoning By-law Amendment No. Z02-25

At 10:00 a.m., Council held a Public Meeting to consider a proposed Zoning By-law Amendment for the property located at 428 Healey Lake Road.

In attendance were the applicants, Jim Frazer and Lynn Beach, along with David Ballentine, Nancy Regan, and planning consultant John Jackson.

Maria Pinto, Planner, provided an overview of Application Z02-25, which seeks to rezone the property to permit a total of three sleeping cabins.

No written submissions were received prior to the meeting.

Staff recommended deferring a decision on the application to a future meeting to allow additional time for review of any comments submitted by the public, relevant agencies, or members of Council.

Jim Frazer and Lynn Beech shared background on the property and the rationale for their proposal. They emphasized their intention to preserve the natural character of the site, opting for three smaller sleeping cabins rather than one large structure. The cabins are proposed to be situated behind the existing cottage, in compliance with the maximum permitted square footage and with consideration for maintaining existing tree cover.

Staff will prepare a recommendation report for consideration at a future Council meeting.

Reeve Liverance declared this portion of the Public Meeting closed at 10:16 a.m.

2.3.2 Zoning By-law Amendment No. Z03-25

At 10:17 a.m. Council held a public meeting to review a proposed Zoning By-law Amendment for the property located at Island A472 (Double Island).

In attendance were the applicants David Ballentine and Nancy Regan, Agent John Jackson, as well as Jim Frazer and Lynn Beach.

Cale Henderson, Planner, provided a summary of Zoning By-law Amendment Application Z03-25, to rezone Island A472 (Double Island), to allow a Class 5 wastewater system (holding tank). The

effect is to obtain an exemption from the Ontario Building Code to allow a Class 5 septic system (holding tank) to service the property, instead of a permitted Class 4 Septic System.

Staff recommended that a decision regarding the application be deferred to a future date to allow time for the review of any additional comments received.

John Jackson noted that the Ontario Building Code provides flexibility for the use of holding tanks and expressed disagreement with the interpretation that this option is entirely prohibited. He raised concerns that a permit has been issued for a Class 4 septic system, which, due to the site's topography and underlying rock, would require invasive blasting and result in significant costs. He argued that a holding tank would be a more reasonable and appropriate solution for this particular island and recommended that Council consider issuing a policy statement to that effect.

Several members, including Councillor Manners, questioned the broader policy direction for the Township, asking what the ideal outcome would be — one that upholds the Official Plan and zoning by-laws while addressing practical challenges. Councillor Manners also highlighted the fact that this issue has been raised before the Building Code Commission three times following consistent denial by the Township's Building Inspector.

Councillor David Ashley asked how the Township could support this matter, raising the broader question of how to navigate the constraints of the Ontario Building Code while making responsible planning decisions that reflect the unique geography of The Archipelago. He emphasized that requiring blasting to install a septic system does not align with environmental stewardship and that a holding tank should be considered the most viable and sustainable option.

There was general support for revisiting the possibility of approving Type 5 systems or holding tanks in limited, site-specific circumstances. It was suggested that staff be directed to re-engage with the Building Code Commission and explore pathways to permit holding tanks as a viable solution in both the Township and the adjacent unincorporated territory.

Further recommendations included engaging legal counsel and seeking support from MPP Graydon Smith to advocate for regulatory flexibility that better reflects the realities of the area.

Cale Henderson reminded Council that the role of the Building Department is independent from Council's authority, and cautioned against procedural overreach. He advised that Council pause any decisions and allow staff the opportunity to return with a more comprehensive report and recommendations.

Council agreed to defer the decision at this time to allow staff to investigate options and return with additional information.

Reeve Liverance declared the Public Meeting closed at 11:04 a.m.

Council recessed for a break until 11:17 a.m.

2.4 Approval of Agenda

25-090

Moved by: Councillor Lundy

Seconded by: Councillor Ashley

NOW THEREFORE BE IT RESOLVED that the June 20th, 2025 Revised Council Agenda, be approved.

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

4. MINUTES OF THE PREVIOUS MEETINGS

4.1 Regular Meeting of Council

25-091

Moved by: Councillor Barton

Seconded by: Councillor Manners

NOW THEREFORE BE IT RESOLVED that the Minutes of the Regular Meeting of Council held on May 23rd, 2025, be approved.

Carried

4.2 Committee of the Whole Meeting

25-092

Moved by: Councillor Lundy

Seconded by: Councillor Cade Fraser

NOW THEREFORE BE IT RESOLVED that the Minutes of the Committee of the Whole Meeting held on May 22nd, 2025, be approved.

Carried

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

14.1 Council Correspondence

25-093

Moved by: Councillor Emery

Seconded by: Councillor Lundy

NOW THEREFORE BE IT RESOLVED that Council receives the June 2025 Revised Council Correspondence listing.

Carried

15. OTHER BUSINESS

15.1 Surveillance and Monitoring of Heavy Vehicles in Ontario

25-094

Moved by: Councillor Emery

Seconded by: Councillor MacLeod

NOW THEREFORE BE IT RESOLVED that the Township of The Archipelago hereby supports the Township of Champlain's April 24, 2025 resolution calling upon the Government of Ontario to increase surveillance and spot check of all heavy vehicles travelling on Ontario roads; as well as monitoring the testing standards maintained by previously-owned heavy licensing facilities; and

FURTHER BE IT RESOLVED that a copy of this resolution be forwarded to the Hon. Doug Ford, Ontario Premier, Minister of Transportation of Ontario, the Minister of Municipal Affairs and Housing, the Muskoka-Parry Sound MPP, the Ontario Provincial Police, Chief Pawis of Shawanaga First Nation, the Association of Municipalities of Ontario (AMO), and all municipalities in Ontario.

Carried

15.2 Pointe au Baril Arts and Culture Club, Arts on the Bay Dinner Theatre Performances. AGCO Special Occasion Permit

25-095

Moved by: Councillor Ashley

Seconded by: Councillor Lundy

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago hereby declares July 23, 2025 and August 2, 2025 Arts on the Bay dinner theatre performance a Municipally Significant Event in accordance with the Alcohol and Gaming Commission of Ontario requirements for a Special Occasion Permit.

Carried

15.3 Proposed Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

25-096

Moved by: Councillor Frost

Seconded by: Councillor Cade Fraser

NOW THEREFORE BE IT RESOLVED that Council, in general, objects to the proposed legislation and directs staff to submit comments to the province to not implement the proposed changes regarding qualified professional and to not extend the “as-of-right” variances to other Zoning By-law provisions or areas.

Carried

15.4 Floating Accommodations - Final Position Paper

25-097

Moved by: Councillor Manners

Seconded by: Councillor Frost

WHEREAS the Floating Accommodations – Position Paper (April 2025), prepared by the community group ‘Floating Accommodations no Vessels Coalition’ provides guidance to Ontario municipalities on regulating floating accommodations, outlining key legal and environmental considerations; and

WHEREAS the paper identifies notable gaps in existing provincial and federal frameworks, which municipalities are well-positioned to address through zoning and land-use by-laws.

NOW THEREFORE BE IT RESOLVED that the Council of the Township of The Archipelago receives the Floating Accommodations – Position Paper (May 2025) for information; and

FURTHER BE IT RESOLVED that Council supports the resolution previously passed by the Township of Georgian Bay; and

FINALLY BE IT RESOLVED that the Clerk be directed to send the position paper and this resolution to The Honourable Doug Ford, Premier of Ontario; The Honourable Sylvia Jones, Deputy Premier; The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks; The Honourable Graydon Smith, MPP Parry Sound-Muskoka; The Association of Municipalities of Ontario (AMO); The Federation of Northern Ontario Municipalities (FONOM); Chief Adam Pawis, Shawanaga First Nation; Chief Shane Tabobondung, Wasauksing First Nation; all West Parry Sound Municipalities; and all Archipelago Ratepayer Associations.

Carried

15.5 Comprehensive Zoning By-law Review

Moved by: Councillor Sheard

Seconded by: Councillor Emery

NOW THEREFORE BE IT RESOLVED that the Background Report completed by J.L. Richards & Associates Limited (JLR) be endorsed in principle, subject to removal of increased front yard setback recommendations and other recommended changes throughout the remainder of the project; and

FURTHER BE IT RESOLVED that Council directs staff and JLR to proceed with preparing a draft updated Zoning By-law based upon the recommendations of the amended Background Report; and

FURTHER BE IT RESOLVED that Council directs staff and JLR to proceed with scheduling public open houses as part of Phase 4 (Engaging the Community) of the project.

25-098

Moved by: Councillor Sheard

Seconded by: Councillor Emery

NOW THEREFORE BE IT RESOLVED that the Background Report completed by J.L. Richards & Associates Limited (JLR) be endorsed in principle, with the exception of Ward 5, which is proposed to have a 15 metre front yard setback recommendation, and subject to removal of increased front yard setback recommendations and other recommended changes throughout the remainder of the project; and

FURTHER BE IT RESOLVED that Council directs staff and JLR to proceed with preparing a draft updated Zoning By-law based upon the recommendations of the amended Background Report; and

FURTHER BE IT RESOLVED that Council directs staff and JLR to proceed with scheduling public open houses as part of Phase 4 (Engaging the Community) of the project.

Carried

15.6 Canadian Geographic. Giant Floor Map of the Great Lakes

25-099

Moved by: Councillor Ashley

Seconded by: Councillor Sheard

WHEREAS Council recognizes the educational and visual significance of acquiring a large-scale floor map of the Great Lakes–St. Lawrence Watershed for use at public events and community programming; and

WHEREAS a suitable floor map, measuring 11 metres by 8 metres, has been identified at a total cost of \$8,000.

NOW THEREFORE BE IT RESOLVED that Council authorize the purchase of the 11m x 8m Great Lakes St. Lawrence Watershed floor map in the amount of \$8,000, with funds to be drawn from General Reserves; and

FURTHER BE IT RESOLVED that staff be directed to proceed with the procurement of the floor map.

Carried

15.7 Resolution to Recognize and Thank Donald Sanderson for His Service as Chair to the West Parry Sound Recreation and Cultural Centre Board

This resolution was passed with unanimous support.

25-100

Moved by: Councillor Lundy

Seconded by: Councillor Sheard

WHEREAS a Wellness Centre Pool Committee was formed in October 2019, with representation from seven area municipalities, to advance the development of a regional recreation facility; and

WHEREAS the Committee's efforts led to the establishment of the West Parry Sound Recreation and Cultural Centre Board (the "Board"), formally created through an agreement executed on September 10, 2021, by the participating municipalities: The Archipelago, Carling, McDougall, McKellar, Parry Sound, and Seguin; and

WHEREAS the Board also includes Shawanaga and Wasauksing First Nations as non-voting members, and the Municipality of Whitestone as a donor participant through a separate agreement; and

WHEREAS the Board was established to serve as the governing body responsible for the construction, maintenance, and operation of the West Parry Sound Recreation and Cultural Centre on behalf of the participating municipalities; and

WHEREAS the Centre represents the realization of decades of local advocacy and planning to create a regional pool and recreation facility for the West Parry Sound area; and

WHEREAS Donald Sanderson was appointed as the neutral, non-voting, non-political Chair of the Board, and has demonstrated strong leadership and dedication throughout his three and a half year tenure; and

WHEREAS Mr. Sanderson has recently stepped down from his role as Chair.

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago formally acknowledges and extends sincere thanks Donald Sanderson for his commitment, leadership, and significant contributions to the success of the West Parry Sound Recreation and Cultural Centre and the Board; and

FURTHER BE IT RESOLVED that this resolution be sent to the West Parry Sound Health Centre; The Honourable Graydon Smith, MPP Parry Sound-Muskoka; Scott Aitcheson, MP Parry Sound-Muskoka; and to the West Parry Sound Heads of Council.

Carried

16. BY-LAWS

16.1 Zoning By-law Amendment Z01-25

A2117-25

Moved by: Councillor Cade Fraser

Seconded by: Councillor Lundy

That By-law A2117-25, being a By-law To amend By-law No. A2000-07 (the Comprehensive Zoning By-law) For Lot 21, Concession 9, Part of the Original Shore Road Allowance in front thereof, being Parts 1, 3, 5, 6, and 7 on Plan 42R-21246, Parcel 3040 PSSS and Parcel 5717 PSSS, geographic Township of Conger, now in the Township of The Archipelago (1 Crane- Walker Road) (Parry Sound Condominium Corporation No. 20), be read and finally passed on the 20th day of June, 2025.

Carried

17. QUESTION TIME

17.1 Follow Up from Public Meeting

Council directed staff to explore the feasibility of seeking a site-specific amendment to the Ontario Building Code for the Township of The Archipelago, and to determine what waste disposal systems are most appropriate for the unique needs of our residents.

18. NOTICE OF MOTION

19. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

20. CONFIRMING BY-LAW

2025-32

Moved by: Councillor Barton

Seconded by: Councillor Lundy

That By-law 2025-31, being a By-law to Confirm the Proceedings of the Regular Meeting of Council Held on June 20th, 2025, be read and finally passed on the 20th day of June, 2025.

Carried

21. ADJOURNMENT

25-101

Moved by: Councillor Emery

Seconded by: Councillor Sheard

NOW THEREFORE BE IT RESOLVED that the Regular Meeting of Council held on June 20th, 2025 be adjourned at 11:18 a.m.

Carried

Bert Liverance, Reeve

Maryann Martin, Clerk