

Corporation of the Township of The Archipelago



**MINUTES
SPECIAL MEETING OF COUNCIL**

**May 27, 2021
9 James Street, Parry Sound, Ontario
Via Zoom Meeting**

Council Members Present: Reeve: Bert Liverance
Councillors: Laurie Emery Ward 1
Peter Frost Ward 2
Earl Manners Ward 3
Scott Sheard Ward 3
David Ashley Ward 4
Alice Barton Ward 4
Rick Zanussi Ward 4
Ian Mead Ward 5
Grant Walker Ward 6

Council Members Absent: Councillors: Greg Andrews Ward 1

Staff Present: John Fior, Chief Administrative Officer
Maryann Weaver, Clerk
Jane Nawroth, Planning Assistant
Cale Henderson, Manager of Development & Environmental Services
Greg Mariotti, Manager of Operational Services
Erin Robinson, CFO/Treasurer

1. CALL TO ORDER

The meeting was called to order at 9:05 a.m., and commenced with the singing of the National Anthem, Roll Call, and a Traditional Land Acknowledgement Statement.

2. APPROVAL OF AGENDA

21-098

**Moved by Councillor Frost
Seconded by Councillor Mead**

NOW THEREFORE BE IT RESOLVED that the May 27, 2021 Special Council Meeting Agenda, be approved.

Carried.

3. PUBLIC INFORMATION SESSION

At 9:10 a.m., Council held a Public Information Session to consider the following Gates Applications. The purpose of this information session was to provide information and to gather input.

Official Plan Amendment No. 68
Zoning By-law Amendments No. Z02-20
Consent Applications Nos. B16-20, B17-20, B18-20, B19-20
GATES, Richard, 11 Woods Bay Lane

Cale Henderson introduced the Planning Consultants, Jason Ferrigan and Gaurang Khandelwal of J.L Richards & Associates Limited.

Jason Ferrigan and Guarang Khandelwal, summarized the Gates applications and proposal. Their presentation addressed the site context, public input received, land use planning context, key considerations, and recommendations.

John Jackson, proponent for the applicants, provided background on the applications, as well as a brief history on the Woods Bay/Moon River community.

Chris Goulding, applicant, provided a detailed summary of this request, highlighting the fact that there are many falsehoods being circulated regarding the specifics of his application. Mr. Goulding requested a survey be completed of the Municipal Road Allowance surrounding Woods Bay Lane to address the multiple issues that have been raised regarding access to the potential future lots in question.

Victor Brunelle, Senator of the Moon River Council Metis, provided his support for the application, noting the Metis' long history in the area and lack of land currently available to them.

Louise Goulding spoke on behalf of Rick Gates, both of whom are applicants, stating the importance of the Metis population in the area and Mr. Gates intention of providing affordable land to the Metis community.

Rob Bell, public attendee, emphasized the value of compromise in the situation. Mr. Bell noted that while residents require the services the Metis provide, he is concerned about the impact of the subdivision.

Werner and Inga Schmalz, public attendees, acknowledged the need for additional housing, but proposed Mactier as an alternative location.

Brian Dyck and Heather and Paul Sulkers, public attendees, expressed concerns regarding future development and the environmental impacts of the additional lots.

Deana Dion, public attendee, stated that the proposed lots would provide her children with the opportunity to stay in the area and continue providing services to the local residents. Ms. Dion declared, that if approved, the land would not be used for her family's commercial business, Dion Construction.

Chris Dion, public attendee, voiced his support for the application, expressing his interested in purchasing land for his children. Mr. Dion also commented on the fact that the new development would allow elderly people who currently live on the islands an opportunity to stay in the area.

Anthony Dion, public attendee, echoed Deana and Chris Dion's remarks and voiced his support for the application.

Peter and Bev Dean, public attendees, expressed their concerns with the precedent this application may set for future development in the area and the environmental impacts that may result from the additional lots.

Reg McGuire, public attendee, noted that he is neither in support nor opposed to the applications. Mr. McGuire emphasized the importance of comprehensive study of their area and a clear and consistent application process, as this is a test case for several hundred-acre development.

Pam Graham and Derek Johnston, public attendees, stressed the importance of maintaining a positive relationship with all parties involved, as seasonal residents rely on the trade services in the area. Ms. Graham and Mr. Johnston questioned the true intent of the proposed lots, requesting clearer details of what would be built on the lots.

Lisa LePage, public attendee, shared a brief history of the time she grew up and lived in the Woods Bay area, and expressed her support of the application.

Roy Henzie, public attendee, stated that he is in support of the application and hoped the area can live in harmony moving forward.

Moe and Lisa Gregoire, public attendees, voiced their support for the application and noted that the proposed lots would provide alternative housing options to the elderly population currently living on islands.

Eric Armour, public attendee, noted that the complexity of the issue and highlighted the importance of all parties following Township processes. Mr. Armour stated he is undecided on whether or not he supports the application and hopes the meeting will help form his opinion.

Cliff and Lynda Zaluski, public attendees, articulated their concerns regarding road maintenance for the proposed lots and the precedent this case may set for future development. Mr. and Mrs. Zaluski stated they are not in support of mutli-resident properties and encouraged all parties involved to follow Township processes.

Karen and Walter Brinston, public attendees, echoed the Zaluski's statements and noted the application may need to be revised, as it does not reflect what applicants have expressed in the meeting.

Joe Lepold, public attendee, highlighted discrepancies in the application and what was discussed at the meeting and the need for further studies on land use in the area.

Paul Robinson, public attendee, inquired about road maintenance if the proposed lots are approved. Mr. Robinson also expressed confusion regarding whether the lots were being developed for affordable housing.

Jeff Hendrycks, public attendee, spoke to a number of maintenance issues pertaining to Township managed infrastructure in the Woods Bay area.

Robin Flumerfelt, public attendee, stated that based on the applicants' statements, he believes the application should be revised and resubmitted to reflect the goals discussed at the meeting.

Debbie Glabais and Scott McKay, public attendees, voiced their concerns regarding environmental and density impacts. Ms. Glabais and Mr. McKay requested clarification about the yet to be determined proposed structured are mentioned in the application

B.J. Goulding, public attendee, expressed his support for the application and need for alternative housing options in the area.

Fred Schweitzer, public attendee, conveyed his concerns regarding the precedent this case will set for future development and the tax increases ratepayers will be subject to with the creation of more roads and services in the Township.

Susan Peters, public attendee, noted that further research and studies are needed prior to decisions being made.

Reeve Bert Liverance thanked attendees for their participation and feedback and agreed that further planning is needed. Reeve Liverance confirmed that a land study is currently being conducted in concurrent to these applications. He also clarified that when the Township makes an investment, loans are taken out from reserves and paid bay by the Township, therefore taxes will not increase.

Cale Henderson, Manager of Environmental and Development Services, reminded attendees that the meeting was for information gathering purposes only. The consultants will be providing a report on their findings. Mr. Henderson also reported that notes from the meeting will be provided to the Local Planning Appeal Tribunal.

Reeve Liverance declared the information session closed at 11:16 a.m.

4. CONFIRMING BY-LAW

2021-30

**Moved by Councillor Zanussi
Seconded by Councillor Sheard**

That By-law Number 2021-30, being a By-law to Confirm the Proceedings of the Special Meeting of Council held on May 27st, 2021, be read and finally passed in Open Council this 27th day of May, 2021.

Carried.

5. ADJOURNMENT

21-099

**Moved by Councillor Barton
Seconded by Councillor Emery**

NOW THEREFORE BE IT RESOLVED that the Special Meeting of Council held on May 27, 2021, be adjourned at 11:24 a.m.

Carried.

TOWNSHIP OF THE ARCHIPELAGO

Bert Liverance, Reeve

Maryann Weaver, Clerk