



Minutes

Owen Sound City Council

January 30, 2023

City Hall - 808 2nd Avenue East - Council Chambers

No Closed Session

7:00 p.m. - Open Session - Council Chambers

MEMBERS

PRESENT:

Mayor Ian Boddy
Deputy Mayor Scott Greig
Councillor Jon Farmer
Councillor Brock Hamley
Councillor Marion Koepke
Councillor Suneet Kukreja
Councillor Carol Merton
Councillor Melanie Middlebro'

MEMBERS

ABSENT/REGRETS: Councillor Travis Dodd

STAFF PRESENT:

Tim Simmonds, City Manager
Kate Allan, Director of Corporate Services
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works and Engineering
Sabine Robart, Manager of Planning and Heritage
Briana Bloomfield, City Clerk
Staci Landry, Deputy Clerk

1. RESOLUTION TO MOVE INTO CLOSED SESSION

There was no Closed Session.

2. DECLARATION TO MOVE TO THE OPEN SESSION

There being no Closed Session, Mayor Boddy called the Regular Council meeting to order at 7:00 p.m. All Council and staff members listed above were present.

Mayor Boddy noted that beginning Monday, February 13, 2023, Regular City Council meetings will start at 5:30 p.m. rather than 7:00 p.m. If a closed session is required, it will take place near the end of the open session. The meetings can still be viewed live on Rogers Cable TV or the Rogers TV website or the City's Council and Committee webpage at www.owensound.ca/meetings.

3. REPORTING OUT OF CLOSED SESSION

There was no Closed Session.

4. CALL FOR ADDITIONAL BUSINESS

- 4.a Councillor Farmer Re: Holocaust Remembrance Day, Anniversary of Quebec City Mosque Shooting, and Drug Poisoning
- 4.b Mayor Boddy Re: Mayor's Update

5. DECLARATIONS OF INTEREST

- 5.a Mayor Boddy - Public Meeting for Zoning By-law Amendment (ZBA) No. 44 - 2275 16th Street East (Telfer Creek Square)

Mayor Boddy declared a conflict of interest with Item 8.a due to him being the solicitor for a party who has an interest in the subject property.

- 5.b Mayor Boddy - Report CS-23-016 from the Manager of Planning and Heritage Re: Technical Report - ZBA No. 44 - 2275 16th Street East (Telfer Creek Square)

Mayor Boddy declared a conflict of interest with Item 12.a due to him being the solicitor for a party who has an interest in the subject property.

6. CONFIRMATION OF THE COUNCIL MINUTES

- 6.a Minutes of the Regular Council meeting held on January 16, 2023

R-230130-001

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT the minutes of the Regular Council meeting held on January 16, 2023 be adopted as printed."

Carried.

7. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

R-230130-002

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT City Council now move into Committee of the Whole to consider public meetings, deputations and presentations, public question period, matters arising from correspondence, reports of City staff, consent agenda, committee minutes, matters postponed, motions for which notice was previously given and additional business."

Carried.

COMMITTEE OF THE WHOLE

Having declared a conflict of interest with Item 8.a, Mayor Boddy left the Council Chambers at this time and Deputy Mayor Greig assumed the position of Chair.

8. PUBLIC MEETINGS

- 8.a Zoning By-law Amendment (ZBA) No. 44 - 2275 16th Street East (Telfer Creek Square)

Deputy Mayor Greig declared the Public Meeting open at 7:04 p.m. and read the following announcement:

- Every person who attends a statutory public meeting required under the *Planning Act* shall be given an opportunity to make representations in respect of the proposed by-law.
- All submission materials for this application are available on the City's website and at the Planning Division, City Hall during regular business hours.
- If a person or public body would otherwise have an ability to appeal the decision of the City of Owen Sound to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Owen Sound before the Zoning

By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

- If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Owen Sound before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The City Clerk explained that notice of the Public Meeting was posted on the subject property, circulated to the prescribed persons and bodies, and placed on the City's website on January 9, 2023. All comments received prior to the agenda being published were attached to the agenda. Comments received after publication of the agenda and before the public meeting, will be added to the agenda when it is re-published. The City Clerk encouraged those present for the public meeting to sign the sign-in sheet located on the table outside of Council Chambers.

The City Clerk advised that personal information is collected under the authority of the *Planning Act* and the *Municipal Act, 2001*, and that the information collected will be used to complete the Zoning By-law Amendment process and will form part of the public record. Questions about this collection should be addressed to the City Clerk.

The City Clerk advised that any person wishing to receive notice of this decision of the Corporation of the City of Owen Sound on the proposed Zoning By-law Amendment application must make a written request to the City of Owen Sound.

The Manager of Planning and Heritage provided a presentation on Zoning By-law Amendment (ZBA) No. 44 put forward by Ron Davidson Land Use Planning on behalf of Sydenham Square Inc. for a mixed-use development which includes three multi-unit commercial buildings, two single purpose commercial buildings, and three 3-storey (40 unit) multi-unit residential buildings at 2275 16th Street East. Ms. Robart highlighted the location of the subject lands, noting that the lands are within the Sydenham Planning Area Phase I and are designated East City Commercial and Hazard Lands with a small portion of Open Space in the southeast corner in the City's Official Plan. The principle planned function of the East City Commercial designation is to accommodate large format retail uses requiring relatively large sites in single or multi-purpose layouts as well as high density residential and non-ground oriented multiple dwelling units in combination with uses permitted in Section 3.5.1.1.a of the Official Plan. The lands are zoned as Rural (RUR) and Hazard Lands (ZH) in the City's Zoning By-law.

Ms. Robart highlighted the ZBA process to date and advised that a recommendation report and enacting by-law are tentatively scheduled to be presented to Council on February 27, 2023.

Ron Davidson of Ron Davidson Land Use Planning Consultant Inc. advised that the conceptual site plan, prepared by G.M. Diemert Architect Inc. includes commercial buildings and high-density residential apartments. The development will occur on the west half of the property while the east half of the property will remain undeveloped as it is environmental hazard land and will be conveyed to the City if the City is interested in this land. As part of this land that could be conveyed to the City is one (1) acre that is not hazard land. It is immediately adjacent to the Rail Trail and the City may find it desirable to develop a small, passive park where trail users could stop and rest. There will be a new road on the west side of the development which will be shared between this development and the development to the west. The original plan was to use a private road that the developer to the west was supposed to construct on their property and share with this development. However, City staff determined that this road should be a

full municipal street that would be constructed on both properties. There will be a holding symbol placed on the subject property to ensure any future commercial development meets the requirements of the City's Official Plan.

In response to a question of Council, Mr. Davidson advised that there is typically not a requirement for a setback from the hazard land boundary because this boundary is considered to be definitive and accurate. The developer is not proposing to develop in hazardous areas.

Council inquired about the comments received regarding this ZBA application. The Director of Community Services noted that staff will work with the developer to address all comments received and will then prepare a recommendation report to be brought forward to Council at a later date.

In response to a question of Council, the Director of Community Services clarified that each property owner would be asked to contribute a certain amount of land for the construction of the new roadway. The design and function of this new roadway, or local street, would be a matter of site plan approval and driven by the information and findings in the site plan and the traffic studies prepared by each developer.

Katherine Mann, Owen Sound resident inquired about the article on the Owen Sound Hub respecting the comments received from the Saugeen Ojibway Nation and whether these comments were the same comments submitted to the City. Council advised that what was posted in the Owen Sound Hub was an excerpt from the Council agenda package and that all comments received with respect to this ZBA application can be read in their entirety in the Council agenda package on the City's website.

Melissa Muniz-Cohen, Owen Sound resident inquired about the demographic being targeted for the residential units and how the infrastructure of Owen Sound is going to support this development as she believes the City is already strained with the current population, specifically with respect to space in schools, the healthcare system, and limited resources for youth.

Mr. Davidson advised that the intention is to sell the units as condominium units and there will be no limitations placed on who can live in the units.

Ms. Muniz-Cohen asked how much taxpayer money will be needed to contribute to this development. The Director of Community Services advised that this development is within the Sydenham Heights Planning Area. This area is subject to an area-specific development charge, and the costs of any infrastructure upgrades and improvements, including road upgrades, sidewalk construction, and turning lanes would be the responsibility of the developer not the taxpayer.

There being no other comments, Deputy Mayor Greig declared the Public Meeting closed at 7:30 p.m.

The Manager of Planning and Heritage left the meeting.

Council discussed Item 12.a at this time.

Having declared a conflict of interest with Item 12.a, Mayor Boddy remained outside of Council Chambers and Deputy Mayor Greig continued to assume the position of Chair.

12.a Report CS-23-016 from the Manager of Planning and Heritage Re: Technical Report - ZBA No. 44 - 2275 16th Street East (Telfer Creek Square)

The Director of Community Services provided an overview of the report.

"THAT in consideration of Staff Report CS-23-016 respecting Zoning By-law Amendment No. 44 to permit a mixed-use development at 2275 16th Street East, City Council directs staff to continue to process the application in accordance with the *Planning Act* as outlined under next steps in the report."

Carried.

Mayor Boddy returned to Council Chambers and resumed the position of Chair.

9. DEPUTATIONS AND PRESENTATIONS

9.a Presentation from the City Manager Re: Monthly Update

The City Manager provided an overview of key highlights since his last update.

Mr. Simmonds noted that:

- New committee members begin their terms on February 1, 2023;
- Beginning February 13, 2023, Regular Meetings of Council will start at 5:30 p.m. instead of 7:00 p.m.; and
- Special Meetings of Council will be held on Monday, February 6, 2023 and Tuesday, February 7, 2023 to review the operating and capital budgets. These meetings will be open to the public and can be viewed live on the City's [Council and Committee webpage](#).

Lastly, Mr. Simmonds noted the reports that will be presented to the Corporate Services Committee, Operations Committee, Community Services Committee, Community Development, Tourism and Culture Advisory Committee, and Tom Thomson Art Gallery Advisory Committee in the coming months.

In response to a question of Council, Mr. Simmonds advised that service review is currently with the consultants, MNP Consulting, to prepare a final report and presentation. This is planned to be presented to Council at its meeting on March 27, 2023.

10. PUBLIC QUESTION PERIOD

There were no questions from members of the public.

11. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION OF COUNCIL IS REQUIRED

There were no correspondence items presented for consideration.

12. REPORTS OF CITY STAFF

12.a Report CS-23-016 from the Manager of Planning and Heritage Re: Technical Report - ZBA No. 44 - 2275 16th Street East (Telfer Creek Square)

Council dealt with Item 12.a prior to Item 9.a.

12.b Report CS-23-017 from the Manager of Planning and Heritage Re: Recommendation Report - ZBA No. 43 - 1730 27th Avenue East (East Ridge Business Park)

The Director of Community Services provided an overview of the report.

R-230130-004

Moved by Councillor Koepke

"THAT in consideration of Staff Report CS-23-017 respecting Zoning By-law Amendment No. 43 at 1730 27th Avenue East to permit an indoor/self-storage facility, City Council:

- 1. In consideration of the staff reports, and recommendations, technical reports and oral and written submissions, finds that the application is consistent with the Provincial Policy Statement and the goals and objectives and intent of the City's Official Plan and represents good planning; and**
- 2. Directs staff to bring forward a by-law to pass Amendment No. 43 to the City's Zoning By-law No. 2010-078, as amended and give notice in accordance with Section 34 of the *Planning Act*."**

Carried.

- 12.c Report CR-23-013 from the Director of Corporate Services Re: 2023 Call to Budget Survey Summary

The Director of Corporate Services provided an overview of the report.

In response to a question of Council, the Director of Corporate Services advised that the public are welcome to attend the budget meetings on February 6 and 7 during the day in Council Chambers. These meetings will also be livestreamed on the City's [Council and Committee webpage](#). Council will host a public meeting on the budget at its meeting on February 27, 2023 where the public will be able to provide comments. Ms. Allan noted that the public has an opportunity to provide input into the budget throughout the year as Committees and Council review items at their meetings that are ultimately incorporated into the budget.

R-230130-005

Moved by Deputy Mayor Greig

"THAT in consideration of Staff Report CR-23-013 respecting 2023 Call to Budget Survey, City Council directs staff to:

- 1. Remove the word 'only' from page 9 of the staff report;**
- 2. Re-publish the agenda with the amended wording in the staff report; and**
- 3. Move forward with 2023 budget development with the actions taken as noted in the report."**

Carried.

- 12.d Verbal Report from the Deputy Mayor Re: Grey County Council

Deputy Mayor Greig advised that on January 27, 2023, County Council discussed the County budget and approved a \$225 million budget for 2023 consisting of a 1.48% increase in the municipal tax levy.

R-230130-006

Moved by Deputy Mayor Greig

"THAT in consideration of the Verbal Report provided January 30, 2023 from Deputy Mayor Greig respecting Grey County Council, City Council receives the Verbal Report for information purposes."

Carried.

13. CONSENT AGENDA

13.a Report CS-23-013 from the Director of Community Services Re: Enabling Accessibility Fund (EAF) - Small Projects Component, Downtown River Precinct Phase II

13.b Report CR-23-014 from the City Clerk Re: Animal Control Contract Extension

13.c Final approvals issued for the following Business Licences:

- Hawker and Peddler Licence issued to Travi Lynn Bridal Corporation for the Opportunity Bridal Pop Up Wedding Dress Sale on February 20, 2023 at the Best Western
- True North Cannabis Company, a retail cannabis store located at 978 3rd Avenue East
- Pwrfade Golf, a golf simulator and lounge located at 783 2nd Avenue East
- Sunshine Diner, a restaurant located at 740 9th Avenue East
- The Sweet Tooth, a home-based bakery located at 1877 6th Avenue East

13.d Correspondence received which is presented for the information of Council

R-230130-007

Moved by Councillor Hamley

"THAT City Council receives Items 13.a to 13.d on the Consent Agenda dated January 30, 2023, and further

THAT the recommendations contained in Items 13.a and 13.b be approved."

Carried.

14. COMMITTEE MINUTES WITH RECOMMENDATIONS FOR APPROVAL

14.a Minutes of the Accessibility Advisory Committee meeting held on November 22, 2022

R-230130-008

Moved by Councillor Merton

"THAT the minutes of the Accessibility Advisory Committee meeting held on November 22, 2022 be received and the recommendations contained therein be approved."

Carried.

14.b Minutes of the Corporate Services Committee meeting held on January 12, 2023

R-230130-009

Moved by Deputy Mayor Greig

"THAT the minutes of the Corporate Services Committee meeting held on January 12, 2023 be received and the recommendations contained therein be approved."

Carried.

15. MATTERS POSTPONED

There were no postponed matters.

16. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN

There were no motions for which notice was previously given.

17. DISCUSSION OF ADDITIONAL BUSINESS

17.a Holocaust Remembrance Day, Anniversary of Quebec City Mosque Shooting, and Drug Poisoning

Councillor Farmer noted Holocaust Remembrance Day and the anniversary of the 2017 Quebec City Mosque Attack this past week. Unfortunately, antisemitism and Islamophobia are persistent and growing problems in our current cultural climate and it is important that Council, as leaders in the community, recognize that these issues affect our community and work so that everyone feels safe in Owen Sound.

Councillor Farmer highlighted a press release issued by the Grey Bruce Health Unit on January 27, 2023 in response to two fatal drug poisonings in Owen Sound and quoted that "all street drugs should be deemed highly toxic and potentially fatal. We urge everyone who uses street drugs to take extra precautions, like always carrying a naloxone kit, not mixing substances, and starting with a low dose and increasing slowly". Councillor Farmer noted that drug poisoning is a major and long-standing epidemic in Canada and that there are steps the City can take, following the lead of other communities across the country and local advocates, to mitigate the harm of both toxic drug supply and organized crime. One of those steps is to call for the provision of a safer supply, as the City of Vancouver did in 2019 when it released its statement on Safe Supply urging other municipalities and levels of government to advocate for a safe drug supply. Councillor Farmer advised that this call to action was echoed by the Grey Bruce Community Drug and Alcohol Strategy in June 2021 with deputations to the County Councils. The federal government has also funded 16 safer supply pilot programs since 2020 but these have been focused in large cities. Owen Sound needs this kind of support in our community and Council needs to find more ways to advocate for this. Lastly, Councillor Farmer extended his condolences to those impacted by the most recent drug poisonings in Owen Sound.

17.b Mayor's Update

Mayor Boddy extended a heartfelt thank you to the Owen Sound community and Grey-Bruce for hosting 2023 Hockey Day in Canada, as well as Scotiabank, Joel Darling and Sportsnet, the many sponsors and volunteers, the Local Organizing Committee, the City's Events and Activation Coordinator, Jennifer Wright, and all City staff that were involved.

Mayor Boddy noted the passing of Hazel McCallion at the age of 101. She was the Mayor of Mississauga for 12 terms and a leader among leaders. Mayor Boddy expressed his sincere condolences to Ms. McCallion's family.

Mayor Boddy noted the passing of Elwood Moore at the age of 101. He was a radar technician for the Royal Canadian Air Force during WWII, a founding member of the local conservation authority in 1957, a Derby Township Reeve, Grey County Warden in 1964, and an active member of the Kiwanis Club for 68 years. Mr. Moore dedicated his entire life to the betterment of our community. Mayor Boddy expressed his sincere condolences to Mr. Moore's family.

Mayor Boddy advised that he, Deputy Mayor Greig, and Councillor Hamley attended the Rural Ontario Municipal Association (ROMA) Conference last week.

Mayor Boddy explained that the ROMA Conference is an important, annual event in Ontario's public policy calendar and an opportunity for municipalities to discuss critical issues to engage, learn, network, and bring innovative solutions back to the community. This year, housing and infrastructure remained at the forefront of the provincial-municipal relationship and was featured prominently at the Conference. ROMA Chair, Robin Jones, highlighted the need for provincial-municipal collaboration, and a plan that goes beyond municipal planning and

approvals to focus on expanding municipal infrastructure and services and removing provincial policy barriers. AMO President, Colin Best, called for the province to fully offset financial impacts of Bill 23 on municipalities, work in partnership with municipalities, and course correct where necessary. Premier Ford and Minister of Municipal Affairs and Housing, Steve Clark spoke to the importance of working collaboratively with municipalities to build affordable housing and acknowledged the need for investments in municipal infrastructure. Minister Clark signaled an openness to innovative solutions from municipalities to implement Bill 23 and inform future legislation.

Mayor Boddy noted that municipal representatives at the ROMA Conference highlighted the need for urgent provincial action on homelessness as part of the housing crisis, a commitment to improving mental health and addictions services, and expanding community and supportive housing. Minister Clark announced Ontario's 2023-24 and 2024-25 allocation under the federal-provincial National Housing Strategy, totaling \$936 million. This includes an additional allocation of \$23 million for the Canada-Ontario Housing Benefit. Other areas of focus included property assessment, Indigenous relations, energy, waste management, and railway crossings and drainage.

Lastly, Mayor Boddy highlighted their delegation with Hon. Sylvia Jones, Minister of Health at the ROMA Conference. He and Deputy Mayor Greig were joined by the Township of Georgian Bluffs Mayor Sue Carleton, and Township of Georgian Bluffs Councillor Isaac Shouldice. They requested that the eligibility for rural physician recruitment initiatives be expanded to include Owen Sound and further requested any other assistance with physician recruitment that the Ministry may be able to provide. This was a productive meeting and the City will await a response from the Ministry.

18. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT

R-230130-011

Moved by Councillor Hamley

"THAT the Committee of the Whole rise and report."

Carried.

FORMAL SESSION

19. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE

R-230130-012

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT the action taken in Committee of the Whole in considering public meetings, deputations and presentations, public question period, matters arising from correspondence, reports of City staff, consent agenda, committee minutes, matters postponed, motions for which notice was previously given and additional business be confirmed by this Council."

Carried.

20. NOTICES OF MOTION

There were no notices of motion.

21. BY-LAWS

21.a By-law No. 2023-009

"A By-law to confirm the proceedings of the Regular Meeting of the Council of The Corporation of the City of Owen Sound held on the 30th day of January, 2023"

21.b By-law No. 2023-010

"A By-law to appoint or amend terms of office for members and establish Boards and Committees"

21.c By-law No. 2023-011

"A By-law to appoint Councillor Marion Koepke as the Alternate Member to Grey County Council"

21.d By-law No. 2023-012

"A By-law to provide for the control, regulation and management of Greenwood Cemetery"

21.e By-law No. 2023-013

"A By-law to authorize the Mayor and Clerk to execute an Amending Agreement with Todd Robins and Renee Robins respecting the provision of animal control services"

21.f By-law No. 2023-014

"A By-law to authorize the Mayor and Clerk to execute an agreement with His Majesty the King in Right of Canada, as represented by the Minister of Employment and Social Development, respecting the Enabling Accessibility Fund – Small Projects Component (Downtown River Precinct Phase II)"

21.g By-law No. 2023-015

"A By-law to authorize the Mayor and Clerk to execute an Enforcement Transfer Agreement with the Grey Sauble Conservation Authority, respecting the Source Protection Plan"

R-230130-013

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT By-law Numbers 2023-009, 2023-010, 2023-011, 2023-012, 2023-013, 2023-014, and 2023-015 be passed and enacted."

Carried.

22. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 8:24 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk