



**Minutes**

**Owen Sound City Council**

**July 8, 2024**

**City Hall - 808 2nd Avenue East - Council Chambers**

**5:30 p.m. - Open Session - Council Chambers**

**No Closed Session**

**MEMBERS PRESENT:** Mayor Ian Boddy  
Deputy Mayor Scott Greig  
Councillor Travis Dodd  
Councillor Jon Farmer  
Councillor Marion Koepke  
Councillor Suneet Kukreja  
Councillor Carol Merton  
Councillor Melanie Middlebro'

**MEMBERS**

**ABSENT/REGRETS:** Councillor Brock Hamley

**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  
Allison Penner, Deputy Clerk

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**1. CALL TO ORDER**

Mayor Boddy called the meeting to order at 5:30 p.m.

**2. CALL FOR ADDITIONAL BUSINESS**

2.a Councillor Farmer Re: The Sound Waterfront Festival, City Hall Signage, and Drug Poisonings

2.b Mayor Boddy Re: Mayor's Update

**3. DECLARATIONS OF INTEREST**

3.a Councillor Kukreja - Report CM-24-030 from the City Manager Re: YMCA Owen Sound Grey Bruce Operational Agreement Renewal 2024-2044

Councillor Kukreja declared a conflict of interest with Item 5.a, due to her employment with the YMCA.

**4. CONFIRMATION OF THE COUNCIL MINUTES**

4.a Minutes of the Closed Session of the Regular Council meeting held on May 27, 2024

4.b Minutes of the Closed Session of the Special Council meeting held on June 3, 2024

4.c Minutes of the Special Council meeting held on June 17, 2024

4.d Minutes of the Regular Council meeting held on June 17, 2024

4.e Minutes of the Special Council meeting held on June 24, 2024

R-240708-001

Moved by Councillor Merton

Seconded by Councillor Middlebro'

**"THAT the minutes of the following Council meetings be adopted as printed:**

- 1. Closed Session of the Regular Council meeting held on May 27, 2024;**
- 2. Closed Session of the Special Council meeting held on June 3, 2024;**
- 3. Special Council meeting held on June 17, 2024;**
- 4. Regular Council meeting held on June 17, 2024; and**
- 5. Special Council meeting held on June 24, 2024."**

Carried.

## **5. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE**

R-240708-002

Moved by Councillor Merton

Seconded by Councillor Middlebro'

**"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**

## **6. PUBLIC MEETINGS**

### **6.a Zoning By-law Amendment (ZBA) No. 53 - 10th Avenue Estates (Graham)**

Mayor Boddy declared the Public Meeting open at 5:33 p.m. and read the following announcement:

- Every person who attends a statutory public meeting required under the *Planning Act* will be given an opportunity to make representations respecting the proposed by-law.
- All submission materials for this application are available on the City's website and at the Planning Division counter at City Hall during regular business hours.
- Recent amendments to the *Planning Act* by the Province now limit appeal rights on a Zoning By-law amendment application to the applicant, public bodies, and specified persons who made oral or written submissions to Owen Sound City Council prior to a decision being made. Specified persons generally include energy, railway and telecommunication providers as well as NAV Canada.
- This meeting is an essential part of the decision-making process. Feedback received will be considered in the decision of the Owen Sound City Council. An explanation of how the public and agency comments factored into the decision will be included in the Notice of Passing of the By-law.
- Where a change is made in a proposed by-law after the holding of the public meeting, Council will determine whether any further notice is to be

given respecting the proposed by-law and the determination of Council as to the giving of further notice is final and not subject to review in any court no matter the extent of the change made in the proposed by-law.

The City Clerk explained that notice of the Public Meeting was posted on the subject property and circulated to the prescribed persons and bodies on June 17, 2024. All comments received prior to the agenda being published were attached to the agenda. One comment was received after the publication of the agenda and will be added to the agenda when it is republished. 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 collected at this Public Meeting is collected under the authority of the *Planning Act*, 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 the 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. 53 put forward by Ron Davidson on behalf of Richard Graham for 10th Avenue Estates. Ms. Robart highlighted the location of the subject lands, noting that the lands are designated Residential and Hazard Lands in the City's Official Plan. The lands are zoned as Medium Density Residential (R4) with Special Provision 14.76, and Hazard Lands (ZH) in the City's Zoning By-law.

Ms. Robart advised that the purpose of the application is to permit an 85-unit residential development consisting of 22 cluster townhouses and two apartment buildings. The effect of the application is to rezone the lands to permit apartment buildings, remove the existing site-specific zoning provisions (14.76) and replace it with site-specific site zoning provisions and building regulations required to facilitate the development.

Ms. Robart advised that a complete application has been submitted and all application materials are available on the City's website. 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 July 22 or September 9, 2024.

Ron Davidson, applicant, advised that the development is intended to be a life lease community for seniors aged 55 and older. Mr. Davidson advised that one apartment building is proposed to include four storeys of dwelling units with one level of underground parking, and the other apartment is proposed to have three storeys of dwelling units with one level of street-level parking. Mr. Davidson noted that an emergency access road is proposed to be constructed at the south end of the property, and that this access will be used during construction to avoid traffic through the existing subdivision. Mr. Davidson advised that the ZBA is being requested to allow for a slight increase in building height required for one of the two apartment buildings.

Richard Graham, owner of 10th Avenue Estates Inc. advised that the development is intended to be similar to the existing 9th Avenue Estates, a life lease development that is fully accessible. Mr. Graham noted that the apartment buildings are proposed to meet the density requirements of the Official Plan.

Mayor Boddy invited members of the public to ask questions or provide comments on the proposed ZBA.

Doug Bannister, Owen Sound resident, expressed concerns respecting traffic volumes on 10th Avenue East and 23rd Street 'A' East, as well as concerns about snow clearing.

Peggy Miller, Owen Sound resident, expressed concerns about traffic and parking on 9th Avenue East, as well as about the impact of increased traffic volume on the safety of school children and buses.

Peter Paquette, Owen Sound resident, suggested that another access road be added and that the apartment buildings be located farther from the existing single-family homes.

Scott Miller, Owen Sound resident, suggested that the proposed emergency access road be constructed instead as a permanent two-lane road to alleviate concerns with potential traffic.

There being no other comments, Mayor Boddy declared the Public Meeting closed at 6:20 p.m.

**7. DEPUTATIONS AND PRESENTATIONS**

There were no depositions or presentations.

**8. PUBLIC QUESTION PERIOD**

There were no questions from members of the public.

**9. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION OF COUNCIL IS REQUIRED**

There were no correspondence items presented for consideration.

**10. REPORTS OF CITY STAFF**

10.a Report CS-24-060 from the Senior Planner Re: Technical Report - Proposed Zoning By-law Amendment (ZBA 53) - 10th Avenue Estates (Graham)

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

In response to a question from Council, Ms. Coulter advised that themes identified from public comments will be addressed in the recommendation report. Any member of the public who has left an email address will receive a link to the Council agenda that includes this report.

In response to a question from Council, Ms. Coulter confirmed that Council is not making a decision about the ZBA at this time but that approving the recommendation will direct staff to continue processing the application.

In response to a question from Council, Ms. Coulter advised that any transfer of infrastructure to the City will be addressed in the recommendation report but that typically trunk services are assumed by the municipality and anything else remains with the private owner.

In response to a question from Council, Ms. Coulter noted that details about the road network will be included in the recommendation report and advised of the process through which the design of the road system takes place with reference to the Official Plan and Secondary Plan.

R-240708-003

Moved by Deputy Mayor Greig

**"THAT in consideration of Staff Report CS-24-060 respecting proposed Zoning By-law Amendment No. 53 by 10<sup>th</sup> Avenue Estates Inc. through Ron Davidson Land Use Planning required to facilitate an 85-unit residential development consisting of 63 apartment dwellings and 22 cluster townhouse dwellings on lands at the eastern end of the terminus of 10<sup>th</sup> Avenue East (Roll No. 425901000633806), City Council directs staff to continue to process the application in accordance with the *Planning Act*, as outlined under the next steps section of the report."**

Carried.

The Manager of Planning and Heritage left the meeting.

Having previously declared a conflict of interest, Councillor Kukreja left the Council Chambers.

- 10.b Report CM-24-030 from the City Manager Re: YMCA Owen Sound Grey Bruce Operational Agreement Renewal 2024-2044

The City Manager provided an overview of the report.

Mayor Boddy invited Evelyn Dean, Chair of the YMCA Board of Directors, to address Council. Ms. Dean thanked the City for its partnership with the YMCA and advised of the Board's intention to provide annual updates to the City going forward.

R-240708-004

Moved by Councillor Dodd

**"THAT in consideration of Staff Report CM-24-030 respecting YMCA Owen Sound Grey Bruce Operational Agreement Renewal 2024-2044, City Council receives the report for information purposes."**

Carried.

Councillor Kukreja returned to her seat.

- 10.c Report CR-24-079 from the Tax Collector Re: Vacant Lands - Request to Purchase

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

R-240708-005

Moved by Councillor Dodd

**"THAT in consideration of Staff Report CR-24-079 respecting Vacant Lands – Request to Purchase, City Council receives the report for information purposes."**

Carried.

The Director of Corporate Services left the meeting.

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

Deputy Mayor Greig advised that County Council has directed County staff to bring forward a report respecting potential cost sharing of court security costs with the City. Deputy Mayor Grieg further advised that groundbreaking for the Rockwood Terrace redevelopment has taken place.

R-240708-006

Moved by Deputy Mayor Greig

**"THAT in consideration of the Verbal Report provided July 8, 2024 from Deputy Mayor Greig respecting Grey County Council, City Council receives the Verbal Report for information purposes."**

Carried.

## **11. CONSENT AGENDA**

- 11.a Report CR-24-083 from the Deputy Clerk Re: Appointment to the Owen Sound Municipal Non-Profit Housing Corporation and Owen Sound Housing Company Boards
- 11.b Report CR-24-080 from the Purchasing and Claims Coordinator Re: Award of RFP-24-009 - Parking Enforcement and Crossing Guard Services
- 11.c Report CR-24-081 from the Purchasing and Claims Coordinator Re: Award of RFT-24-011 – 9th Avenue East Looping Watermain – Phase 2
- 11.d Report CR-24-082 from the Purchasing and Claims Coordinator Re: Award of RFP-24-005 - Project Management System and Support Services
- 11.e Report CS-24-059 from the Facilities Booking Coordinator Re: Silly Goose Fundraising Slo-Pitch Tournament – Duncan McLellan Park – August 9-11, 2024
- 11.f Minutes of Boards and Committees for Receipt Re: Grey Bruce Community Safety and Well-being Plan Advisory Committee meeting held on June 7, 2024
- 11.g Final approvals issued for the following Business Licences:
  - Nymph Nails Owen Sound, a nail salon located at 950 2nd Avenue East
  - Owen Sound IK Nails, a nail salon located at 879 10th Street West
  - Café Gilou, a café located at 945 3rd Avenue East
  - The Tipsy Fox - Owen Sound, a restaurant located at 640 10th Street West
  - TD Electrical Group, a home occupation located at 786 8th Street East
  - Kennel Licence for North Grey K9, located at 2020 20th Street East
  - Hawker and Peddler Licence issued to the Emancipation Festival 2024, taking place August 3, 2024
  - Hawker and Peddler Licence issued to M'Wikwedong Indigenous Friendship Centre to operate the Georgian Bay Two Spirit Pow Wow, taking place at 1045 3rd Avenue West on September 14, 2024
- 11.h Final approval issued to the owner of the following Short-Term Rental location:
  - 735 4th Avenue East
- 11.i Correspondence received which is presented for the information of Council

R-240708-007

Moved by Councillor Merton

**"THAT in consideration of the items listed on the July 8, 2024 Consent Agenda, City Council:**

- 1. Receives Items 11.a to 11.i; and**
- 2. Approves the recommendations contained in Item 11.a to 11.e. "**

Carried.

R-240708-008

Moved by Councillor Farmer

**"THAT in consideration of correspondence listed on the July 8, 2024 consent agenda from the County of Bruce, City Council:**

- 1. Supports the request that the Ontario Ministry of Health pause service level reductions and closures at hospitals within the Bruce, Grey, and Huron regions until detailed studies can be undertaken to understand how the healthcare system and broader social safety net can be safeguarded; and**
- 2. Directs that this resolution be circulated to all municipalities in Bruce, Grey and Huron, local MPs and MPPs, and to the Prime Minister, Premier of Ontario, and the Deputy Premier and Minister of Health."**

Carried.

## **12. COMMITTEE MINUTES WITH RECOMMENDATIONS FOR APPROVAL**

12.a Minutes of the Community Services Committee meeting held on June 19, 2024

R-240708-009

Moved by Councillor Koepke

**"THAT the minutes of the Community Service Committee meeting held on June 19, 2024 be received and the recommendations contained therein, save and except Resolution No. CS-240619-003, be approved."**

Carried.

R-240708-010

Moved by Councillor Middlebro'

**"THAT City Council approves Resolution No. CS-240619-003 contained in the minutes of the Community Services Committee meeting held on June 19, 2024."**

Carried.

12.b Minutes of the Corporate Services Committee meeting held on June 13, 2024

R-240708-011

Moved by Councillor Middlebro'

**"THAT the minutes of the Corporate Services Committee meeting held on June 13, 2024 be received and the recommendations contained therein be approved."**

Carried.

12.c Minutes of the Operations Committee meeting held on June 20, 2024

R-240708-012

Moved by Councillor Merton

**"THAT the minutes of the Operations Committee meeting held on June 20, 2024 be received and the recommendations contained therein be approved."**

Carried.

Mayor Boddy relinquished the position of Chair so that he could provide an overview of the minutes of the Service Review Ad Hoc Committee meeting held on June 12, 2024. Deputy Mayor Greig assumed the position of Chair.

- 12.d Minutes of the Service Review Ad Hoc Committee meeting held on June 12, 2024

R-240708-013

Moved by Mayor Boddy

**"THAT the minutes of the Service Review Implementation Ad Hoc Committee meeting held on June 12, 2024 be received and the recommendations contained therein be approved."**

Carried.

Mayor Boddy resumed the position of Chair.

**13. MATTERS POSTPONED**

There were no postponed matters.

**14. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN**

There were no motions for which notice was previously given.

**15. DISCUSSION OF ADDITIONAL BUSINESS**

- 15.a Councillor Farmer Re: The Sound Waterfront Festival, City Hall Signage, and Drug Poisonings

Councillor Farmer advised that he attended The Sound Waterfront Festival over the long weekend, requested that wayfinding signage to the Council Chambers be added during the next review of City Hall signage, and acknowledged the opioid alert recently issued by Grey Bruce Public Health.

- 15.b Mayor Boddy Re: Mayor's Update

Mayor Boddy acknowledged the work of previous Councils and others who participated in the development of the Julie McArthur Regional Recreation Centre and the partnership with the YMCA more than ten years ago.

Mayor Boddy recognized the passing of Bill King, a long-serving member of the City's Operations Committee. Mayor Boddy noted Mr. King's many contributions to the City and extended condolences to Mr. King's family on behalf of City Council.

Mayor Boddy noted that he participated in the following:

- A FaceTime meeting with the Mayor of Ocho Rios, Jamaica in recognition of the 50th anniversary of the Cities' twinning.
- The sunrise ceremony at Gichi-Name Wiikwedong Reconciliation Garden in recognition of National Indigenous Peoples Day.
- The announcement of the CANDU MONARK nuclear reactor at Bruce Power.
- A formal dinner with Grey and Simcoe Foresters honouring the 80th anniversary of D-Day.
- The opening of the new Bruce Grey Music Hall of Fame at the Owen Sound Royal Canadian Legion Branch 6.
- The opening of Bayshore Physiotherapy at Southbridge Long-term Care.
- A "Developers Dialogue" at Georgian College in support of the alignment of future residential and commercial development with economic growth and workforce housing needs in Owen Sound.



- The Honouring Our Local Veterans Plaque Return Ceremony at the Billy Bishop Museum.
- The Flag Raising of the Saugeen Ojibway Nation Joint Chiefs flag at the Gichi-Name Wiikwedong Reconciliation Garden.

**16. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT**

R-240708-014

Moved by Councillor Merton

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

Carried.

**FORMAL SESSION**

**17. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE**

R-240708-015

Moved by Councillor Merton

Seconded by Councillor Middlebro'

**"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.

**18. NOTICES OF MOTION**

There were no notices of motion.

**19. MOTION TO MOVE INTO CLOSED SESSION**

There was no Closed Session.

**20. REPORTING OUT OF CLOSED SESSION**

There was no Closed Session.

**21. BY-LAWS**

21.a By-law No. 2024-082

"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 8th day of July, 2024"

21.b By-law No. 2024-083

"A By-law to authorize the Mayor and Clerk to execute an agreement with 1000852989 Ontario Ltd., operating as Sturrock Construction, respecting the 9th Avenue East Looping Watermain Phase 2, in accordance with RFT-24-011"

21.c By-law No. 2024-084

"A By-law to authorize the Mayor and Clerk to execute an agreement with Fairmount Holdings Inc., respecting parking enforcement and crossing guard services, in accordance with RFP-24-009"

21.d By-law No. 2024-085

"A By-law to authorize the Mayor and Clerk to execute an agreement with Solution Guidance Corporation, respecting a project management system and support services, in accordance with RFP-24-005"

21.e By-law No. 2024-086

"A By-law to authorize the Mayor and Clerk to execute an agreement with E.C. King, a division of Miller Paving Limited, respecting milling and hot asphalt paving, in accordance with RFT-TS-08-24"

21.f By-law No. 2024-087

"A By-law to adopt Art Collection Policy ACT001"

21.g By-law No. 2024-088

"A By-law to amend Board and Committee By-law No. 2024-002 to remove Gwynda McKee and appoint Marianne Williams to the Owen Sound Municipal Non-Profit Housing Corporation and the Owen Sound Housing Company"

21.h By-law No. 2024-089

"A By-law to authorize the Mayor and Clerk to execute a Lease Agreement with FC Entertainment & Hospitality Inc. respecting land located at 1399 2nd Avenue East (provision of parking for Royal Rose Court)"

21.i By-law No. 2024-090

"A By-law to authorize the Mayor and Clerk to execute all documents necessary to complete the purchase of land located at 2181, 2207 and 2229 8th Avenue East (Shay Haven Developments)"

R-240708-016

Moved by Councillor Merton

Seconded by Councillor Middlebro'

**"THAT By-law Numbers 2024-082, 2024-083, 2024-084, 2024-085, 2024-086, 2024-087, 2024-088, 2024-089, and 2024-090 be passed and enacted."**

Carried.

## 22. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 7:58 p.m.

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Mayor Ian C. Boddy

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Briana M. Bloomfield, City Clerk