



Minutes

Owen Sound City Council

January 27, 2025

City Hall - 808 2nd Avenue East

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

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
Michelle Palmer, Senior Manager of Strategic Initiatives and Operational Effectiveness (via video)
Sabine Robart, Manager of Planning and Heritage (via video)
Briana Bloomfield, City Clerk
Allison Penner, Deputy Clerk

1. CALL TO ORDER

Mayor Boddy called the meeting to order at 5:31 p.m. and noted that all Council members were present except Councillor Hamley.

2. CALL FOR ADDITIONAL BUSINESS

- 2.a Councillor Farmer Re: Rural Ontario Municipal Association (ROMA) Conference and 'Vote Like Your Quality of Life Depends on It' Campaign
- 2.b Mayor Boddy Re: Mayor's Update

3. DECLARATIONS OF INTEREST

- 3.a Councillor Farmer – Budget Process

Councillor Farmer declared a non-disqualifying interest with the budget process as his sister-in-law is the Director of Corporate Services and is responsible for the City's annual budget exercise and administers the City's finances on behalf of Council. Councillor Farmer advised that should an item that directly impacts the Director of Corporate Services be discussed he will need to declare an interest.

- 3.b Councillor Farmer – Item 2 contained within the Public Comments attachment to Item 6.b

Councillor Farmer declared a conflict of interest with a public comment submitted by the Georgian Bay Folk Society due to his longstanding volunteer and employment history with the Summerfolk Festival.

- 3.c Councillor Koepke – Correspondence Item 2.b contained within Item 11.e – Correspondence Received which is Presented for the Information of Council

Councillor Koepke declared a non-disqualifying interest with discussions arising out of correspondence item 2.b contained within Item 11.e of the agenda, due to her being the Election Clerk for Elections Ontario in the riding of Bruce-Grey-Owen Sound.

4. CONFIRMATION OF THE COUNCIL MINUTES

- 4.a Minutes of the Closed Session of the Regular Council meeting held on December 2, 2024
- 4.b Minutes of the Closed Session of the Special Council meeting held on December 9 and 10, 2024
- 4.c Minutes of the Regular Council meeting held on January 13, 2025

R-250127-001

Moved by Deputy Mayor Greig

Seconded by Councillor Koepke

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

- 1. The Closed Session of the Regular Council meeting held on December 2, 2024;**
- 2. The Closed Session of the Special Council meeting held on December 9 and 10, 2024; and**
- 3. The Regular Council meeting held on January 13, 2025."**

Carried.

5. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

R-250127-002

Moved by Deputy Mayor Greig

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

6. PUBLIC MEETINGS

- 6.a Zoning By-law Amendment (ZBA) No. 54 – 1750 16th Avenue East (Hotel Development)

Mayor Boddy declared the Public Meeting open at 5:34 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, posted on the City's website, and circulated to the prescribed persons and bodies on January 7, 2025. All comments received prior to the agenda being published were attached to the agenda. The applicant registered to attend the meeting electronically. 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 that the information collected will be used to complete the Zoning By-law Amendment processes 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 care of the City Clerk.

The Manager of Planning and Heritage provided a presentation on Zoning By-law Amendment (ZBA) No. 54 put forward by Ron Davidson on behalf of 16 Avenue OS Inc. Ms. Robart highlighted the location of the subject lands, noting that the lands are designated East City Commercial in the City's Official Plan. The lands are zoned as General Industrial in the City's Zoning By-law.

Ms. Robart advised that the purpose of the application is to permit the construction of a 120-room, six-storey hotel on the northern portion of the property. The existing buildings and uses on the southern portion of the property are to remain at this time. It is anticipated that the property will be subject to a future consent (severance) application. The effect of the application is to amend the current zone categories applying to the subject lands consistent with the East City Commercial designation of the City's Official Plan.

The special provisions for the northern portion (hotel) propose to establish site-specific zoning regulations regarding building height, among other matters:

- The proposed building height is 19.8 m. The maximum building height permitted by the C2 zone provisions is 18 m. The building is proposed to be six (6) storeys in height.
- The Holding provisions on the southern portion will require the completion of a retail market analysis, in accordance with Section 3.5.2.5 of the Official Plan, to the satisfaction of the City of Owen Sound prior to the establishment of any future retail or commercial use that is less than 465 square metres or greater than 1,400 square metres.

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 February 24, 2025.

Ron Davidson, applicant, advised that Ibrahim Dossani, part-owner of the property and Ambika Gandhi, project consultant were present virtually. Mr. Davidson provided an overview of amenities proposed within the hotel and noted associated job creation impacts. Mr. Davidson advised that a future severance will be sought to separate the north and south portions of the property, and that the building on the south side of property will eventually be removed and replaced with new commercial development. Mr. Davidson noted the positive aesthetic impact on 16th Avenue East and advised that the requested ZBA is aligned with the Official Plan.

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

Hilary Coburn, Owen Sound resident asked if LEED certification had been considered to reduce the proposed building's carbon footprint, provided comments in agreement with those submitted by the Historic Saugeen Metis, and asked if consideration had been given to the outdoor space on the property.

There being no other comments, Mayor Boddy declared the Public Meeting closed at 5:49 p.m.

The Manager of Planning and Heritage left the meeting.

6.b 2025 Budget

The Mayor declared the Public Meeting open at 5:50 p.m.

The City Clerk explained that notice of the Public Meeting was published in The Sun Times newspaper and posted on the City's website on January 14, 2025. All comments received prior to the agenda being published were attached to the agenda. Two additional comments were received after the publication of the agenda and were circulated to Council in advance of the meeting. These comments will be added to the agenda when it is republished. No individuals registered to attend the meeting electronically. 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 *Municipal Act, 2001*, and that the information collected will be used to complete the budget process and will form part of the public record. Questions about this collection should be addressed to the City Clerk.

The Director of Corporate Services provided a presentation on the 2025 draft budget. Ms. Allan highlighted the draft levy increase which is estimated to be 2.44% or \$861,538. Ms. Allan provided a levy increase comparison to neighbouring and comparator municipalities, as well as a comparison to the operating budget and organizational chart of the Town of Cobourg. In closing, Ms. Allan provided an overview of next steps, including that a final budget report

will be brought forward to a Council meeting in February, with the budget by-law to follow at the subsequent Council meeting.

Mayor Boddy asked if there was anyone present to speak at the public meeting.

Sonya and Lucas Ostertag, Owen Sound residents, provided comments respecting the impacts of climate change and suggested Council commit funding and staffing to climate action.

Joachim Ostertag, Owen Sound resident, spoke on behalf of the Climate Action Team Owen Sound and provided comments respecting the need for a staff Climate Action Coordinator to implement the City's Climate Action Plan and Climate Adaptation Plan.

Hilary Coburn, Owen Sound resident, provided comments respecting climate action solutions and suggested Council consider sharing a staff person with the Township of Georgian Bluffs or creating a part-time role dedicated to environmental initiatives.

There being no other comments from the public, Mayor Boddy delayed the Public Meeting closed at 6:15 p.m.

7. DEPUTATIONS AND PRESENTATIONS

7.a Presentation from the City Manager Re: City Manager's Update

The City Manager provided a PowerPoint presentation and noted:

- Reports that will be presented at upcoming meetings of the Corporate Services Committee, Operations Committee, Community Services Committee, as well as the dates of other upcoming meetings;
- Upcoming events including Tom Thomson Art Gallery art camps, the Home and Cottage Expo, SNOwen Sound Frolics 2025, and Savour Owen Sound; and
- Public members of City committees will begin new terms on February 1, 2025.

8. PUBLIC FORUM

Council discussed Item 8 after Item 11.e.

9. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION OF COUNCIL IS REQUIRED

9.a Correspondence from the Chair, Owen Sound Police Services Board Re: 2025 Budget

R-250127-003

Moved by Councillor Dodd

"THAT in consideration of correspondence from the Owen Sound Police Services Board respecting the 2025 budget, City Council receives the correspondence for information purposes."

Carried.

10. REPORTS OF CITY STAFF

10.a Report CS-25-009 from Manager of Planning and Heritage Re: Technical Report - Zoning By-law Amendment (ZBA) No. 54

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

R-250127-004

Moved by Councillor Middlebro'

"THAT in consideration of Staff Report CS-25-009 respecting Zoning By-law Amendment No. 54 to permit additional commercial development at 1750 16th Avenue 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.

- 10.b Report CM-25-004 from the Senior Manager of Strategic Initiatives and Operational Effectiveness Re: Community Open House 2024 Post-Event Information

The Senior Manager of Strategic Initiatives and Operational Effectiveness provided an overview of the report.

R-250127-005

Moved by Councillor Farmer

"THAT in consideration of Staff Report CM-25-004 respecting Community Open House 2024 Post-Event Information, City Council directs staff to:

- 1. Host a Community Open House in 2025 during Local Government Week (October 19-25);**
- 2. Allocate \$2,000 in the operating budget for the 2025 event; and**
- 3. Provide a report to Council following the event."**

Carried.

The Senior Manager of Strategic Initiatives and Operational Effectiveness left the meeting.

- 10.c Report CS-25-007 from the Director of Community Services Re: Use of Interim Control Regarding Drive Thru's

The Director of Community Services provided an overview of the report and in response to questions from Council noted that consultation is set to begin in the spring, with completion of the City's Official Plan, Zoning By-law, and Urban Design Guidelines expected by the end of 2025.

R-250127-006

Moved by Councillor Kukreja

"THAT in consideration of Staff Report CS-25-007 respecting the use of interim control regarding drive thru's, City Council directs staff to:

- 1. Take no further action with respect to an interim control by-law; and**
- 2. Include a review of regulations respecting drive thru's as part of the update to the City's Official Plan, Zoning By-law and Urban Design Guidelines"**

Carried.

- 10.d Report CS-25-008 from the Director of Community Services Re: Proposed Framework for Part-Time Staff at the Tom Thomson Art Gallery

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

R-250127-007

Moved by Councillor Dodd

"THAT in consideration of Staff Report CS-25-008 respecting the Proposed Framework for Part-Time Staff at the Tom Thomson Art Gallery, City Council receives the report for information purposes."

Carried.

- 10.e Report OP-25-005 from the Director of Public Works and Engineering Re: 16th Avenue East Sanitary Sewer Replacement - 17th Street East to 20th Street East
The Director of Public Works and Engineering provided an overview of the report.

R-250127-008

Moved by Councillor Merton

"THAT in consideration of Staff Report OP-25-005 respecting 16th Avenue East Sanitary Sewer Replacement – 17th Street East to 20th Street East, City Council approves the reallocation of \$1,400,000 of previously approved Collection System Capital Reinvestment funding designated for sewer relining in 2025 through 2028, to the replacement of the 16th Avenue East sanitary sewer between 17th Street East and 20th Street East, to be constructed in 2025/2026."

Carried.

- 10.f Report CR-25-015 from the Manager of Corporate Services and the Manager of Arena Operations Re: Approval of Non-Standard Procurement - Bayshore Arena Floor and Boards Replacement

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

R-250127-009

Moved by Councillor Koepke

"THAT in consideration of Staff Report CR-25-015 respecting the Approval of Non-Standard Procurement – Bayshore Arena Floor and Boards Replacement, City Council:

- 1. Approves the non-standard procurement for the Bayshore Arena Floor and Board Replacement from CIMCO Refrigeration, a Division of Toromont Industries Ltd. for \$2,340,866, including the non-refundable allocation of HST; and**
- 2. Directs staff to bring forward a by-law to authorize the Mayor and Clerk to execute the agreement."**

Carried.

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

Deputy Mayor Greig advised that Grey County Council recently received a staff-prepared response to the Association of Municipalities of Ontario report respecting homelessness pressures. Deputy Mayor Greig provided an overview of current homelessness response programs led by the County.

Deputy Mayor Greig further noted that Grey County Council will receive a future report respecting its standing committee and committee of the whole structure.

R-250127-010

Moved by Deputy Mayor Greig

"THAT in consideration of the Verbal Report provided January 27, 2025 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-25-012 from the Deputy Clerk Re: Council Appointment of Directors to the River District Board of Management
- 11.b Report CR-25-013 from the Manager of Corporate Services and the Manager of Water and Wastewater Re: Approval of Non-Standard Procurement - Water Distribution Storage Building Construction
- 11.c Minutes of Boards and Committees for Receipt Re: River District Board of Management meeting held on November 13, 2024
- 11.d Final approvals issued for the following Business Licences:
 - Owen Sound Gardens Retirement Residence, a retirement community located at 1545 14th Street East
 - Queen of Hearts Academy Inc., a children's play centre located at 3225 East Bayshore Road

- 11.e Correspondence received which is presented for the information of Council

R-250127-011

Moved by Deputy Mayor Greig

"THAT in consideration of the items listed on the January 27, 2025 Consent Agenda, City Council:

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

Carried.

Councillor Koepke declared a non-disqualifying interest at this time with discussions arising out of an item on the correspondence package due to her employment as an Elections Clerk for Elections Ontario and did not participate in the discussion.

Council discussed Item 8 at this time.

- 8.a Mary Anne Alton, Owen Sound resident, provided comments respecting local author Gwen Lamont's book *The View from Coffin Ridge: A Childhood Exhumed* and invited members of City Council to attend a book launch in support of local charities, taking place on Thursday, January 30 at 5:30 p.m. at the Harmony Centre.

12. COMMITTEE MINUTES WITH RECOMMENDATIONS FOR APPROVAL

There were no committee minutes with recommendations for approval.

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 Rural Ontario Municipal Association (ROMA) Conference and 'Vote Like Your Quality of Life Depends on It' Campaign

Councillor Farmer advised that he recently attended the Rural Ontario Municipal Association Conference and provided observations respecting the diverging perspectives of municipalities and provincial officials respecting funding delivered to municipalities.

In response to a question from Council, the City Manager advised that staff are aware of the non-partisan 'Vote Like Your Quality of Life Depends on It' campaign from the Association of Municipalities of Ontario and advised that the messaging will be shared through the City's social media channels.

15.b Mayor's Update

Mayor Boddy provided congratulations to TC Energy respecting the recent announcement of provincial funding to invest in pre-development analyses required to advance the pumped storage project in Meaford and noted the potential economic benefits of the project advancing.

Mayor Boddy advised that he recently attended the Alzheimer's Society of Grey Bruce annual Soups On fundraiser, as well as the Marine Club Dinner at which Georgian College Marine Navigation and Engineering students were recognized. Mayor Boddy noted a grade 5 class from Alexandra Community School recently toured City Hall.

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

R-250127-012

Moved by Deputy Mayor Greig

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

Carried.

FORMAL SESSION

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

R-250127-013

Moved by Deputy Mayor Greig

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.

18. **NOTICES OF MOTION**

18.a Councillor Farmer provided the following notice of motion that was supported by Councillor Middlebro':

WHEREAS the City of Owen Sound hires third party consultants to provide specialized expertise and reports at significant expense;

AND WHEREAS the quality of consultant reports does not always meet a reasonable standard;

AND WHEREAS the City does not currently have a mechanism to ensure the quality of the reports received;

NOW THEREFORE BE IT RESOLVED THAT City Council directs staff to prepare a report for the Corporate Services Committee recommending enforceable strategies to ensure the City receives a consistently high quality of consultant report going forward, which may include but not be limited to considering:

- a. Returning reports that contain spelling and grammatical errors;
- b. Withholding portions of payment until a report meets quality standards; and
- c. Updating request for proposal templates to include new standards and mechanisms going forward.

19. MOTION TO MOVE INTO CLOSED SESSION

Prior to moving into Closed Session, Mayor Boddy advised that for those who are watching the meeting live on Rogers Cable TV or the Rogers TV website, the Rogers feed will not reconnect to the meeting upon Council returning to the open session to report out of the Closed Session and review the by-laws. If anyone would like to view the remainder of the open session, they can watch the livestream on the City's Council and Committees webpage at www.owensound.ca/meetings. The video recording of the meeting will also be posted on this webpage following the meeting.

R-250127-014

Moved by Deputy Mayor Greig

Seconded by Councillor Koepke

"THAT City Council now move into 'Closed Session' to consider:

- 1. The minutes of the Closed Session of the Regular Council meeting held on January 13, 2025;**
- 2. One matter regarding a position, plan, procedure, criteria, or instruction to be applied to negotiations respecting municipal shared services; and**
- 3. One matter regarding personal matters about an identifiable individual respecting a committee member."**

Carried.

20. REPORTING OUT OF CLOSED SESSION

Mayor Boddy advised that Council returned to the open session at 8:15 p.m.

Mayor Boddy advised that in Closed Session, City Council:

- Reviewed minutes of the Closed Session of the Regular Council meeting held on January 13, 2025;
- Discussed one matter regarding a position, plan, procedure, criteria, or instruction to be applied to negotiations respecting municipal shared services, and direction was provided to staff; and
- Discussed one matter regarding personal matters about an identifiable individual respecting a committee member, and direction was provided to staff.

21. BY-LAWS

21.a By-law No. 2025-008

"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 27th day of January, 2025"

21.b By-law No. 2025-009

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

21.c By-law No. 2025-010

"A By-law to authorize the Mayor and Clerk to execute Land Use Agreements with East Side Snowmobile Club and Stoney Keppel Riders respecting snowmobile trails"

21.d By-law No. 2025-011

"A By-law to amend Delegation of Powers and Duties By-law No. 2014-109 to update the delegation of powers and duties respecting Land Use Agreements for snowmobile clubs"

21.e By-law No. 2025-012

"A By-law to Adopt Policy AF005 City Grants to Community Groups"

R-250127-015

Moved by Deputy Mayor Greig

Seconded by Councillor Koepke

"THAT By-law Numbers 2025-008, 2025-009, 2025-010, 2025-011, and 2025-012 be passed and enacted."

Carried.

22. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 8:17 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk