



Minutes

Owen Sound City Council

June 23, 2025

12:30 p.m.

June 23, 2025

5:30 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

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

STAFF PRESENT: Tim Simmonds, City Manager
Kate Allan, Director of Corporate Services
Pam Coulter, Director of Community Services
Phil Eagleson, Fire Chief
Lara Widdifield, Director of Public Works and Engineering
Michelle Palmer, Senior Manager of Strategic Initiatives and Operational Effectiveness
Bradey Carbert, Manager of Corporate Services
Sabine Robart, Manager of Planning and Heritage
Briana Bloomfield, City Clerk
Allison Penner, Deputy Clerk

1. CALL TO ORDER (12:30 p.m.)

Mayor Boddy called the meeting to order at 12:31 p.m. All Council members and staff noted above were present except for the Director of Corporate Services and the Manager of Planning and Heritage.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

S-250623-001

Moved by Councillor Middlebro'

Seconded by Councillor Dodd

"THAT City Council now move into Committee of the Whole to consider public meetings, deputations and presentations, reports of City staff and matters postponed."

Carried.

COMMITTEE OF THE WHOLE

4. REPORTS OF CITY STAFF

The Director of Corporate Services joined the meeting.

- 4.a Report CR-25-083 from the Manager of Corporate Services and the Manager of Parks and Open Space Re: Centennial Tower Structural Assessment and Capital Needs Update

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

S-250623-002

Moved by Councillor Merton

"THAT in consideration of Staff Report CR-25-083 respecting Centennial Tower Structural Assessment and Capital Needs Update, City Council directs staff to include the cost for the rehabilitation of the Centennial Tower and associated path of travel upgrades in the 2026-2030 Multi-Year Capital Plan as an unfunded project until a comprehensive asset management program for facilities has been approved by Council."

Amendment:

S-250623-003

Moved by Deputy Mayor Greig

"THAT City Council strike 'and associated path of travel upgrades' from the resolution."

Carried.

Main Motion as Amended:

S-250623-002

Moved by Councillor Merton

"THAT in consideration of Staff Report CR-25-083 respecting Centennial Tower Structural Assessment and Capital Needs Update, City Council directs staff to include the cost for the rehabilitation of the Centennial Tower in the 2026-2030 Multi-Year Capital Plan as an unfunded project until a comprehensive asset management program for facilities has been approved by Council."

Carried.

- 4.b Report CR-25-084 from the Manager of Corporate Services Re: Summary of Committee Feedback for the 2026-2030 Multi-Year Capital Plan

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

S-250623-004

Moved by Councillor Koepke

"THAT in consideration of Staff Report CR-25-084 respecting Summary of Committee Feedback for the 2026-2030 Multi-Year Capital Plan, City Council receives the report for information purposes."

Carried.

5. DEPUTATIONS AND PRESENTATIONS

- 5.a Presentation from the Manager of Corporate Services Re: Multi-Year Capital Plan Update 2026-2030

The Manager of Corporate Services provided a PowerPoint presentation respecting the 2026-2030 Multi-Year Capital Plan, focusing on:

- Multi-year Capital Plan Process;
- Asset management and capital infrastructure gap;
- Grants;
- 2025 Capital Projects and 2026-2030 Capital Plan;
- Unfunded Projects; and
- Projects for discussion.

In response to a question from Council, Mr. Carbert noted that the Province has committed Ontario Community Infrastructure Fund funding to the City through the end of 2027.

In response to a question from Council, Mr. Carbert advised that Canada Community Building Fund allocations are made based on census population information.

In response to a question from Council, Mr. Carbert confirmed that the budget reduction for the Inner Harbour – Waste Receptacle Upgrades project (25D.13) to \$40,000 is reflected in the capital detail sheet. Mr. Carbert noted that the new budget software will allow for more accurate reporting of changes made to the Multi-Year Capital Budget.

In response to questions from Council, Mr. Carbert noted that the Rice House has been recommended for demolition as it would require significant capital investment to extend the useful life of the building and the building is not required by the City. Mr. Carbert advised that staff will provide a report through the Service Review Ad Hoc Committee respecting future potential uses of the land post-demolition, and that the \$25,000 demolition project is currently unfunded.

S-250623-005d

Moved by Councillor Merton

"THAT in consideration of the presentation provided on June 23, 2025 from the Manager of Corporate Services respecting the 2026-2030 Multi-Year Capital Plan Update, City Council directs staff to:

- 1. Consult with community groups respecting their potential interest in using the Rice House to provide housing or other social support to the community; and**
- 2. Bring forward a report to Council respecting interim uses of the Rice House until its demolition becomes necessary to facilitate other City projects."**

Defeated.

In response to questions from Council, Mr. Carbert advised that budget software currently being implemented will both enhance accessibility and save significant staff time that will be redirected to delivering on projects.

Council recessed from 2:15 p.m. to 2:27 p.m.

In response to a question from Council, Mr. Carbert advised that staff continue to work to identify a suitable location and design for an outdoor water bottle filling station budgeted for in 2023.

In response to a question from Council, Mr. Carbert noted that the unfunded Bayshore North Parking Lot Paving project that has been identified by facility users and staff as a priority, and that a decision to eliminate the capital project may have long-term implications for the operating budget related to maintaining it as an unpaved lot.

In response to a question from Council, the Director of Community Services noted that the Cemetery Spoils Area Management project was requested by adjacent property owners but is currently unfunded.

In response to a question from Council, the Director of Community Services advised that the unfunded Cemetery Master Plan Update project is recommended to support surveying underutilized areas to identify new potential cemetery plots.

In response to a question from Council, Mr. Carbert noted that the City has an obligation to maintain its assets in safe condition. The Director of Community Services noted that the Manager of Parks and Open Space will review the Unfunded Project list and remove any that are not required.

In response to a question from Council, the Director of Community Services noted that the stages of the Duncan McLellan – Facility Design and Construction project (25D.51) are outlined in the capital detail sheet.

In response to a question from Council, the Director of Community Services advised that implementation of the Harrison Park Master Plan will include considerations for road rehabilitation or decommissioning within the park.

In response to a question from Council, the Director of Community Services noted that initial cost estimates for the Downtown River Precinct project were completed in 2018 and that future actioning aspects of that project would require revised cost estimates.

S-250623-006

Moved by Councillor Farmer

"THAT in consideration of the presentation provided on June 23, 2025 from the Manager of Corporate Services respecting the 2026-2030 Multi-Year Capital Plan Update, City Council directs staff to bring forward a report respecting options for enhancements to the area on the west side of the 1st Avenue West between 9th Street and 10th Street known as "the fortress" at the time of the December Multi-Year Capital Plan Update."

Carried.

S-250623-007

Moved by Councillor Farmer

"THAT in consideration of the presentation provided on June 23, 2025 from the Manager of Corporate Services respecting the 2026-2030 Multi-Year Capital Plan Update, City Council directs staff to bring forward a report respecting the status of the City's tree removal and invasive species control programs."

Carried.

In response to a question from Council, the Director of Corporate Services advised that staff are waiting until the City's Donations Policy is finalized before broadly soliciting donations through its Canada Helps page.

In response to a question from Council, the City Manager advised that installation of the Phase 2 River District surveillance cameras will take place in late August.

In response to a question from Council, the City Manager advised that several considerations inform when capital projects are undertaken, including staff capacity, capital resources and priority level. Mr. Carbert noted that descriptions of bridge condition are generated from the Ontario Structure Inspection Manual (OSIM) report for each structure, and that staff review OSIM determinations of project urgency with consideration to the City's operational needs.

In response to a question from Council, Mr. Carbert advised that damage caused to concrete arena floors by studded tires on ice resurfacing machines are inevitable and repairs are a regular lifecycle cost for these assets.

S-250623-008

Moved by Deputy Mayor Greig

"THAT in consideration of the presentation provided on June 23, 2025 from the Manager of Corporate Services respecting the 2026-2030 Multi-Year Capital Plan Update, City Council directs staff to remove Community Engagement - Citizen Satisfaction Survey project (5B.2) from the 2026 Capital Budget and place it in the 2027 Capital Budget."

Carried.

In response to a question from Council, Mr. Carbert noted that planned window replacements at the police station are intended to improve the building envelope, rather than address a security issue.

Mayor Boddy relinquished the position of Chair to present a motion. Deputy Mayor Greig assumed the position of Chair.

S-250623-009

Moved by Mayor Boddy

"THAT in consideration of the presentation provided on June 23, 2025 from the Manager of Corporate Services respecting the 2026-2030 Multi-Year Capital Plan Update, City Council directs staff to bring forward a report respecting the cost and requirements to establish a municipal cricket pitch at the time of the December Multi-Year Capital Plan Update."

Carried.

Mayor Boddy resumed the position of Chair.

S-250623-010

Moved by Deputy Mayor Greig

"THAT in consideration of the presentation provided on June 23, 2025 from the Manager of Corporate Services respecting the 2026-2030 Multi-Year Capital Plan Update, City Council directs staff to include the rehabilitation of the 3.1 kilometres of Grey Road 1 (Eddie Sargeant Parkway) subject to municipal road transfer from Grey County to the Multi-Year Capital Plan as an unfunded project."

Carried.

In response to a question from Council, the Director of Public Works and Engineering advised that prior to undertaking a road resurfacing project, staff need to investigate underground servicing needs on the portion of Grey Road 1 (Eddie Sargeant Parkway) to be conveyed to the City.

Mr. Carbert provided an overview of next steps to advance the Asset Management Plan both to achieve operational goals and to meet legislated requirements.

6. MATTERS POSTPONED

6.a Report CR-24-143 from the Manager of Corporate Services Re: Multi-Year Capital Plan Update

The City Manager provided an overview of the implications of strong mayor powers legislation on the budget process.

Council recessed from 3:39 p.m. to 3:49 p.m.

Councillor Merton withdrew her previously postponed Resolution No. S-241209-013 respecting increasing the dedicated annual increase in support of the capital budget from one percent (1%) to (2%).

Mayor Boddy advised that pursuant to Section 284.3 of the *Municipal Act* and section 7 of Ontario Regulation 530/22, he will issue a Mayoral Direction to direct staff to increase the dedicated annual tax levy increase in support of the capital budget from one percent (1%) to two percent (2%) in the 2026 staff-prepared draft budget.

In response to a question from Council, the City Clerk advised that staff are preparing a report to Council respecting the implications of strong mayor powers on the budget process.

7. DINNER RECESS (4:30 p.m. to 5:30 p.m.)

Council recessed for dinner from 3:52 p.m. until 5:30 p.m. The Director of Corporate Services, Fire Chief, Senior Manager of Strategic Initiatives and Operational Effectiveness, and Manager of Corporate Services left the meeting.

8. PUBLIC MEETINGS (5:30 p.m.)

Mayor Boddy called the meeting back to order at 5:30 p.m. The Manager of Planning and Heritage joined the meeting.

8.a Zoning By-law Amendment (ZBA) No. 56 - 28th Avenue East (Bruce Grey Catholic District School Board)

Mayor Boddy declared the Public Meeting open at 5:30 p.m. and read the following announcement:

- Thank you for attending tonight's public meeting. The purpose of this meeting is to receive input from the public respecting the proposed amendment to the Zoning By-law as per Section 34 of the Planning Act.
- In a few moments the Manager of Planning and Heritage will present background information regarding the requested amendment. Following the presentation, we will hear from the applicant and then we will open the floor for comments, questions, and feedback from the public.
- 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, circulated to the prescribed persons and bodies, and placed on the City's website on June 3, 2025. 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 before the public meeting, which was circulated to City Council and attached to the re-published agenda. 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 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. 56 put forward by Ron Davidson Land Use Planning Consultant Inc. on behalf of the Bruce Grey Catholic District School Board for a new secondary school. Ms. Robart highlighted the location of the subject lands, noting that the lands are designated Residential, Open Space and Hazard in the City's Official Plan. The lands are zoned Rural 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 July 21, 2025.

Alecia Lantz, Bruce Grey Catholic District School Board, provided an overview of the proposed secondary school development. Ms. Lantz noted the consultation and collaboration undertaken by the School Board, as well as studies commissioned at the request of the City. Ms. Lantz noted that it is consistent with local and provincial planning policies.

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

Anne Finlay-Stewart, Owen Sound resident, asked about why the proposal requires a Zoning By-law amendment but not an Official Plan amendment. Ms. Finlay-Stewart additionally asked about how the City will

compensate for the high-density residential lands being lost because of the amendment.

Norm Cormier, Owen Sound resident, provided support for the proposal and noted that the proposal will improve drainage on his adjacent property. Mr. Cormier noted that he hopes the City will re-zone his property to Residential to support the construction of co-operative housing or co-housing.

Christy Hempel, Owen Sound resident, advised that she disagrees with the assertion that the proposal fits into its existing neighborhood as the surrounding lands are largely vacant. Ms. Hempel noted her support for Mr. Cormier's comments and for the re-zoning of other lands as residential.

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

9. REPORTS OF CITY STAFF

- 9.a Report CS-25-059 from Dave Aston and Aleah Clarke, MHBC Planning Re: Technical Report - ZBA No. 56 (Bruce Grey Catholic School Board)

The Director of Community Services provided an overview of the report. Ms. Coulter noted that the Official Plan designation of that land is residential, and therefore schools are a permitted use.

In response to questions from Council, Ms. Coulter advised that the proposed local road will temporarily terminate in a cul-de-sac until further development on the adjacent property is undertaken to extend the local road north to Highway 26. Ms. Coulter noted that following a maintenance period, the proposed local road will become a public street for which the City will be responsible for maintaining.

S-250623-011

Moved by Deputy Mayor Greig

"THAT in consideration of Staff Report CS-25-059 respecting the proposed Zoning By-law Amendment No. 56 to permit a secondary school on 28th Avenue East, City Council directs staff to continue to process Zoning By-law Amendment No. 56 in accordance with the process outlined in this report."

Carried.

10. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT

S-250623-012

Moved by Councillor Middlebro'

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

Carried.

FORMAL SESSION

11. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE

S-250623-013

Moved by Councillor Middlebro'

Seconded by Councillor Dodd

"THAT the action taken in Committee of the Whole in considering public meetings, deputations and presentations, reports of City staff and matters postponed be confirmed by this Council."

Carried.

12. BY-LAWS

12.a By-law No. 2025-067

"A By-law to confirm the proceedings of the Special Meeting of the Council of The Corporation of the City of Owen Sound held on the 23rd day of June, 2025"

S-250623-014

Moved by Councillor Middlebro'

Seconded by Councillor Dodd

"THAT By-law Number 2025-067 be passed and enacted."

Carried.

13. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 5:58 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk