



Minutes

Owen Sound City Council

June 16, 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 Brock Hamley
Councillor Marion Koepke
Councillor Carol Merton
Councillor Melanie Middlebro'

MEMBERS

ABSENT/REGRETS: Councillor Suneet Kukreja

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

1. CALL TO ORDER

Mayor Boddy called the meeting to order at 5:30 p.m. Mayor Boddy noted that all Council members were in attendance except for Councillor Kukreja.

Mayor Boddy provided a land acknowledgement and noted that National Indigenous Peoples Day takes place on June 21, 2025.

2. CALL FOR ADDITIONAL BUSINESS

- 2.a Councillor Farmer Re: Community Safety and Well-Being Community of Practice for Municipal Partners
- 2.b Deputy Mayor Greig Re: Courthouse and Chimney Swifts
- 2.c Mayor Boddy Re: Mayor's Update

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. CONFIRMATION OF THE COUNCIL MINUTES

- 4.a Minutes of the Closed Session of the Regular Council meeting held on April 28, 2025
- 4.b Minutes of the Regular Council meeting held on May 26, 2025
- 4.c Minutes of the Special Council meeting held on June 2, 2025

R-250616-001

Moved by Councillor Merton

Seconded by Councillor Middlebro'

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

- 1. The Closed Session of the Regular Council meeting held on April 28, 2025;**
- 2. The Regular Council meeting held on May 26, 2025; and**
- 3. The Special Council meeting held on June 2, 2025."**

Carried.

5. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

R-250616-002

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 forum, 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.

6. PUBLIC MEETINGS

6.a Zoning By-law Amendment (ZBA) No. 55 - 1115 10th Street East (Paaji Inc.)

Mayor Boddy declared the Public Meeting open at 5:33 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 amendments 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 May 23, 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 Council and attached to the re-published agenda following the meeting. 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 (ZBA) 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 No. 55 put forward by Ron Davidson on behalf of Paaji Inc. for the conversion of and addition to the existing building to create 36 residential apartment dwelling units. Ms. Robart highlighted the location of the subject lands, noting that the lands are designated Residential in the City's Official Plan. The lands are zoned as Institutional 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 7, 2025.

Ron Davidson, Planning Consultant for the developer, advised that the property owner was present. Mr. Davidson provided an overview of the pre-consultation process undertaken prior to submitting the ZBA application. Mr. Davidson advised that the proposal conforms to the City's Official Plan and is consistent with the Provincial Planning Statement, specifically with regard to its proximity to recreation, education, healthcare, public transit and commercial amenities. Mr. Davidson noted that any increase in traffic volume related to the proposed development is expected to be negligible, and that provisions for perimeter fencing and stormwater management were addressed during pre-consultation and will be refined during later stages in the development approval process.

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

Tony Bach, Owen Sound resident, asked if the development would include low-income or market-rate rentals.

Mr. Davidson advised that while the proposed development is intended to provide housing for young professionals, the Zoning By-law cannot stipulate rental rates.

James Harris, Owen Sound resident, asked if the development will include non-market rentals.

The Director of Community Services advised that the proposed development is for rental apartments and that Council cannot regulate if the units are priced at affordable or market rents.

Tom Fordham, Owen Sound resident, asked if the units would be developed as public housing and about the height of the addition in comparison to the existing structure. Mr. Fordham provided comments in opposition to the proposal, citing concern about privacy and the size of the proposed building addition.

Vivian Bignell, Owen Sound resident and member of the Bayview Heights Condominium Corporation Board, spoke in opposition to the proposed development and noted her concerns about noise, snow removal, water run-off, privacy, traffic and disruptiveness of construction activities. Ms. Bignell inquired about the sufficiency of the proposed 5-foot perimeter fence and about Council's ability to stop the proposed zoning change.

Diane Bettel, Owen Sound resident, inquired about the distance between the development and 10th Street East.

Tom Fordham, Owen Sound resident, provided further comments expressing concern about the proposed development interfering with sunlight reaching his backyard garden.

The Director of Community Services reminded those in attendance for the Public Meeting to include their contact information on the sign-in sheet so that the City can communicate next steps.

There being no other comments, Mayor Boddy declared the Public Meeting closed at 6:08 p.m.

The Manager of Planning and Heritage left the meeting.

7. DEPUTATIONS AND PRESENTATIONS

The Fire Chief and a number of Owen Sound Firefighters joined the meeting.

7.a Presentation from Mayor Boddy Re: OPP Commissioner's Citation for Heroic Rescue

Mayor Boddy recognized firefighter Jay Gow of Owen Sound Fire and Emergency Services for his recent receipt of an Ontario Provincial Police (OPP) Commissioner's Citation for Lifesaving. Mr. Gow, along with two members of the Inter Township Fire Department, were recognized by the OPP Commissioner for their heroic rescue of three men trapped in a collapsed grain silo in 2024. Mayor Boddy thanked Mr. Gow for his dedication and service to the community.

The Fire Chief and Owen Sound Firefighters left the meeting.

7.b Deputation from Olive Borowski Re: Banditfest Youth Music Festival

Olive Borowski, student and organizer of Banditfest Youth Music Festival provided an overview of events planned for Banditfest 2025 and noted the event's alignment with the River District Action Plan and the Grey County Age-Friendly Action Plan. Ms. Borowski requested that Council support the event by authorizing the closure of 1st Ave. E. between 9th St. E. and 10th St. E., as well as use of the adjacent River District Boardwalk, on July 13, 2025, from 7 a.m. to 7 p.m.

The City Manager advised that staff are aware of the event and will facilitate the requested road closure.

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

The City Manager provided a PowerPoint presentation and noted:

- Ongoing City projects including road line painting, water meter replacement, tree planting, and seasonal ice rink removal;
- Road rehabilitation is beginning at the intersection of 9th Ave E. and 6th St. E., and detours will be in place during the construction;
- Upcoming events and community engagement opportunities;
- Reports that will be presented to upcoming meetings of the Corporate Services Committee, Operations Committee, Community Services Committee, as well as the dates of other meetings; and
- A listing of media advisories issued since the last update.

8. PUBLIC FORUM

There were no questions or comments 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-25-057 from the Senior Planner Re: Technical Report - ZBA 55 for 1115 10th Street East (Former Georgian Heights)

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

R-250616-003

Moved by Councillor Farmer

"THAT in consideration of Staff Report CS-25-057 respecting Zoning By-law Amendment Application No. 55 for 1115 10th 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.

- 10.b Report CM-25-021 from the City Manager Re: Proposed Update to the City's Flag Policy Regarding International Flags

The City Manager provided an overview of the report.

R-250616-004

Moved by Deputy Mayor Greig

"THAT in consideration of Staff Report CM-25-021 respecting Proposed Update to the City's Flag Flying Policy CE002 as it relates to International and Foreign Flags, City Council directs staff to bring forward a by-law to amend Policy CE002 – Flag Flying, Proclamations and Public Awareness Campaigns as outlined in the report."

Carried.

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

Deputy Mayor Greig advised that Grey County Council recently recognized six paramedics for their efforts in responding to a high-stress call. Grey County Council also received a delegation respecting implementation of the Climate Action Plan, awarded a tender for the reconstruction of the intersection of 14th Street West and 2nd Avenue West in Owen Sound, supported a multi-county partnership to prepare a rural transit strategy, and received a report respecting a reduction in the number of licensed childcare spaces allocated to Grey County.

R-250616-005

Moved by Deputy Mayor Greig

"THAT in consideration of the Verbal Report provided June 16, 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 CM-25-012 from the City Manager Re: Update and Cancellation of the Project to Evaluate the Feasibility, Benefits of Joint Policing Services between Owen Sound Police Services and West Grey Police Services
- 11.b Report CM-25-016 from the City Manager Re: Consultation Response to Bill 17 Protect Ontario by Building Faster and Smarter Act, 2025
- 11.c Report CR-25-081 from the Purchasing and Claims Coordinator Re: Award of RFT-25-005 - 27th Street West Sanitary Pump Rehabilitation
- 11.d Minutes of Boards and Committees for Receipt Re: Grey Sauble Conservation Authority Board meeting held on March 26, 2025
- 11.e Minutes of Boards and Committees for Receipt Re: Owen Sound and North Grey Union Public Library Board Meeting held on March 27, 2025
- 11.f Minutes of Boards and Committees for Receipt Re: Owen Sound Police Service Board meeting held on April 23, 2025
- 11.g Minutes of Boards and Committees for Receipt Re: Bruce Grey Poverty Task Force meeting held on May 16, 2025
- 11.h Final approvals issued for the following Business Licences:
 - Next Level Dealership Solutions, an automobile dealership training and consulting business located at 412 4th Street West
 - Pratikkumar Patel is the new owner of Adobo Fresh Burrito, a restaurant located at 845 10th Street West
 - Hawker and Peddler Licence issued to Heartwood to operate the 2025 Grey Bruce Pride Event, at various locations on June 21, 2025
- 11.i Correspondence received which is presented for the information of Council
R-250616-006
Moved by Councillor Merton

"THAT in consideration of the items listed on the June 16, 2025 Consent Agenda, City Council:

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

Carried.

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

- 14.a Motion for Which Notice was Previously Given by Councillor Farmer at the May 26, 2025 Regular Council meeting Re: Update to the Yard Maintenance By-law

R-250616-007

Moved by Councillor Farmer

"WHEREAS Owen Sound's Yard Maintenance and Property Standards By-laws currently prescribe a maximum lawn height of 4 inches and do not make a provision for delayed first cut or what is popularly known as no-mow-May;

AND WHEREAS the neighbouring municipalities of Georgian Bluffs and Meaford legislate greater maximum lawn heights of 8 inches and with Georgian Bluffs also making provisions for periods in early spring during which these standards do not apply,

NOW THEREFORE BE IT RESOLVED THAT City Council requests a staff report in the first quarter of 2026 with recommendations to update the Property Standards By-law and Part III of the Yard Maintenance By-law with intent to:

- 1. Promote pollinator habitat in early spring by delaying enforcement of maximum lawn height requirements until June 1; and**
- 2. Increase the maximum lawn height up to 8 inches to reduce burden on residents and by-law staff and better align with neighbouring municipalities."**

First Amendment:

R-250616-008

Moved by Councillor Middlebro'

"THAT City Council:

- 1. Strikes 'requests a staff report in the first quarter of 2026 with recommendations to update'; and**
- 2. Adds 'directs staff to bring forward by-laws to amend the'."**

Carried.

Second Amendment:

R-250616-009

Moved by Councillor Middlebro'

"THAT City Council:

- 1. Strikes '8 inches'; and**
- 2. Adds '6 inches'."**

Carried.

Main Motion as Amended:

R-250616-007

Moved by Councillor Farmer

"WHEREAS Owen Sound's yard maintenance and property standards bylaws currently prescribe a maximum lawn height of 4 inches and do not make a provision for delayed first cut or what is popularly known as no-mow-May;

AND WHEREAS the neighbouring municipalities of Georgian Bluffs and Meaford legislate greater maximum lawn heights of 8 inches and with Georgian Bluffs also making provisions for periods in early spring during which these standards do not apply,

NOW THEREFORE BE IT RESOLVED THAT City Council directs staff to bring forward by-laws to amend the Property Standards By-law and Part III of the Yard Maintenance By-law with intent to:

- 1. Promote pollinator habitat in early spring by delaying enforcement of maximum lawn height requirements until June 1; and**
- 2. Increase the maximum permitted lawn height up to 6 inches to reduce burden on residents and by-law staff and better align with neighbouring municipalities."**

Carried.

15. DISCUSSION OF ADDITIONAL BUSINESS

15.a Community Safety and Well-Being Community of Practice for Municipal Partners

Councillor Farmer advised that he recently attended the first meeting of the Community Safety and Well-Being Plan Municipal Partner Community of Practice, which has been established as a forum for discussion of issues relevant specifically to municipalities.

15.b Courthouse and Chimney Swifts

Deputy Mayor Greig advised that the Owen Sound Field Naturalists recently recognized Nick Ainis and Jenny Albelo Infante for their building restoration work at the historic courthouse and jail on 3rd Avenue East, which has resulted in the return of chimney swift birds to that property.

15.c Mayor's Update

Mayor Boddy advised that Police Chief Ambrose was recently appointed to the Order of Merit of the Police Forces and awarded the King Charles III Coronation Medal, and that Police Inspector Bishop was also appointed to the Order of Merit of the Police Forces.

Mayor Boddy provided an overview of events he recently attended, including the 127th Annual Review of the 42nd Grey and Simcoe Foresters Royal Canadian Army Cadet Corps, the 83rd Annual Review of the 167 Air Marshall Bishop V/C Squadron Royal Canadian Air Cadets, and the Annual General Meeting of the Active Lifestyles Centre Grey Bruce.

Mayor Boddy provided an overview of upcoming events taking place for National Indigenous Peoples Day on June 21 and Canada Day on July 1.

16. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT

R-250616-010

Moved by Councillor Merton

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

Carried.

17. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE

R-250616-011

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 forum, 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

R-250616-012

Moved by Councillor Merton

Seconded by Councillor Middlebro'

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

- 1. Minutes of the Closed Session of the Regular Council meeting held on May 26, 2025;**
- 2. Minutes of the Closed Session of the Special Council meeting held on June 2, 2025; and**
- 3. One matter regarding a proposed or pending disposition of land by the municipality and a position, plan, procedure, criteria or instruction to be applied to negotiations respecting property on 3rd Avenue West."**

Carried.

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.

20. REPORTING OUT OF CLOSED SESSION

Mayor Boddy advised that Council returned to the open session at 7:47 p.m.

Mayor Boddy advised that in Closed Session, City Council:

- Reviewed minutes of the Closed Session of the Regular Council meeting held on May 26, 2025;
- Reviewed minutes of the Closed Session of the Special Council meeting held on June 2, 2025; and
- Discussed one matter regarding a proposed or pending disposition of land by the municipality and a position, plan, procedure, criteria or instruction to be applied to negotiations respecting property on 3rd Avenue West, and direction was provided to staff.

21. BY-LAWS

21.a By-law No. 2025-059

"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 16th day of June, 2025"

21.b By-law No. 2025-060

"A By-law to Establish Fees and Charges for The Corporation of the City of Owen Sound and to repeal By-law No. 2024-078"

21.c By-law No. 2025-061

"A By-law to authorize the Mayor and Clerk to execute an agreement with Quattro Contracting Inc., respecting sanitary pump station rehabilitation, in accordance with RFT-25-005 (27th St W)"

21.d By-law No. 2025-062

"A By-law to authorize the Mayor and Clerk to execute an agreement with Experience Grey Bruce Corp. respecting the operation of the East and West Municipal Boat Launches"

21.e By-law No. 2025-063

"A By-law to amend Appointed Officers By-law No. 2015-054 to appoint Timothy Dwyer as a Limited By-law Enforcement Officer"

21.f By-law No. 2025-064

"A By-law to repeal various City policies"

21.g By-law No. 2025-065

"A By-law to authorize the Mayor and Clerk to execute Licence C0311099 with His Majesty the King in right of Canada as represented by the Minister of Transport respecting derby camping areas"

21.h By-law No. 2025-066

"A By-law to amend Traffic By-law No. 2009-075 to prohibit on-street parking on both sides of River Street, include two parking areas as municipal lots, and regulate parking in the new municipal lots"

R-250616-013

Moved by Councillor Merton

Seconded by Councillor Middlebro'

"THAT By-law Numbers 2025-059, 2025-060, 2025-061, 2025-062, 2025-063, 2025-064, 2025-065 and 2025-066 be passed and enacted."

Carried.

22. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 7:51 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk