

## Staff Report

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**Report To:** Operations Committee  
**Report From:** Manan Monga, Engineering Technologist  
**Meeting Date:** December 18, 2025  
**Report Code:** OP-25-041  
**Subject:** Traffic By-law Amendment – On-Street Parking,  
Intersection Stop Control and Yield Right of Way  
Regulations

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### Recommendations:

THAT in consideration of Staff Report OP-25-041 respecting Traffic By-law amendments for on-street parking, intersection stop control and yield right of way regulations, the Operations Committee recommends that City Council direct staff to bring forward a by-law to amend Traffic By-law No. 2009-075 to include:

1. The following on-street parking prohibitions:
  - a. 28<sup>th</sup> Avenue East from 17<sup>th</sup> Street East to 18<sup>th</sup> Street East;
  - b. 18<sup>th</sup> Street East from 27<sup>th</sup> Avenue East to 28<sup>th</sup> Avenue East;
  - c. 17<sup>th</sup> Street East from 27<sup>th</sup> Avenue East to 28<sup>th</sup> Avenue East;
  - d. 27<sup>th</sup> Avenue East from 17<sup>th</sup> Street East to 18<sup>th</sup> Street East;
  - e. The Cul-de-Sac on 18<sup>th</sup> Street East as outlined in the report;
2. The following STOP control regulations:
  - a. The intersection of 18<sup>th</sup> Street East and 28<sup>th</sup> Avenue East;
  - b. The intersection of 18<sup>th</sup> Street East and 27<sup>th</sup> Avenue East;
  - c. The intersection of 17<sup>th</sup> Street East and 28<sup>th</sup> Avenue East;
3. The implementation of 'Yield Right of Way' regulations at 1<sup>st</sup> Street East, as outlined in the report; and

4. Amendments to Schedule 25- Yield Right of Way, as outlined in the report.

### **Highlights:**

- City Staff have identified necessary updates to the Traffic By-law to enhance safety and increase the efficiency of the City's transportation infrastructure.
- The proposed updates include the removal of existing unregulated parking provisions.
- The proposed STOP sign and certain parking regulations arise from the completion of a development and the City's subsequent assumption of the roadway. These measures also reflect the recommendations submitted by the developer.

### **Strategic Plan Alignment:**

Safe City. This report supports the delivery of core services by updating the City's Traffic By-law to reflect the changes deemed necessary to improve traffic and pedestrian safety by amending parking regulations at locations that hinder motorists' visibility.

### **Climate and Environmental Implications:**

There are no anticipated climate or environmental impacts.

### **Previous Report/Authority:**

[Traffic By-law 2009-075](#) is amended from time to time, as needs arise.

### **Background:**

Various infrastructure and planning concerns, including fire route obstructions, evolving transportation demands, safety issues, and congestion, were brought to the attention of Engineering Services by a developer, residents, and other City Divisions. A thorough review of the Traffic By-law document during the evaluation of the above has determined that amendments to the by-law are warranted.

The proposed amendments include prohibiting parking in specific areas, adding STOP control regulations and eliminating outdated Yield right-of-way

regulations. Some recommendations originated from the developer, while others were developed by Staff based on input from various departments and residents, along with an analysis of roadway conditions and surrounding land use changes.

The primary objective of these amendments is to enhance the safety and efficiency of the City's transportation infrastructure.

## **Analysis:**

### **1. On-Street Parking Regulations- Cul-de-Sac at 18<sup>th</sup> Street East**

#### a. Cul-de-Sac at 18<sup>th</sup> Street East

The existing Traffic By-law permits on-street parking on both sides of 18th Street East, west of 2nd Avenue East, except near the entrance to the Bayshore Community Centre. The City's enforcement contractor has reported that the street becomes congested during Owen Sound Attack games held at the Bayshore Centre. The roadway width can support parking on both sides; however, vehicles parked within the cul-de-sac restrict the turning movements required for emergency vehicles during emergency situations.

After consulting with the By-law Enforcement contractor and City staff, including the City Clerk and Community Services, Engineering Services recommends the following:

- Prohibition of on-street parking on Cul-de-sac from entrance driveway of 1800 2<sup>nd</sup> Ave East to a point 148 meters west of west curb face of 2<sup>nd</sup> Ave East.

### **2. Parking and STOP control regulations on 17<sup>th</sup> Street East, 18<sup>th</sup> Street East, 27<sup>th</sup> Street East and 28<sup>th</sup> Street East**

#### a. STOP Sign regulations

The City is assuming maintenance of 18th Street East from 27th Avenue East to 28th Avenue East, 17th Street East from 27th Avenue East to 28th Avenue East, and 27th Avenue East from 17th Street East to 18th Street East, as outlined in the subdivision agreement between the City and Andpet Realty Limited for the East Ridge Subdivision, dated June 24, 2014.

As identified in the approved site plan drawings, STOP control is required at three intersections. City staff support the developer's recommendation and propose including the following intersections in Schedule 27 – STOP Signs:

- 18th Street East and 28th Avenue East, Vehicle direction-East
- 18th Street East and 27th Avenue East, Vehicle direction-North
- 17th Street East and 28th Avenue East, Vehicle direction-East

b. On-street Parking regulations

The existing Traffic By-law permits on-street parking on both sides of 18th Street East from 27th Avenue East to 28th Avenue East, 17th Street East from 27th Avenue East to 28th Avenue East, and 27th Avenue East from 17th Street East to 18th Street East. It has been determined that the current roadway width on these streets cannot safely accommodate on-street parking on either side. City staff recommend amending the Traffic By-law to include the following locations in Schedule 8 – No Parking anytime:

- 18th Street East from 27th Avenue East to 28th Avenue East
- 17th Street East from 27th Avenue East to 28th Avenue East
- 27th Avenue East from 17th Street East to 18th Street East
- 28<sup>th</sup> Avenue East from 17th Street East to 18th Street East

**3. Amendments to Schedule "25" Yield right of way**

The existing Traffic By-law includes Schedule 25, which regulates the use of Yield right-of-way traffic signage. Several provisions within this schedule were added many years ago based on roadway conditions and geometry that existed at that time. However, these provisions are no longer applicable due to recent projects and changes in traffic patterns. Although the associated signage has since been removed, corresponding amendments to the Traffic By-law were not completed due to oversight. These outdated provisions now conflict with existing regulatory signage and pavement markings.

Since these provisions are no longer applicable and conflict with current signage and traffic operations, Engineering Services recommends that the following sections be removed from the By-law:

- 1st Street East and 5th Avenue East
- 1st Street East and 7th Avenue East
- South Side of 10th Street East, west of 9th Avenue East
- West Side of 9th Avenue East, north of 10th Street East
- 1st Street West and 6th Avenue West

## **Financial Implications:**

The estimated costs for the purchase and installation of any additional or amended signage are approximately \$6,500. The work would be undertaken by City forces, with the expenditures borne by the Signage and Safety Devices cost centre. Staff are confident that this does not place an undue burden on that budget line at this time, as the 2025 retro-reflectivity analysis indicates that in this cycle, fewer signs require replacement than in previous years. The Signage and Safety Devices Budget is projected to end the year slightly under budget, even when including this expense.

## **Communication Strategy:**

Communication will be via the publishing of the Committee and Council agendas and minutes on the City's website.

## **Consultation:**

The Director of Public Works and Engineering, the Manager of Public Works and Engineering, Parking Enforcement staff, City clerk, Licensing & Marriage Coordinator and Facilities Supervisor were consulted during the preparation of this report. Where existing on-street parking is being proposed to be prohibited, adjacent residents who may be affected were notified in writing and encouraged to provide comments.

## **Attachments:**

1. Attachment 1 - 2014-121 - Subdivision Agreement - Andpet Realty Limited - East Ridge Business Park - SAGRMT 2015
2. Attachment 2 - East Ridge Business Park - P and P
3. Attachment 3 - Proposed Parking- 18th St E (Bayshore)

## **Recommended by:**

Manan Monga, Engineering Technologist  
Lara Widdifield, Director of Public Works and Engineering

## **Submission approved by:**

Tim Simmonds, City Manager

For more information on this report, please contact Manan Monga,  
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