



Minutes

Owen Sound City Council

March 23, 2026

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 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
Mason Bellamy, Manager of Public Works and Engineering
Sabine Robart, Manager of Planning and Heritage
Briana Bloomfield, City Clerk
Staci Landry, Deputy Clerk

1. CALL TO ORDER

Mayor Boddy called the meeting to order at 5:32 p.m.

Mayor Boddy read his statement reflecting on the precautionary boil water advisory that was issued on March 20, 2026.

2. CALL FOR ADDITIONAL BUSINESS

2.a Deputy Mayor Greig Re: Politician's Day and Georgian Bay Ice Rescue

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 February 9, 2026

4.b Minutes of the Regular Council meeting held on March 9, 2026

R-260323-001

Moved by Councillor Farmer

Seconded by Deputy Mayor Greig

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

- 1. Closed Session of the Regular Council meeting held on February 9, 2026; and**
- 2. Regular Council meeting held on March 9, 2026."**

Carried.

5. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

R-260323-002

Moved by Councillor Farmer

Seconded by Deputy Mayor Greig

"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.

COMMITTEE OF THE WHOLE

6. PUBLIC MEETINGS

There were no public meetings.

7. DEPUTATIONS AND PRESENTATIONS

- 7.a Deputation from Karen Kelly, Principles Integrity Re: Integrity Commissioner's Report Regarding Code of Conduct Complaint

Karen Kelly of Principles Integrity joined the meeting virtually and provided an overview of the Integrity Commissioner's Report regarding a Code of Conduct complaint against Councillor Koepke and recommended that Council participate in education and training on appropriate conduct, decorum, and best practices for managing difficult situations at Council.

Ms. Kelly advised that a minor error was identified in the report respecting Incident 3, which has no impact on the investigation or the findings in the report. Ms. Kelly advised that the report would be reissued to the Clerk's Division and included with the republished agenda.

In response to questions from Council, the City Manager advised that the total cost of the investigation was \$17,000 and that Council held code of conduct training sessions in 2024 and 2025 and in the fall of 2026, there is training scheduled during Council orientation.

Councillor Farmer provided comments respecting the report and noted that, on the advice of the Integrity Commissioner, the complaint represented a final attempt to address the issues.

Mayor Boddy advised that, based on the recommendations in the report, he will work to more closely adhere to the Procedural By-law. Regarding the recommendation on seating order, Mayor Boddy suggested that it be addressed at the start of the next Council term by the incoming Mayor and the City Clerk. Mayor Boddy further noted that any matters related to attire could also be considered by the next Council if necessary.

"THAT in consideration of the deputation and report from Karen Kelly of Principles Integrity provided on March 23, 2026 respecting a code of conduct complaint, City Council receives the report for information purposes."

Carried.

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

The City Manager provided a PowerPoint presentation and noted:

- Highlights of recent and upcoming events and activities throughout the City.
- Reports that will be presented at the April meetings of the Grey County Joint Accessibility Advisory Committee, Service Review Implementation Ad Hoc Committee, Corporate Services Committee, Community Services Committee, and Operations Committee.
- A listing of media advisories issued since the last update.
- The subscription feature on the City's website to receive all City news posts directly to your email.

8. PUBLIC FORUM

The City Clerk advised that no comments were submitted electronically, and she provided an overview of the public forum guidelines.

8.a Andrii Zvorygin, Owen Sound resident

Mr. Zvorygin asked if Council will forgive, love, be kind, and accept others.

8.b Kristopher Stevens, City of Toronto resident

Mr. Stevens, Board President of the Glassworks Development Co-operative, advised that Glassworks is proposing a workforce housing community in Owen Sound being comprised of 350 to 500 homes, designed to support tradespeople, health care workers, service workers, and young families who are currently priced out of home ownership. The development is structured to provide affordable home ownership at scale, serving households with incomes of approximately \$35,000 to \$85,000. Mr. Stevens requested that Council permit Glassworks to complete an Employment Land Needs Assessment and a Planning Justification Report and subsequently return to Council with supporting evidence to seek approval in principle.

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-26-023 and Presentation from Dave Aston and Aleah Clarke, MHBC Planning Re: Recommendation Report - Comprehensive Update of the City of Owen Sound Official Plan 2021 and Zoning By-law 2010-078 and Preparation of Urban Design Directions

The Director of Community Services introduced Dave Aston and Aleah Clarke of MHBC Planning who joined the meeting virtually. Ms. Clarke provided an overview of the report through a PowerPoint presentation.

Council discussed the proposed changes to the City's Official Plan 2021, Zoning By-law 2010-078, as amended, and the Urban Design Directions.

R-260323-004

Moved by Councillor Hamley

"THAT in consideration of Staff Report CS-26-023 respecting the comprehensive update to the City's Official Plan 2021 and Zoning By-law 2010-078, as amended, and the preparation of the City's Urban Design Directions, City Council directs staff to remove the requirement for a retail market analysis for uses greater than 1,400 square metres in Amendment No. 14 to the City's Official Plan (2021) and in Amendment No. 57 to the City's Zoning By-law 2010-078, as amended."

Amendment:

R-260323-005d

Moved by Councillor Farmer

"THAT Resolution No. R-260323-004 be amended to include the requirement of a retail market analysis for uses greater than 5,000 square metres in Amendment No. 14 to the City's Official Plan (2021) and in Amendment No. 57 to the City's Zoning By-law 2010-078, as amended."

Defeated.

Main Motion:

R-260323-004

Moved by Councillor Hamley

"THAT in consideration of Staff Report CS-26-023 respecting the comprehensive update to the City's Official Plan 2021 and Zoning By-law 2010-078, as amended, and the preparation of the City's Urban Design Directions, City Council directs staff to remove the requirement for a retail market analysis for uses greater than 1,400 square metres in Amendment No. 14 to the City's Official Plan (2021) and in Amendment No. 57 to the City's Zoning By-law 2010-078, as amended."

Carried.

R-260323-006

Moved by Deputy Mayor Greig

"THAT in consideration of Staff Report CS-26-023 respecting the comprehensive update to the City's Official Plan 2021 and Zoning By-law 2010-078, as amended, and the preparation of the City's Urban Design Directions, City Council directs staff to increase the maximum building height to 27 metres in the MR, C1, C2, and MC zones in Amendment No. 14 to the City's Official Plan (2021) and in Amendment No. 57 to the City's Zoning By-law 2010-078, as amended."

Carried.

R-260323-007

Moved by Councillor Koepke

"THAT in consideration of Staff Report CS-26-023 respecting the comprehensive update to the City's Official Plan 2021 and Zoning By-law 2010-078, as amended, and the preparation of the City's Urban Design Directions, City Council directs staff to increase the maximum building height to 12.5 metres for a single detached dwelling in the R1, R2, and MC zones in Amendment No. 14 to the City's Official Plan (2021) and in Amendment No. 57 to the City's Zoning By-law 2010-078, as amended."

Carried.

R-260323-008

Moved by Councillor Farmer

"THAT in consideration of Staff Report CS-26-023 respecting the comprehensive update to the City's Official Plan 2021 and Zoning By-law 2010-078, as amended, and the preparation of the City's Urban Design Directions, City Council directs staff to reduce the number of parking spaces required per Additional Residential Unit from one (1) to zero (0) in Amendment No. 14 to the City's Official Plan (2021) and in Amendment No. 57 to the City's Zoning By-law 2010-078, as amended."

Carried.

R-260323-009d

Moved by Councillor Farmer

"THAT in consideration of Staff Report CS-26-023 respecting the comprehensive update to the City's Official Plan 2021 and Zoning By-law 2010-078, as amended, and the preparation of the City's Urban Design Directions, City Council directs staff to include a section in the Urban Design Directions encouraging developers to reclaim and reuse high quality materials when a building is to be demolished as part of a property development."

Defeated.

R-260323-010

Moved by Councillor Hamley

"THAT in consideration of Staff Report CS-26-023 respecting the comprehensive update to the City's Official Plan 2021 and Zoning By-law 2010-078, as amended, and the preparation of the City's Urban Design Directions, City Council:

- 1. Confirms that it has considered the information included in the May 2025 Discussion Paper, the November 2025 Public Meeting and Special Meetings of Council, Council Working Sessions, and oral and written submissions including agency and public comments received throughout the process, and as summarized in Staff Report CS-26-023;**
- 2. Directs staff to bring forward a by-law to adopt Amendment No. 14 to the City's Official Plan (2021) as amended by Resolution Nos. R-260323-004, R-260323-006, R-260323-007, and R-260323-008, and give notice of adoption in accordance with Section 17 of the *Planning Act*, finding that the update to the Official Plan:**
 - a. Confirms with provincial plans or does not conflict with them, as the case may be;**
 - b. Has regard to the matters of provincial interest listed in section 2; and**
 - c. Is consistent with the policy statement issued under subsection 3(1);**
- 3. Directs staff to bring forward a by-law to pass Amendment No. 57 to the City's Zoning By-law No. 2010-078, as amended, by deleting and replacing all sections save and except Sections 1, 10, and 15 with the relevant sections as outlined in Schedule 'C' and Schedule 'D', and as amended by Resolution Nos. R-260323-004, R-260323-006, R-260323-007, and R-260323-008, and give notice of passing in**

accordance with Section 34 of the *Planning Act* finding that the amendment:

- a. is consistent with the Provincial Policy Statement;
- b. confirms to the goals and objectives of the City's Official Plan; and
- c. represents good planning; and

4. Approves the Final Urban Design Directions."

Carried.

The Manager of Planning and Heritage left the meeting.

Councillor Farmer and Councillor Middlebro' left the Council Chambers.

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

Deputy Mayor Greig reported that Grey County Council:

- Approved a notice of motion directing staff to prepare a report for the Joint Municipal Services Committee to evaluate opportunities for shared insurance services among municipalities.
- Received a presentation from the transit services study consultant providing an update on preliminary options and survey participation data.
- Awarded road reconstruction contracts for Grey Roads 2, 12, and 3.
- Awarded a contract for the construction of a new transportation depot in Ceylon, noting that the project was over budget.
- Received the annual paramedic response time data which highlighted strong response performance and a significant increase in total patient call volumes in 2025.

R-260323-011

Moved by Deputy Mayor Greig

"THAT in consideration of the Verbal Report provided March 23, 2026 from Deputy Mayor Greig respecting Grey County Council, City Council receives the Verbal Report for information purposes."

Carried.

Councillor Farmer and Councillor Middlebro' returned to their chairs.

11. CONSENT AGENDA

- 11.a Report CR-26-023 from the Deputy Clerk Re: 2025 Council, Board, and Committee Attendance
- 11.b Report CR-26-024 from the Deputy Clerk Re: Statement of 2025 Council Remuneration and Expenses
- 11.c Minutes of Boards and Committees for Receipt Re: Bruce Grey Poverty Task Force meeting held on February 20, 2026
- 11.d Minutes of Boards and Committees for Receipt Re: River District Board of Management meeting held on January 14, 2026
- 11.e Minutes of Boards and Committees for Receipt Re: River District Board of Management Special meeting held on February 4, 2026
- 11.f Final approvals issued for the following Business Licences:
 - Grey Bruce Art Therapy & Associates, an art-psychotherapy group practice located at 925 2nd Avenue East

- Annual Hawker and Peddler Licence issued to the River District for City of Owen Sound and River District special events in 2026
- Naturally Clean, a home-based residential cleaning business located at 735 16th Street 'A' West

11.g Final approvals issued for the following City Hall Illumination Requests:

- Lifesaving Society Ontario for United Nations World Drowning Prevention Day

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

R-260323-012

Moved by Councillor Farmer

"THAT in consideration of the items listed on the March 23, 2026 Consent Agenda, City Council:

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

Carried.

R-260323-013

Moved by Deputy Mayor Greig

"THAT in consideration of Staff Report CR-26-024 respecting the Statement of 2025 Council Remuneration and Expenses, City Council directs staff to bring forward a by-law to amend Policy CrS-HR40 Council's Budget to allocate conference expenses under the original registrant's expense account, save and except where the registration is transferred to a third party at another municipality."

Carried.

12. COMMITTEE MINUTES WITH RECOMMENDATIONS FOR APPROVAL

12.a Minutes of the Corporate Services Committee meeting held on March 12, 2026

R-260323-014

Moved by Councillor Middlebro'

"THAT the minutes of the Corporate Services Committee meeting held on March 12, 2026 be received and the recommendations contained therein be approved."

Carried.

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 Politician's Day and Georgian Bay Ice Rescue

Deputy Mayor Greig noted that due to time constraints, he would address these items at the next Council meeting.

16. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT

R-260323-015

Moved by Councillor Farmer

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

Carried.

FORMAL SESSION

17. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE

R-260323-016

Moved by Councillor Farmer

Seconded by Deputy Mayor Greig

"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

18.a Deputy Mayor Greig Re: Rescue on Georgian Bay

Deputy Mayor Greig presented the following Notice of Motion that was supported by Councillor Koepke:

"WHEREAS on March 8, 2026, Owen Sound Fire and Emergency Services responded to a rescue on Georgian Bay;

NOW THEREFORE BE IT RESOLVED THAT City Council directs staff to prepare a report on the costs borne by the City and prepare to issue proportionate invoicing."

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-260323-017

Moved by Councillor Farmer

Seconded by Deputy Mayor Greig

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

- 1. Minutes of the Closed Session of the Regular Council meeting held on March 9, 2026;**
- 2. Minutes of the Closed Session of the Community Services Committee meeting held on March 18, 2026;**
- 3. One matter regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose, respecting the Grey County Urban Road Transfer; and**

4. One matter regarding personal matters about identifiable individuals respecting an appointment to the River District Board of Management."

Carried.

Council moved into the Closed Session at 8:09 p.m.

20. REPORTING OUT OF CLOSED SESSION

Mayor Boddy advised that Council returned to the open session at 8:24 p.m.

During the Closed Session, City Council:

- Reviewed minutes of the Closed Session of the Regular Council meeting held on March 9, 2026;
- Reviewed minutes of the Closed Session of the Community Services Committee meeting held on March 18, 2026;
- Discussed one matter regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose, respecting the Grey County Urban Road Transfer, and no direction was provided to staff; and
- Discussed one matter regarding personal matters about identifiable individuals respecting an appointment to the River District Board of Management, and direction was provided to staff.

21. BY-LAWS

21.a By-law No. 2026-024

"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 23rd day of March, 2026"

21.b By-law No. 2026-025

"A By-law to authorize the Mayor and Clerk to execute an agreement with Joshua Harris respecting non-exclusive use of space for a sports equipment sanitizing vending machine at the Julie McArthur Regional Recreation Centre"

21.c By-law No. 2026-026

"A By-law to authorize the Mayor and Clerk to execute a Second Amending Agreement with FlixBus, Inc. respecting access and use of the Owen Sound Transit Terminal"

21.d By-law No. 2026-027

"A By-law to amend Policy CrS-C42 Code of Conduct for Members of Council, Local Boards and Committees to expand the code's application to City-appointed members of local boards"

R-260323-018

Moved by Councillor Farmer

Seconded by Deputy Mayor Greig

"THAT By-law Numbers 2026-024, 2026-025, 2026-026, and 2026-027 be passed and enacted."

Carried.

22. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 8:26 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk