



Minutes

Owen Sound City Council

July 13, 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 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
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 5:30 p.m.

2. CALL FOR ADDITIONAL BUSINESS

2.a Councillor Koepke Re: Hottest Street Sale

2.b Mayor Boddy Re: Canada Day

3. DECLARATIONS OF INTEREST

3.a Councillor Farmer - Closed Session Agenda Item

Councillor Farmer declared a conflict of interest with an item on the Closed Session agenda.

3.b Mayor Boddy - Report CS-26-066 from the Director of Community Services Re: Request to Lease Two Additional Parking Spaces - Municipal Parking Area - 11th Street West

Mayor Boddy declared a conflict of interest with Item 11.a due to the Mayor having acted previously as the solicitor for the party making the request.

3.c Councillor Hamley - Correspondence Items 8 and 12 contained within Item 11.j - Correspondence Received which is Presented for the Information of Council

Councillor Hamley declared a conflict of interest with discussions arising out of correspondence items 8 and 12 contained within Item 11.j of the agenda, due to the Councillor's personal employment with the Government of Ontario.

4. CONFIRMATION OF THE COUNCIL MINUTES

4.a Minutes of the Special Council meeting held on June 15, 2026

4.b Minutes of the Regular Council meeting held on June 15, 2026

4.c Minutes of the Special Council meeting held on June 23, 2026

R-260713-001

Moved by Councillor Dodd

Seconded by Councillor Farmer

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

- 1. Special Council meeting held on June 15, 2026;**
- 2. Regular Council meeting held on June 15, 2026; and**
- 3. Special Council meeting held on June 23, 2026."**

Carried.

5. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

R-260713-002

Moved by Councillor Dodd

Seconded by Councillor Farmer

"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 Kristopher Stevens, Glassworks Development Co-operative Board President Re: Glassworks Village Official Plan and Rezoning Applications

Kristopher Stevens provided a PowerPoint presentation respecting Glassworks Development Co-operative's Official Plan Amendment and Zoning By-law Amendment applications for the property located at 1919 26th Street East, requesting Council's support for the proposed development and approval in principle of the planning applications.

Mayor Boddy advised that the applications would proceed through the planning process in accordance with provincial legislation and that Council does not have the authority to grant approval in principle.

8. PUBLIC FORUM

8.a Valerie Vanderwyk, resident of the Traditional Territory of the Haudenosaunee People (Six Nations of the Grand River, Haldimand Tract, Cayuga)

The Speaker expressed support for the Glassworks Village development, stating that the proposed development would support stable home ownership opportunities for Indigenous Peoples living off reserve and other low-income earners.

8.b Andrii Zvorygin, Owen Sound resident

The Speaker suggested relocating meal services in Owen Sound to the east side of the City, noting that many people experiencing homelessness are finding shelter closer to health services, County services, and public transit, and stating

that the relocation would help alleviate pressures on businesses, families, and public spaces in the River District.

8.c Doug Miller, Municipality of Meaford resident

The Speaker expressed support for the Glassworks Village development and requested City staff support and guidance to assist in advancing the proposed development.

8.d Doug Murdoch, Owen Sound resident

The Speaker inquired about the timeline for repairing and reopening the pedestrian pathway between 5th Avenue East and 4th Avenue East near St. Mary's Church and asked when the portion of the Stoney Orchard Trail currently located on private property would be rerouted.

The Director of Community Services advised that staff would follow up with Mr. Murdoch regarding the pedestrian pathway near St. Mary's Church and noted that, as part of the servicing of the adjacent development, the portion of the Stoney Orchard Trail located on the developer's property would be relocated to adjacent City-owned lands with the goal of minimizing disruption to trail users.

8.e Tamara Sargent, Owen Sound resident

The Speaker inquired about the decision to remove the public garbage receptacle in Carney's Lane in the River District and asked whether the potential impacts on individuals receiving meals from OSHaRE had been considered.

Mayor Boddy advised that the City Manager had already responded to the Speaker's inquiry by email.

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-26-060 from the Senior Planner Re: Recommendation Report - ZBA No. 58 for 1201 15th Avenue East (East Court Residences Apartments)

The Director of Community Services provided an overview of the report and responded to questions of Council.

R-260713-003

Moved by Councillor Farmer

"THAT in consideration of Staff Report CS-26-060, respecting proposed Zoning By-law Amendment No. 58 by Baker Planning Group (Caroline Baker) on behalf of Andpet Realty Limited (Peter Van Dolder) to permit an eight-storey apartment building with community lifestyle facilities on lands known as 1201 15th Avenue East, City Council:

- 1. In consideration of the staff reports, recommendations, technical reports, and oral and written submissions, including public and agency comments received, finds that the application is consistent with the Provincial Planning Statement, confirms to the goals and objectives of the City's Official Plan, and represents good planning;**
- 2. Directs staff to bring forward by-laws, and provide notice in accordance with Section 34 of the *Planning Act*, to:**
 - a. Pass Amendment No. 58 to the City's Zoning By-law 2010-078, as amended up to and including Amendment No. 56 (amending by-law 2025-079 being the last site-specific amendment); and**

b. Pass Amendment No. 58 to the City's Zoning By-law 2010-078, as amended up to and including Amendment No. 57 (amending by-law 2026-030 known as the 2026 Update); and

3. Authorizes the Chief Building Official and Director of Community Services to execute a Conditional Building Permit Agreement."

Carried.

10.b Report CR-26-064 from the Director of Corporate Services Re: Development Charge Exemption Request - 1201 15th Avenue East

The Director of Corporate Services provided an overview of the report and responded to questions of Council.

R-260713-004

Moved by Deputy Mayor Greig

"THAT in consideration of Staff Report CR-26-064 respecting an exemption request for development charges at 1201 15th Avenue East, City Council directs staff to administer and collect development charges in accordance with the *Development Charges Act, 1997* and the City's Development Charges By-law."

Carried.

10.c Report CS-26-070 from the Manager of Planning and Heritage Re: Request for Conditional Building Permit - 2125 16th Street East (Heritage Grove)

The Director of Community Services provided an overview of the report and responded to questions of Council.

R-260713-005

Moved by Councillor Koepke

"THAT in consideration of Staff Report CS-26-070 respecting a request by Villarboit (Owen Sound) HLP (Walter Hugo) on behalf of Heritage Grove Centre Inc. (Guery E Goyo) for a conditional building permit for lands municipally known as 2125 16th Street East, City Council directs staff to bring forward a by-law to authorize the Mayor and Clerk to execute a Conditional Building Permit Agreement, subject to the conditions outlined in the report, including the requirement for security."

Carried.

The Manager of Planning and Heritage left the meeting.

10.d Report OP-26-034 from the Manager of Public Works and Engineering Re: 16th Avenue and 20th Street East Sanitary Sewer Replacement Project Update

The Manager of Public Works and Engineering provided an overview of the report and responded to questions of Council.

R-260713-006

Moved by Deputy Mayor Greig

"THAT in consideration of Staff Report OP-26-034 respecting the 16th Avenue and 20th Street East Sanitary Sewer Replacement Project Update, City Council:

1. Approves the project budget increase of \$488,167.38, including the non-refundable allocation of HST; and

2. Authorizes the Purchasing Agent to execute Contract Change Orders for engineering and construction related activities deemed necessary to complete the project."

Carried.

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

Deputy Mayor Greig reported that Grey County Council:

- Approved the Municipality of West Grey's Official Plan.
- Received a report regarding the reintroduction of Grey Transit Route 5 from Owen Sound to Sauble Beach.
- Approved the minutes from the Urban Road and Roads Exchange Task Force meeting. The legal transfer of roads will take effect June 1, 2027, and will include updated 10-year transitional funding of \$11,261,020, traffic signal operational funding over five years of \$183,951, a one-time development charges transfer of \$3,302,921, and a one-time capital transfer of \$269,010 for the Harrison Park hill (Grey County Road 5). County Council also required that transitional funding payments be subject to a minimum annual increase of 5%.
- Approved a two-year renewal of the property lease for the Rural Ontario Medical Program (ROMP) medical student residence in Owen Sound. The lease fee of \$3,200 per month is paid by the ROMP. The City supports the residence by providing winter maintenance, garbage bag tags, internet access, and additional parking, if required. Over 90% of program participants have chosen to remain in the area to practice medicine.
- Approved an allocation of \$2.8 million to be included in the 2028 budget as an allowance for Conservation Authority levies.

In response to a question from Council regarding the implications of the roads transfer from Grey County, the City Manager advised that staff are planning to bring forward a report to Council on July 27, 2026.

R-260713-007

Moved by Deputy Mayor Greig

"THAT in consideration of the Verbal Report provided July 13, 2026 from Deputy Mayor Greig respecting Grey County Council, City Council receives the Verbal Report for information purposes."

Carried.

Having declared a conflict of interest with Item 11.a, Mayor Boddy left the Council Chambers. Deputy Mayor Greig assumed the position of Chair.

11. CONSENT AGENDA

11.a Report CS-26-066 from the Director of Community Services Re: Request to Lease Two Additional Parking Spaces - Municipal Parking Area - 11th Street West

R-260713-008

Moved by Councillor Dodd

"THAT in consideration of the items listed on the July 13, 2026 Consent Agenda, City Council approves the recommendation contained in Item 11.a being Staff Report CS-26-066 respecting a request to lease two additional parking spaces in the municipal parking area on 11th Street West."

Carried.

Mayor Boddy resumed the position of Chair.

- 11.b Report CR-26-066 from the Director of Corporate Services Re: Development Charges Reduction Program - Application Update
- 11.c Report CS-26-067 from the Director of Community Services Re: Request to Lease Lands to the West of 612 2nd Avenue East
- 11.d Report CR-26-042 from the Purchasing and Claims Coordinator Re: Contract Assignment of RFP-24-009 Parking Enforcement and Crossing Guard Services and RFP-24-003 Campground Security Services
- 11.e Report CR-26-072 from the Purchasing and Claims Coordinator Re: Approval of Non-Standard Procurement - Supply and Delivery of Two (2) Sidewalk Plows
- 11.f Minutes of Boards and Committees for Receipt Re: Bruce Grey Poverty Task Force meeting held on June 19, 2026
- 11.g Minutes of Boards and Committees for Receipt Re: Owen Sound Police Service Board meeting held on May 27, 2026

This item was pulled due to incorrect attachments being included with the minutes and will be brought forward at the next Council meeting on July 27, 2026.

- 11.h Minutes of Boards and Committees for Receipt Re: River District Board of Management meeting held on May 13, 2026
- 11.i Final approvals issued for the following Business Licences:
 - Maggas Sleep Toronto-Owen Sound, a CPAP therapy provider located at 945 3rd Avenue East
 - Expedia Cruises Owen Sound, a travel agency located at 843 2nd Avenue East
 - Tokyo Smoke Cannabis & Vapes, a cannabis and vape retailer located at 797 9th Avenue East, Suite 1
 - Platinum Taxi, a taxi company located at 945 3rd Avenue East, Unit 25
 - Papa John's Pizza, a take-out restaurant located at 1023 2nd Avenue East
 - Tree House Children's Clothing, a children's clothing store has relocated to 834 2nd Avenue East
 - Owen Sound Flowers, a flower store has relocated to 1350 16th Street East
 - Siddharth Vipulkumar Talati (Truzen Pharmacy Inc.) is the new owner of Shoppers Drug Mart located at 100 10th Street West
 - Hawker and Peddler Licence issued to the Owen Sound Agricultural Society for the Owen Sound Fall Fair from September 10-13, 2026
 - Annual Hawker and Peddler Licence issued to Marc LeBlanc to operate Trail Nutz Media, a mobile photography business

- 11.j Correspondence received which is presented for the information of Council
R-260713-009
Moved by Councillor Dodd

"THAT in consideration of the items listed on the July 13, 2026 Consent Agenda, City Council:

- 1. Receives Items 11.b, 11.c, 11.d, 11.e, 11.f, 11.h, 11.i and 11.j; and**

2. Approves the recommendations contained in Items 11.b to 11.e."

Carried.

Councillor Hamley declared a conflict of interest at this time with discussions arising out of an item on the correspondence package due to his employment with the Government of Ontario and left the Council Chambers.

R-260713-010

Moved by Councillor Kukreja

"THAT in consideration of correspondence received on the July 13, 2026 Consent Agenda respecting sustainable provincial grant funding for fire services in Ontario, City Council:

- 1. Supports the resolution from the Municipality of South Huron; and**
- 2. Directs staff to send this resolution to the Premier of Ontario, the Minister of the Solicitor General, the Minister of Infrastructure, the Minister of Municipal Affairs and Housing, the Ontario Association of Fire Chiefs, the Ontario Professional Fire Fighters Association, the Ontario Volunteer Fire Fighters Association, the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), and the Municipality of South Huron."**

Carried.

Councillor Hamley returned to the Council Chambers.

Councillor Dodd left the Council Chambers.

Councillor Hamley declared a conflict of interest at this time with discussions arising out of an item on the correspondence package due to his employment with the Government of Ontario and left the Council Chambers.

R-260713-011

Moved by Councillor Kukreja

"THAT in consideration of correspondence received on the July 13, 2026 Consent Agenda respecting heads and beds payment-in-lieu of taxes program, City Council:

- 1. Supports the resolution from the Town of Penetanguishene; and**
- 2. Directs staff to send this resolution to the Town of Penetanguishene to express Council's interest in participating in a collective discussion with affected municipalities on this matter."**

Carried.

Councillor Hamley returned to the Council Chambers.

Councillor Dodd returned to the Council Chambers.

12. COMMITTEE MINUTES WITH RECOMMENDATIONS FOR APPROVAL

12.a Minutes of the Community Services Committee meeting held on June 24, 2026

R-260713-012

Moved by Councillor Koepke

"THAT the minutes of the Community Services Committee meeting held on June 24, 2026 be received and the recommendations contained therein be approved, save and except Resolution Nos. CS-260624-002 and CS-260624-009."

Carried.

R-260713-013
Moved by Councillor Merton

"THAT in consideration of Resolution No. CS-260624-002 from the June 24, 2026 Community Services Committee minutes respecting Staff Report CS-26-023, Agreement to Pilot a Community Impact Lab, City Council postpones Resolution No. CS-260624-002 to the Regular Council meeting on September 14, 2026."

Carried.

R-260713-014d
Moved by Deputy Mayor Greig

"THAT in consideration of Resolution No. CS-260624-009 from the June 24, 2026 Community Services Committee minutes respecting Staff Report CS-26-063, Harrison Park Marker Tree Update - Ecological Restoration and Cultural Recognition, City Council receives the report for information purposes."

Prior to a vote on the motion, Councillor Farmer requested a recorded vote:

	In Favour	Opposed
Councillor Dodd		X
Councillor Farmer		X
Councillor Hamley		X
Councillor Koepke		X
Councillor Kukreja		X
Councillor Merton		X
Councillor Middlebro'	X	
Deputy Mayor Greig	X	
Mayor Boddy		X

The resolution was defeated with two (2) votes in favour and seven (7) votes opposed.

R-260713-015
Moved by Councillor Koepke

"THAT in consideration of Resolution No. CS-260624-009 from the June 24, 2026 Community Services Committee minutes respecting Staff Report CS-26-063, Harrison Park Marker Tree Update - Ecological Restoration and Cultural Recognition, City Council approves an allocation of an additional \$16,500 to this project from the Parkland Reserve Fund."

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 Hottest Street Sale

Councillor Koepke congratulated staff on the successful organization of the Hottest Street Sale event held on Saturday, July 11, 2026, and recognized the promotion of the River District.

Councillor Farmer added that the event provided an opportunity for children to move freely and contribute to the activation of the River District.

15.b Canada Day

Mayor Boddy congratulated staff on the successful organization of the Canada Day celebrations held on June 30 and July 1, 2026 at Kelso Beach at Nawash Park.

16. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT

R-260713-016

Moved by Councillor Dodd

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

Carried.

FORMAL SESSION

17. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE

R-260713-017

Moved by Councillor Dodd

Seconded by Councillor Farmer

"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

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-260713-018

Moved by Councillor Dodd

Seconded by Councillor Farmer

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

- 1. Minutes of the Closed Session of the Regular Council meeting held on May 25, 2026;**
- 2. Three matters regarding labour relations or employee negotiations respecting CUPE 1189-00 Inside Workers, CUPE 1189-01 Outside Workers, and the Owen Sound Professional Firefighters Association;**
- 3. One matter regarding litigation or potential litigation affecting the municipality respecting a City project;**
- 4. One matter regarding a position, plan, procedure, criteria, or instruction to be applied to negotiations, and a proposed disposition of land by the municipality respecting property on 23rd Street East;**

5. One matter regarding litigation or potential litigation respecting insurance claims;
6. One matter regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and a position, plan, procedure, criteria, or instruction to be applied to negotiations respecting consultation requirements; and
7. One matter regarding personal matters about an identifiable individual, including municipal employees and labour relations or employee negotiations respecting staffing."

Carried.

Council moved into the Closed Session at 7:31 p.m.

20. REPORTING OUT OF CLOSED SESSION

Mayor Boddy advised that Council returned to the open session at 8:59 p.m. All Council members were present along with the City Manager, City Clerk, and Deputy Clerk.

During the Closed Session, City Council:

- Reviewed minutes of the Closed Session of the Regular Council meeting held on May 25, 2026;
- Discussed three matters regarding labour relations or employee negotiations respecting CUPE 1189-00 Inside Workers, CUPE 1189-01 Outside Workers, and the Owen Sound Professional Firefighters Association, and direction was provided to staff;
- Discussed one matter regarding litigation or potential litigation affecting the municipality respecting a City project, and no direction was provided;
- Discussed one matter regarding a position, plan, procedure, criteria, or instruction to be applied to negotiations, and a proposed disposition of land by the municipality respecting property on 23rd Street East, and direction was provided to staff and the City Solicitor;
- Discussed one matter regarding litigation or potential litigation respecting insurance claims, and no direction was provided;
- Discussed one matter regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and a position, plan, procedure, criteria, or instruction to be applied to negotiations respecting consultation requirements, and no direction was provided; and
- Discussed one matter regarding personal matters about an identifiable individual, including municipal employees and labour relations or employee negotiations respecting staffing, and direction was provided to staff.

21. BY-LAWS

21.a By-law No. 2026-078

"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 13th day of July, 2026"

21.b By-law No. 2026-079

"A By-law to amend Encroachment By-law No. 2020-100 to include provisions for the refurbishment of approved encroachments"

21.c By-law No. 2026-080

"A By-law to amend Delegation of Powers and Duties By-law No. 2014-109 to provide staff with the authority to approve encroachments and to update purchasing delegations"

21.d By-law No. 2026-081

"A By-law to amend Fees and Charges By-law No. 2026-067 to establish fees for encroachment refurbishments"

21.e By-law No. 2026-082

"A By-law to authorize the Mayor and Clerk to execute an agreement with The Ice Box St. Thomas Ltd., respecting the operation of a food concession at the Julie McArthur Regional Recreation Centre in accordance with RFT-26-002"

21.f By-law No. 2026-083

"A By-law to authorize the Mayor and Clerk to execute Licence C0319076 with His Majesty the King in right of Canada as represented by the Minister of Transport respecting derby camping areas"

21.g By-law No. 2026-084

"A By-law to adopt Procurement Policy AF009 and repeal By-law No. 2020-002, respecting the procurement of goods and services"

21.h By-law No. 2026-085

"A By-law to authorize the Mayor and Clerk to execute all documents necessary to complete the transfer of land located at 2181, 2207 and 2229 8th Avenue East to the Owen Sound Municipal Non-Profit Housing Corporation"

21.i By-law No. 2026-086

"A By-law to authorize the Mayor and Clerk to execute an agreement with The Corporation of the County of Grey, respecting winter maintenance (2025-2030)"

21.j By-law No. 2026-087

"A By-law to amend Zoning By-law No. 2010-078, respecting lands located at 1201 15th Avenue East (ZBA No. 58)"

21.k By-law No. 2026-088

"A By-law to amend Zoning By-law No. 2010-078, respecting lands located at 1201 15th Avenue East following the coming into force of City By-law No. 2026-030 (ZBA No. 58)"

R-260713-019

Moved by Councillor Dodd

Seconded by Councillor Farmer

"THAT By-law Numbers 2026-078, 2026-079, 2026-080, 2026-081, 2026-082, 2026-083, 2026-084, 2026-085, 2026-086, 2026-087, and 2026-088 be passed and enacted."

Carried.

22. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 9:02 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk