



Agenda
Owen Sound City Council

November 24, 2025

5:30 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

The public can attend meetings in person. Meetings will be livestreamed to the City's Council and Committees webpage and can be viewed live on Rogers Cable TV or the Rogers TV Website. If there are technical issues with the livestream that cannot be fixed within 15 minutes, the meeting will continue, and a recording will be available later on the webpage or by contacting the City Clerk. People who cannot attend the meeting in person for Public Forum should send their comments to the City Clerk one business day before the meeting. These comments will be shared with members and included in the updated agenda.

Pages

- 1. CALL TO ORDER**
- 2. CALL FOR ADDITIONAL BUSINESS**
- 3. DECLARATIONS OF INTEREST**
- 4. CONFIRMATION OF THE COUNCIL MINUTES**
 - 4.a Minutes of the Closed Session of the Regular Council meeting held on October 6, 2025
 - 4.b Minutes of the Closed Session of the Special Council meeting held on October 27, 2025
 - 4.c Minutes of the Regular Council meeting held on November 10, 2025
- 5. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE**

COMMITTEE OF THE WHOLE
- 6. PUBLIC MEETINGS**

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6.a	Official Plan Amendment (OPA) No. 14 - Official Plan Update (Section 17 of the Planning Act), Zoning By-law Amendment (ZBA) No. 57- Zoning By-law Update, and Urban Design Directions Development	12
1.	Mayor declares the Public Meeting open	
2.	Announcement by the Mayor	
3.	Public Meeting:	
a.	Comments and notice from the City Clerk	
b.	Presentation from Dave Aston, MHBC Planning	
c.	Comments from the Public	
4.	Mayor declares the Public Meeting closed	
7.	DEPUTATIONS AND PRESENTATIONS	
7.a	Presentation from the City Manager Re: City Manager's Update	90
8.	PUBLIC FORUM	
9.	CORRESPONDENCE RECEIVED FOR WHICH DIRECTION OF COUNCIL IS REQUIRED	
	There are no correspondence items being presented for consideration.	
10.	REPORTS OF CITY STAFF	
10.a	Report CR-25-139 from the City Clerk Re: Noise Permit Request - Harbour West Development (former BCK site) - 1144 1st Avenue West	98
10.b	Verbal Report from the Deputy Mayor Re: Grey County Council	
11.	CONSENT AGENDA	
11.a	Report CM-25-034 from the Senior Manager of Strategic Initiatives and Operational Effectiveness Re: Community Open House 2025 Post-Event Information	105
11.b	Report CR-25-137 from the Deputy Clerk Re: Lottery Licence for Sydenham Sportsmen's Association	119
11.c	Final approvals issued for the following Business Licences:	
	- Mind Revitalized, a home based counselling service located at 760 9th Street East - Crowns and Fades by Jamie Wilder, a hair salon has relocated to 1045 2nd Avenue East - Hawker and Peddler Licence issued to The Artisans Holiday Show & Sale at the Bayshore Community Centre from December 5 to 7, 2025	
11.d	Correspondence received which is presented for the information of Council	122

- 12. COMMITTEE MINUTES WITH RECOMMENDATIONS FOR APPROVAL**
- | | | |
|------|---|-----|
| 12.a | Minutes of the Corporate Services Committee meeting held on November 6, 2025 | 147 |
| 12.b | Minutes of the Service Review Implementation Ad Hoc Committee meeting held on November 12, 2025 | 151 |
| 12.c | Minutes of the Community Services Committee meeting held on November 19, 2025 | 155 |
| 12.d | Minutes of the Operations Committee meeting held on November 20, 2025 | 162 |
- 13. MATTERS POSTPONED**
- There are no postponed matters.
- 14. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN**
- 14.a Motion for Which Notice was Previously Given by Mayor Boddy at the November 10, 2025 Regular Council Meeting Re: Volunteer of the Year Award
- "THAT City Council names the Owen Sound Volunteer of the Year Award after distinguished City community builder, Jan Chamberlain."
- 15. DISCUSSION OF ADDITIONAL BUSINESS**
- 16. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT**
- FORMAL SESSION**
- 17. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE**
- 18. NOTICES OF MOTION**
- 19. MOTION TO MOVE INTO CLOSED SESSION**
- "THAT City Council now move into 'Closed Session' to consider:
- a. Minutes of the Closed Session of the Regular Council meeting held on November 10, 2025;
 - b. One matter regarding a position, plan, procedure, criteria, or instruction to be applied to negotiations respecting the Rice House (846-848 1st Avenue West);
 - c. One matter regarding a position, plan, procedure, criteria, or instruction to be applied to negotiations respecting the former CN Station (1155 1st Avenue West); and
 - d. One matter regarding personal matters about identifiable individuals respecting board and committee public appointments."
- 20. REPORTING OUT OF CLOSED SESSION**

21. BY-LAWS

21.a By-law No. 2025-127

"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 24th day of November, 2025"

21.b By-law No. 2025-128

"A By-law to authorize the Mayor and Clerk to execute a Loan Agreement with Grey Roots Museum & Archives, respecting components of the City's 1921 clock tower"

21.c By-law No. 2025-129

"A By-law to authorize the Mayor and Clerk to execute a Transfer Payment Agreement with the King in right of Ontario, as represented by the Minister of Sport, respecting upgrades to the J.D. McArthur Arena at the Harry Lumley Bayshore Community Centre"

22. ADJOURNMENT



Minutes

Owen Sound City Council

November 10, 2025

City Hall - 808 2nd Avenue East - Council Chambers

5:30 p.m.

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
Lara Widdifield, Director of Public Works and Engineering
Michelle Palmer, Senior Manager of Strategic Initiatives and Operational Effectiveness
Briana Bloomfield, City Clerk
Staci Landry, Deputy Clerk

1. CALL TO ORDER

Mayor Boddy called the meeting to order at 5:30 p.m.

Mayor Boddy acknowledged National Indigenous Veterans Day on November 8th and Remembrance Day on November 11th.

2. CALL FOR ADDITIONAL BUSINESS

2.a Councillor Dodd Re: Upcoming Events

2.b Mayor Boddy Re: Mayor's Update

3. DECLARATIONS OF INTEREST

3.a Councillor Hamley - Correspondence Item 9 contained within Item 11.i - Correspondence Received which is Presented for the Information of Council

Councillor Hamley declared a conflict of interest with discussions arising out of correspondence item 9 contained within Item 11.i of the agenda, due to his personal employment with the Government of Ontario.

4. CONFIRMATION OF THE COUNCIL MINUTES

4.a Minutes of the Special Council meeting held on October 27, 2025

4.b Minutes of the Regular Council meeting held on October 27, 2025

R-251110-001

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 October 27, 2025; and**
- 2. Regular Council meeting held on October 27, 2025."**

Carried.

5. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

R-241110-002

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 question period, 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 Brandon Downing, Manager of Health, Fitness & Aquatics and Sarah Cowley, Chief Executive Officer of the YMCA of Owen Sound Grey Bruce
Re: Annual Report

Mr. Downing and Ms. Cowley provided a PowerPoint presentation highlighting the positive impacts of the partnership between the YMCA and the City of Owen Sound, along with an overview of the financial investments made in the Julie McArthur Regional Recreation Centre since its opening in June 2012. Mr. Downing also provided an overview of the YMCA's financial assistance program, its charitable community impact, and its economic and community impact. Lastly, Mr. Downing outlined the capital improvements planned for 2027 and 2028.

In response to a question from Council, Ms. Cowley advised that the YMCA hosted a Georgian College co-op student during the past term who assisted them with their mechanical systems. Ms. Cowley reported that the placement was successful.

In response to a question from Council, Mr. Downing noted that, in addition to active members, there are day pass users that also access YMCA programs. Mr. Downing highlighted the YMCA's partnership with Owen Sound District Secondary School, which allows gym classes to participate in YMCA programming. Ms. Cowley added that, for the first time, the YMCA is now offering swimming lessons seven days a week.

In response to a question from Council, Mr. Downing advised that the YMCA's Marketing and Communications Team develops promotional materials for their Partner Days. These materials are shared with City communications staff, who then distribute them through the City's social media channels and website.

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 Murray Beech, Owen Sound resident

Mr. Beech provided comments respecting global warming.

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 Verbal Report from the Deputy Mayor Re: Grey County Council

Mayor Boddy noted that there has been no Grey County Council meeting since the last update.

11. CONSENT AGENDA

11.a Report CS-25-117 from the Manager of Planning and Heritage Re: Extension Request for Draft Plan of Subdivision - Telfer Creek 42T-19501

11.b Report CM-25-035 from the Senior Manager of Strategic Initiatives and Operational Effectiveness Re: Temporary Loan of Artifacts (Bells, Clock Face, and Clock Mechanism) to Grey Roots Museum & Archives

11.c Minutes of Boards and Committees for Receipt Re: Owen Sound & North Grey Union Public Library Board meetings held on May 22, 2025 and June 26, 2025

11.d Minutes of Boards and Committees for Receipt Re: Grey Sauble Conservation Authority Board meeting held on September 24, 2025

11.e Minutes of Boards and Committees for Receipt Re: Owen Sound Police Service Board meeting held on September 24, 2025

11.f Final approvals issued for the following Business Licences:

- Baby's Way Boutique, a baby clothing and accessory store located at 277 10th Street East
- River Tech Source, a cell phone and computer accessories and repair shop located at 149 8th Street East
- 1001227455 Ontario Inc. is the new owner of Esso, a gas station at 1510 9th Avenue East
- Mohit Prajapati and 1001309390 Ontario Inc. are the new owners of Stacked Pancake & Breakfast House, a restaurant located at 1660 20th Avenue East
- Krumbliss, a home based microbakery located at 452 13th Street West
- Hawker and Peddler Licence issued to Cirque Entertainment III LLC to operate The Paranormal Cirque at Heritage Place Mall from October 24 to November 2, 2025
- Annual Hawker and Peddler Licence issued to Michelle Boyce to operate Beyond Snapshots Action Photography, a photography business

11.g Final approvals issued to the owner(s) of the following Short-Term Rental locations:

- 269 5th Street East
- 301 5th Street East

- 300 2nd Avenue East
- 645 10th Street East
- 550 3rd Street West

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

- Canadian Premature Babies Foundation for World Prematurity Day

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

R-241110-003

Moved by Councillor Dodd

"THAT in consideration of the items listed on the November 10, 2025 Consent Agenda, City Council:

- 1. Receives Items 11.b to 11.i; and**
- 2. Approves the recommendation contained in Item 11.b."**

Carried.

R-251110-004

Moved by Councillor Dodd

"THAT in consideration of Item 11.a on the November 10, 2025 Consent Agenda, City Council approves the recommendation contained in Item 11.a."

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

There were no motions for which notice was previously given.

15. DISCUSSION OF ADDITIONAL BUSINESS

15.a Upcoming Events

Councillor Dodd noted several upcoming events in the month of November, including:

- 75th Anniversary of Christmas tree sales by the Kiwanis Club beginning Friday, November 14.
- 80th Anniversary of the Santa Claus Parade on Saturday, November 15 at 5:00 p.m., followed by the Festival of Northern Lights opening ceremony.
- Holiday Magic and Sick Shot Ball Hockey Tournament in the River District on Saturday, November 15.

15.b Mayor's Update

Mayor Boddy noted that the CBC News Morning Live with Heather Hiscox broadcast from City Hall can be viewed on the CBC News [YouTube page](#). Mayor Boddy wished Ms. Hiscox luck with her future endeavours.

Mayor Boddy advised that he attended the National Indigenous Veterans Day ceremony at the Gichi-Name Wiikwedong Reconciliation Garden on November 8.

Mayor Boddy noted the upcoming Remembrance Day ceremony at the Cenotaph on November 11 at 11:00 a.m.

Mayor Boddy advised that the City is recruiting public members for several of its committees, with applications being accepted until November 17.

At this time, Council discussed correspondence item 9 contained within Item 11.i of the agenda. Councillor Hamley declared a conflict of interest with the discussion due to his employment with the Government of Ontario and left the Council Chambers.

R-251110-005

Moved by Councillor Farmer

"THAT in consideration of correspondence received on the November 10, 2025 Consent Agenda respecting a State of Emergency on Mental Health, Homelessness, and Addictions, City Council:

- 1. Supports the resolution passed by Niagara Region to advocate for:**
 - a. The province to support a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness, and opioid addiction; and**
 - b. Provincial funding to address identified gaps in programs and services contributing to the state of emergency including affordable housing, supportive housing, addictions treatment, and mental health supports for vulnerable populations; and**
- 2. Directs staff to send this resolution to the Honourable Doug Ford, Premier of Ontario, the Honourable Sylvia Jones, Minister of Health, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, the Honourable Michael Parsa, Minister of Children, Community and Social Services, Paul Vickers, MPP for Bruce-Grey-Owen Sound, Grey County Council, Niagara Region, the Community Safety and Well-Being Plan Advisory Committee, and the Association of Municipalities of Ontario."**

Carried.

Councillor Hamley returned to his chair.

16. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT

R-241110-006

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-241110-007

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 question period, 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

Mayor Boddy relinquished the position of Chair so that he could present a Notice of Motion. Deputy Mayor Greig assumed the position of Chair.

18.a Mayor Boddy Re: Volunteer of the Year Award

Mayor Boddy presented the following Notice of Motion that was supported by Councillor Dodd:

"THAT City Council names the Owen Sound Volunteer of the Year Award after distinguished City community builder, Jan Chamberlain."

Mayor Boddy resumed the position of Chair.

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-241110-008

Moved by Councillor Dodd

Seconded by Councillor Farmer

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

- a. Minutes of the Closed Session of the Regular Council meeting held on October 6, 2025;**
- b. Minutes of the Closed Session of the Special Council meeting held on October 27, 2025; and**
- c. One matter regarding personal matters about an identifiable individual and advice that is subject to solicitor-client privilege, including communications necessary for that purpose respecting land on 28th Avenue East."**

Carried.

Council moved into the Closed Session at 6:42 p.m.

20. REPORTING OUT OF CLOSED SESSION

Mayor Boddy advised that Council returned to the open session at 6:57 p.m. All Council members and staff listed above were present except for the Director of Corporate Services and the Senior Manager of Strategic Initiatives and Operational Effectiveness.

During Closed Session, City Council:

- Reviewed minutes of the Closed Session of the Regular Council meeting held on October 6, 2025;
- Reviewed minutes of the Closed Session of the Special Council meeting held on October 27, 2025; and
- Discussed one matter regarding personal matters about an identifiable individual and advice that is subject to solicitor-client privilege, including communications necessary for that purpose respecting land on 28th Avenue East, and no direction was provided.

21. BY-LAWS

21.a By-law No. 2025-121

"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 10th day of November, 2025"

21.b By-law No. 2025-122

"A By-law to adopt the City's comprehensive 2025 Asset Management Plan"

21.c By-law No. 2025-123

"A By-law to adopt Asset Management Policy AF019"

21.d By-law No. 2025-124

"A By-law to adopt Electronic Signature Policy AF011"

21.e By-law No. 2025-125

"A By-law to authorize the Mayor and Clerk to execute an Encroachment Agreement with Skyline Retail Real Estate Holdings Inc., respecting a bus shelter at 1183 16th Street East"

R-241110-009

Moved by Councillor Dodd

Seconded by Councillor Farmer

"THAT By-law Numbers 2025-121, 2025-122, 2025-123, 2025-124, and 2025-125 be passed and enacted."

Carried.

22. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 6:58 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk

Take notice that the Council of The Corporation of the City of Owen Sound will hold a public meeting on November 24, 2025 at 5:30 p.m., in the Council Chambers of the City of Owen Sound to consider a proposed City-initiated Official Plan Amendment pursuant to Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act").

Purpose and Effect:

The purpose of the Official Plan Amendment is to implement the recommendations resulting from the Official Plan Review program, which was undertaken in 2025. The Amendment implements applicable policy from updates to the *Planning Act*, R.S.O. 1990, c. P.13, Provincial Planning Statement, as well as to the County of Grey Official Plan.

The effect of the Official Plan Amendment is to restructure sections within the Official Plan, revise and update policies associated with land uses, parkland, employment areas, affordable housing, and various housekeeping matters within the Official Plan.

Related Application: Zoning By-law Amendment No. 57 which proposes to implement Official Plan Amendment No. 14.

Property Description:

A key map has not been provided because the Official Plan affects all lands within the municipal boundaries of the City of Owen Sound.

Public Meeting:

Date: Monday, November 24, 2025
Time: 5:30 p.m.
Location: City Hall, Council Chambers
808 2nd Avenue East, Owen Sound

Public Comments/Record:

Any person may participate in the public meeting and/or make written or oral submissions either in support of or in opposition to the proposed Official Plan Amendment. All submissions will form part of the public record.

Written comments may be submitted to Briana Bloomfield, City Clerk as follows:

Electronic Mail: notice@owensound.ca

Regular Mail: 808 2nd Avenue East, Owen Sound, ON N4K 2H4

If you wish to participate in the public meeting electronically, you must contact the City Clerk by Friday, November 21, 2025, at 4:30 p.m. at bbloomfield@owensound.ca or 519-376-4440 ext. 1247 to be registered to participate in the public meeting.

To ensure that your comments are clearly understood and received prior to Council making a decision, you are strongly encouraged to submit written comments prior to the public meeting even if you intend to attend the public meeting.

Personal information is collected under the authority of the Planning Act. The information collected will be used to complete the Official Plan Amendment process and will form part of the public record. Questions about this collection should be addressed to Briana Bloomfield, City Clerk.

Additional Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of The Corporation of the City of Owen Sound to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of The Corporation of the City of Owen Sound on the proposed Official Plan Amendment, you must make a written request to The Corporation of the City of Owen Sound at the address noted below.

For more information about this matter, including information about appeal rights, or to inspect additional materials related to the proposed Official Plan Amendment, please contact **Sabine Robart**, Planning Division by email at planning@owensound.ca or telephone at 519-376-4440 ext. 1236 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the proposed Official Plan Amendment is available on the website together with background studies, reports, and discussion papers at OurCity.OwenSound.ca/Planning.

The public meeting and all Council proceedings can be viewed live on Rogers Cable TV or the [Rogers TV Website](http://RogersTVWebsite) or viewed during and after the meeting on the City’s Council and Committees webpage at www.owensound.ca/meetings.

Notice Date: October 30, 2025

Staci Landry
Deputy Clerk
The Corporation of the City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca



Take notice that the Council of The Corporation of the City of Owen Sound has initiated an application for a Zoning By-law Amendment, being an application to amend Comprehensive Zoning By-law 2010-078, as amended pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act"). This application is deemed to be a complete submission under Section 34(10.4) of the Planning Act.

Take notice that the Council of The Corporation of the City of Owen Sound will hold a public meeting to consider Zoning By-law Amendment No. 57 on November 24, 2025 at 5:30 p.m., in the Council Chambers of the City of Owen Sound, in accordance with Section 34 of the Planning Act.

Purpose and Effect:

The purpose of the application is to implement the recommendations resulting from the Zoning By-law Review program, which was undertaken in 2025. The Amendment implements applicable policy from updates to the *Planning Act*, R.S.O. 1990, c. P.13, Provincial Planning Statement, the County of Grey Official Plan, and proposed amendments to the City of Owen Sound Official Plan (Official Plan Amendment No. 14).

The effect of the application is to revise and update various sections of the Zoning By-law (2010-078, as amended), including definitions, general provisions, use and development standards for various zones, and the general format, zone structure, and Schedules.

Property Description:

A key map has not been provided because the Zoning By-law (2010-078, as amended) affects all lands within the municipal boundaries of the City of Owen Sound.

Public Meeting:

Date: Monday, November 24, 2025

Time: 5:30 p.m.

Location: City Hall, Council Chambers
808 2nd Avenue East, Owen Sound

Public Comments/Record:

Any person may participate in the public meeting and/or make written or oral submissions either in support of or in opposition to the proposed Zoning By-law Amendment. All submissions will form part of the public record.

Written comments may be submitted to Briana Bloomfield, City Clerk as follows:

Electronic Mail: notice@owensound.ca

Regular Mail: 808 2nd Avenue East, Owen Sound, ON N4K 2H4

If you wish to participate in the public meeting electronically, you must contact the City Clerk by Friday, November 21, 2025, at 4:30 p.m. at bbloomfield@owensound.ca or 519-376-4440 ext. 1247 to be registered to participate in the public meeting.

To ensure that your comments are clearly understood and received prior to Council making a decision, you are strongly encouraged to submit written comments prior to the public meeting even if you intend to attend the public meeting.

Personal information is collected under the authority of the Planning Act. 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 Briana Bloomfield, City Clerk.

Additional Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of The Corporation of the City of Owen Sound to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of The Corporation of the City of Owen Sound on the proposed Zoning By-law Amendment, you must make a written request to The Corporation of the City of Owen Sound at the address noted below.

For more information about this matter, including information about appeal rights, or to inspect additional materials related to the proposed Zoning By-law Amendment, please contact **Sabine Robart**, Planning Division by email at planning@owensound.ca or telephone at 519-376-4440 ext. 1236 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the proposed Zoning By-law Amendment is available on the website together with background studies, reports, and discussion papers at OurCity.OwenSound.ca/Planning.

The public meeting and all Council proceedings can be viewed live on Rogers Cable TV or the [Rogers TV Website](#) or viewed during and after the meeting on the City’s Council and Committees webpage at www.owensound.ca/meetings.

Notice Date: October 30, 2025

Staci Landry
Deputy Clerk
The Corporation of the City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca



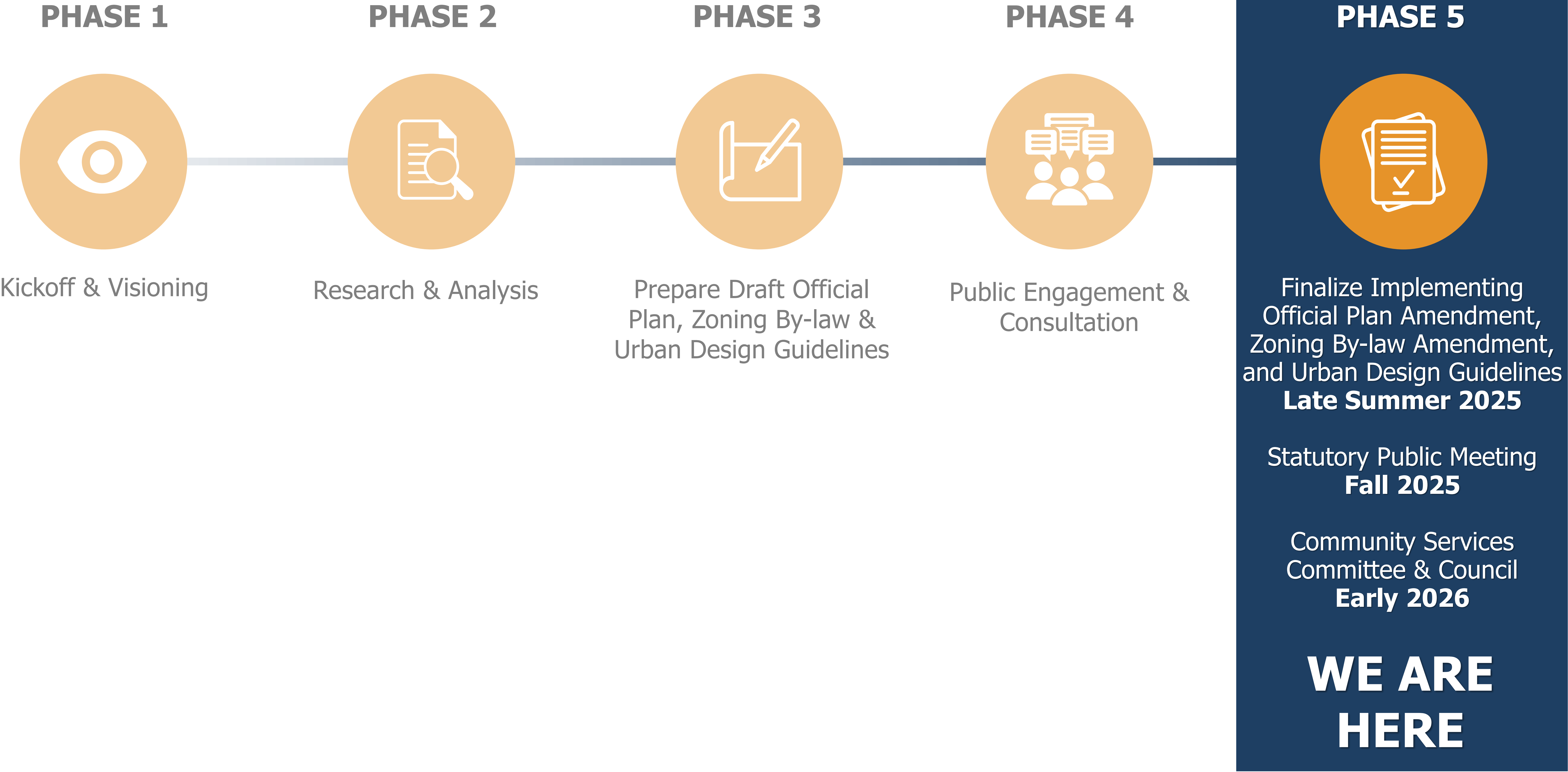
City of Owen Sound

Official Plan Review, Zoning By-law Review, & Urban Design Directions Development

Public Meeting
November 24, 2025

City of Owen Sound Official Plan Review, Zoning By-law Review, & Urban Design Guidelines Development

Project Timeline



City of Owen Sound Official Plan Review

Purpose

Purpose of the Official Plan

The City’s Official Plan (OP) guides long-term decisions that relate to **land use planning and development**. The OP is an important tool that supports our City’s vision of a **vibrant and thriving community** that offers high-quality amenities surrounded by unique natural heritage features.

Purpose of the Official Plan Review

Under the Planning Act, Official Plans **must be updated every 5 years** after the last comprehensive amendment. Municipalities are also required to complete a Provincial Plan conformity exercise as provincial plans are updated.

The City’s Official Plan was reviewed and updated comprehensively in 2021, and the new Official Plan was approved in 2022.

- This review fulfils the 5-year update and Provincial conformity requirements following updates to:
- The Planning Act
 - The 2024 Provincial Planning Statement
 - The Grey County Official Plan

The Official Plan Amendments affect all lands within the City of Owen Sound.

A copy of the proposed Official Plan Amendment to implement the Official Plan Review is available for review on the project’s OurCity page.

City of Owen Sound Official Plan Review

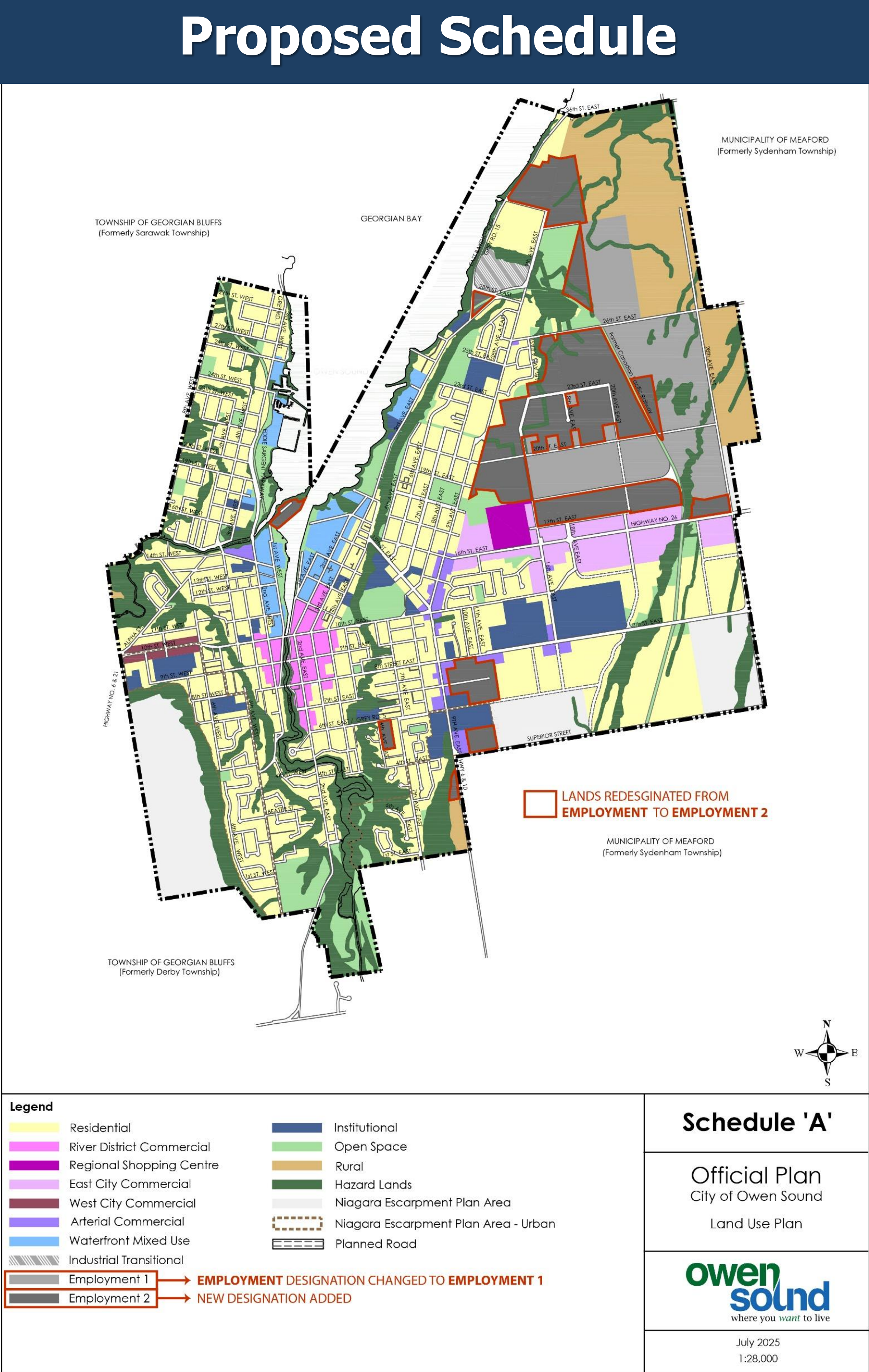
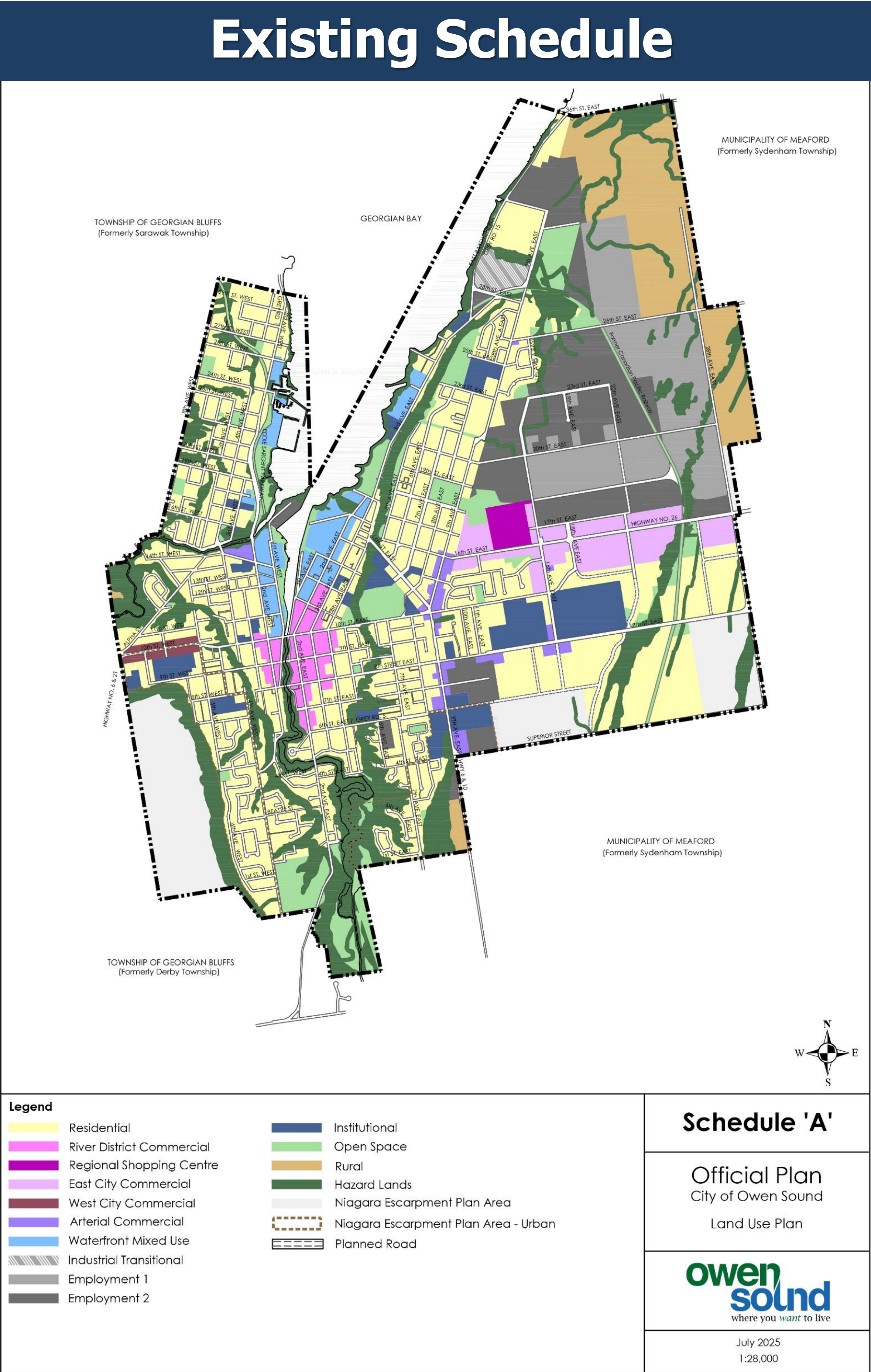
Proposed Updates

Official Plan policy updates include the following:

- ✓ Introduce a new Employment land use framework including the Employment 1 and Employment 2 designation.
- ✓ Update the Retail Market Study requirements in the East City Commercial designation
- ✓ Minor Policy Updates:
 - Update affordable housing policies in accordance with the Grey County Official Plan
 - Update the Environment Policies in accordance with the Grey County Official Plan
 - Update the servicing policies of the Sydenham Heights Planning Area
 - Allow schools and daycare centres in residential designations, revised pre-consultation requirements, revised site plan requirements, permit minor zoning by-laws, update cash-in-lieu of parkland requirements and references to the Provincial Planning Statement

City of Owen Sound Official Plan Review

Proposed Schedule A



City of Owen Sound Official Plan Review

Proposed Schedule A1

Existing Schedule



Legend

- Planning Area Boundary
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Arterial Commercial
- Industrial
- Open Space
- Hazard Land

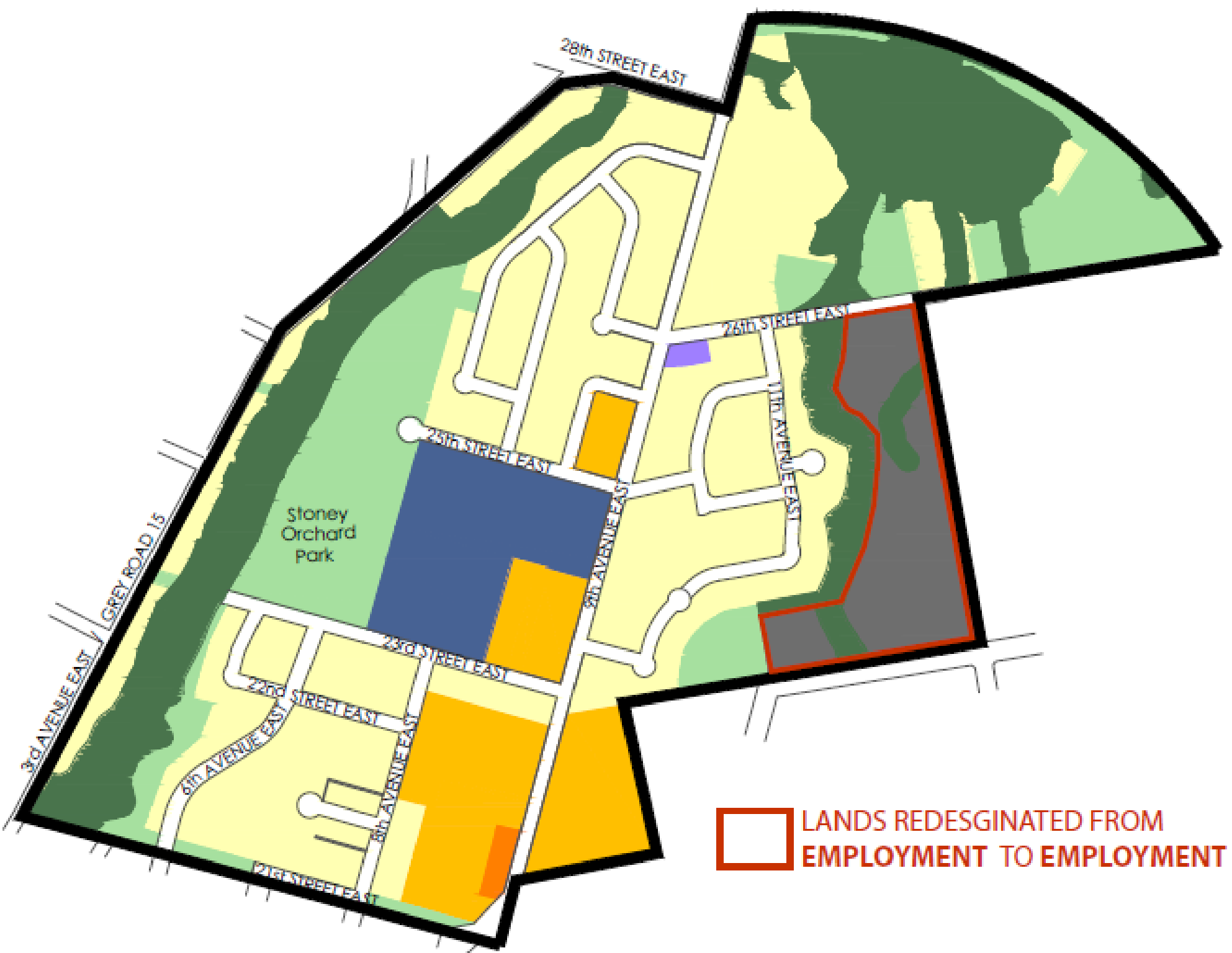
Schedule 'A1'

Official Plan
City of Owen Sound
East Bluffs Planning Area
Land Use Plan



May 2021
1:10,000

Proposed Schedule



LANDS REDESIGNATED FROM
EMPLOYMENT 2 TO EMPLOYMENT 2

Legend

- Planning Area Boundary
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Arterial Commercial
- Employment 2
- Open Space
- Hazard Land

NEW DESIGNATION ADDED

Schedule 'A1'

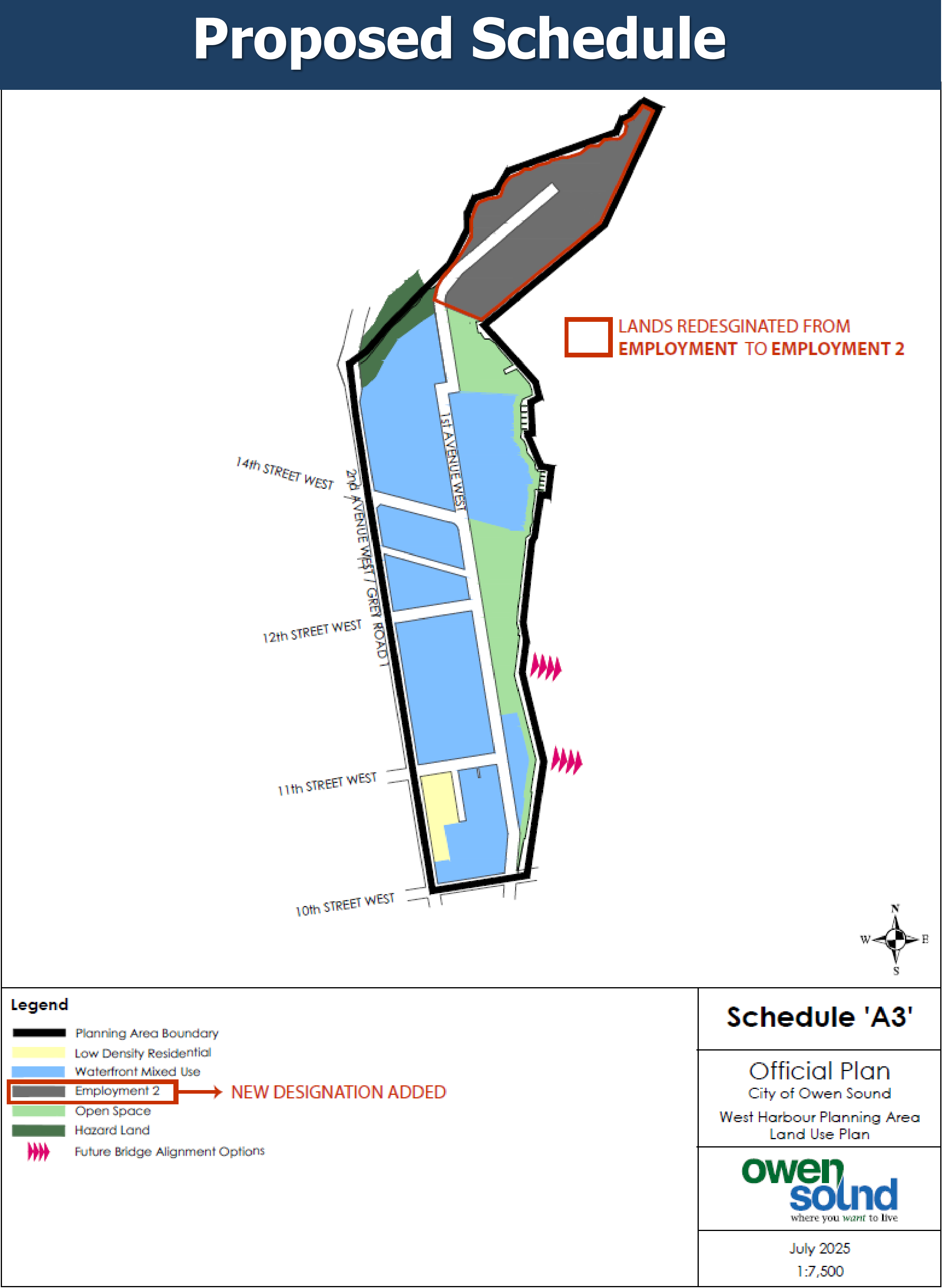
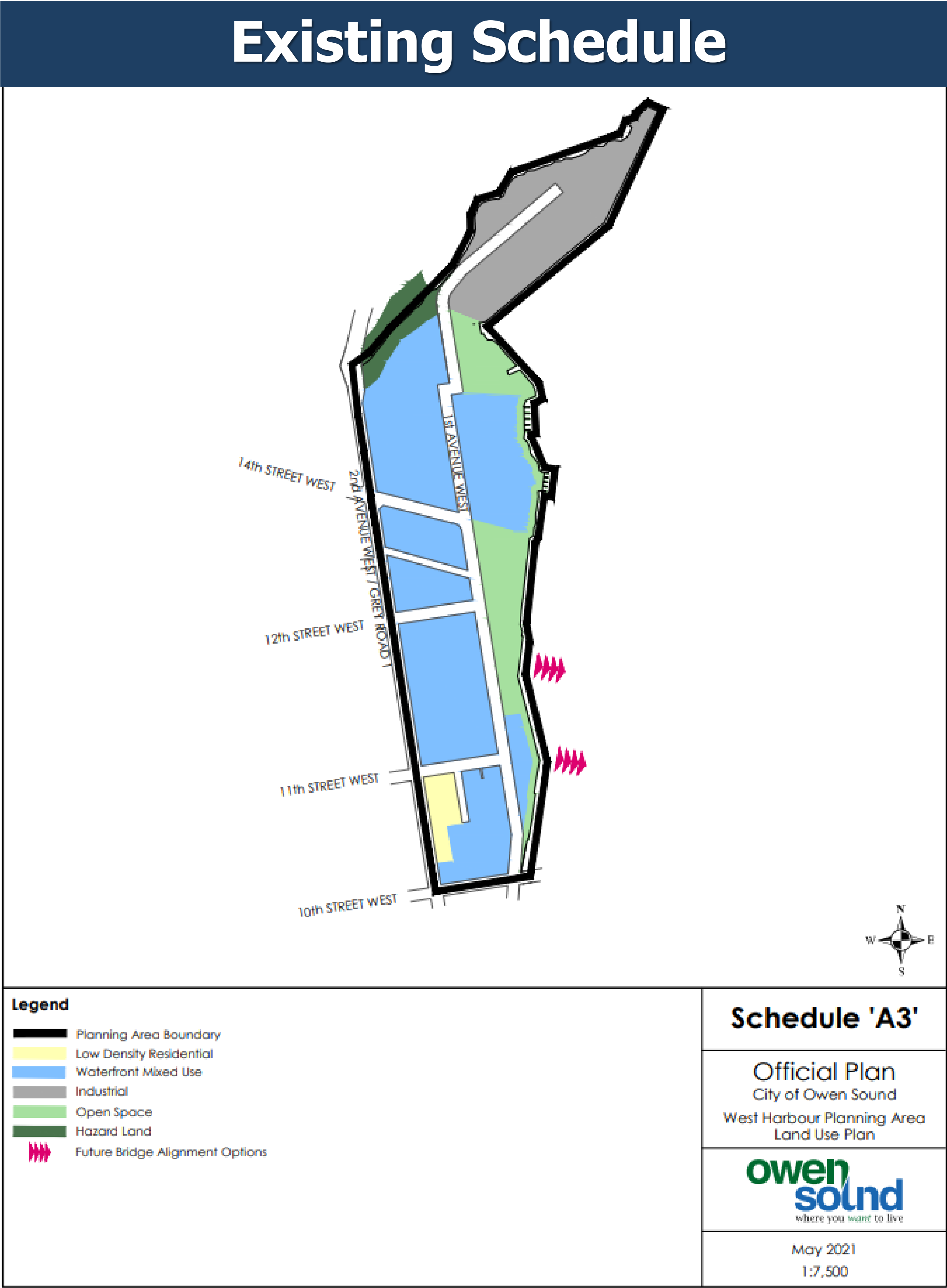
Official Plan
City of Owen Sound
East Bluffs Planning Area
Land Use Plan



July 2025
1:10,000

City of Owen Sound Official Plan Review

Proposed Schedule A3



City of Owen Sound Zoning By-law Review

Purpose

Purpose of the Zoning By-law

The Zoning By-law provides the **detailed land use framework and regulations** for the City. The Zoning By-law implements the policies of the Official Plan at a detailed level and regulates development in the City.

Purpose of the Zoning By-law Review

The City’s Zoning By-law was approved April 2010, and last updated in December 2019. **Updates are required to implement the City’s 2022 Official Plan and to address housekeeping items.**

- The Zoning By-law review includes the following assessments:
- Conformity with the City’s Official Plan
 - Conformity with the County of Grey Official Plan
 - Consistency with Provincial Policy and legislative changes
 - Review of historic approvals, minor variance trends and discussion with City staff

The Zoning By-law updates affect all lands within the City of Owen Sound

A redlined copy of the City’s Zoning By-law is available for review on the project’s OurCity page.

City of Owen Sound Zoning By-law Review

Proposed Updates

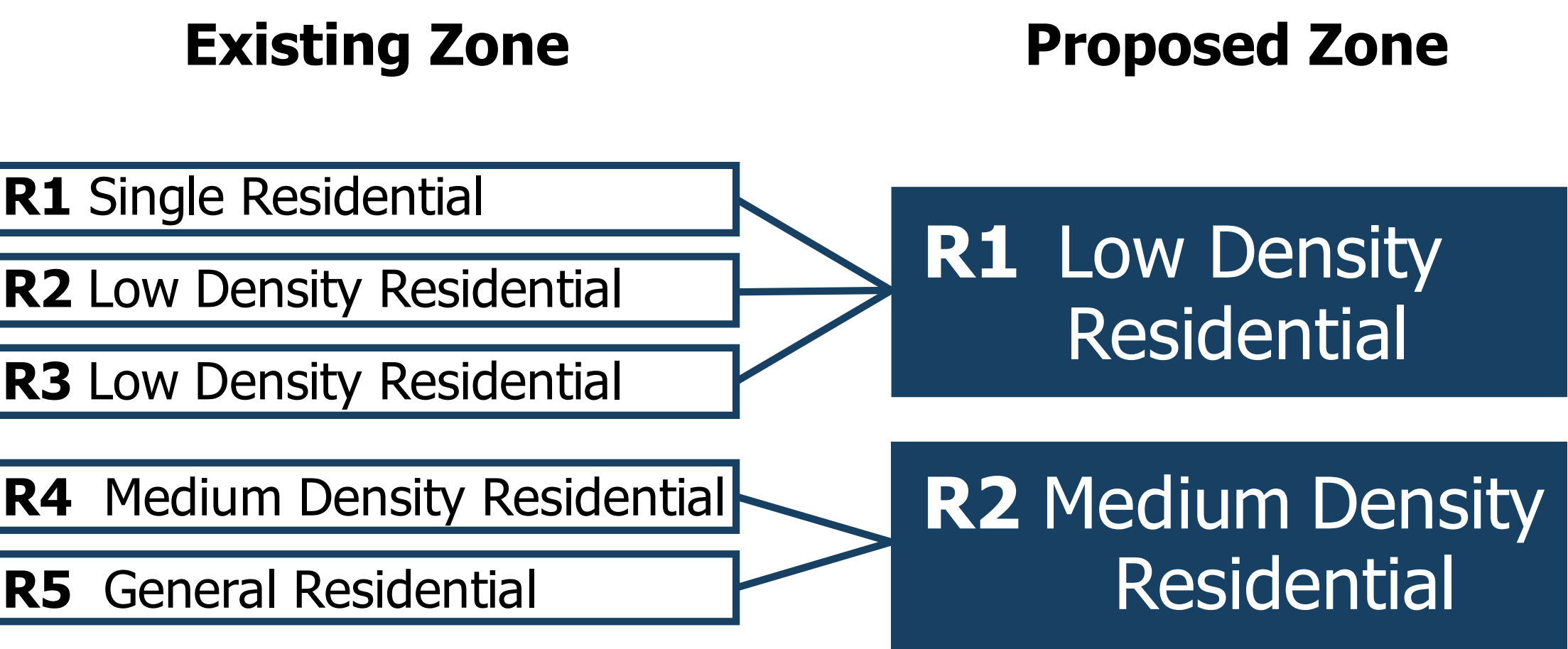
Zoning By-law updates include the following:

- ✓ Consolidate existing Residential Zones
- ✓ Introduction of the new M3 Zone
- ✓ Minor Policy Updates:
 - Allow schools and daycare centres in residential zones
 - Introduce regulations for Minor Zoning By-law Amendments
 - Introduce new definitions
 - Introduce electric vehicle parking provisions
 - Amend minimum parking rates and Queue space/Drive-thru provisions
 - Introduce general provisions for Derby Camping, Cluster Development and Height projections
 - Introduce new C2 zone provisions to implement the Official Plan
 - Permit Additional Residential Units in the Rural and Agricultural zones

City of Owen Sound Zoning By-law Review

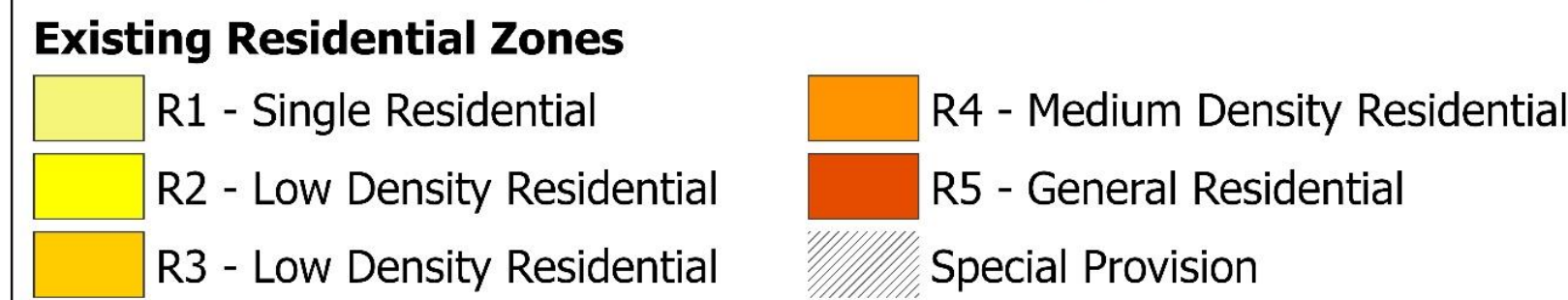
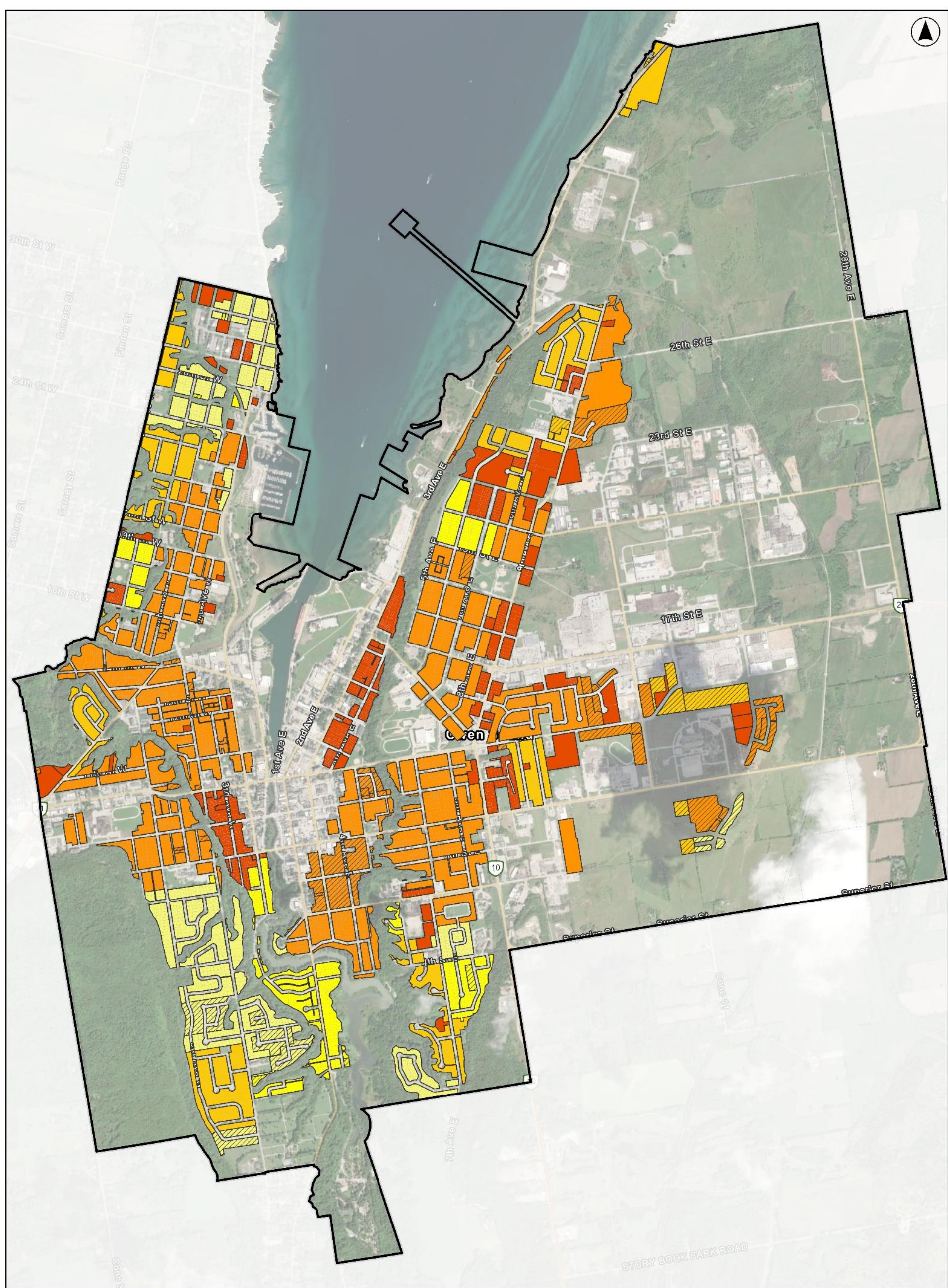
Proposed Updates

The existing Residential Zones are proposed to be consolidated from five zones to **two zones**:

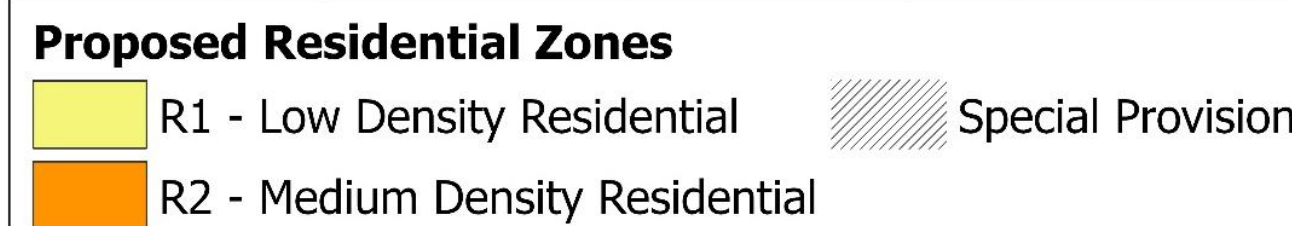
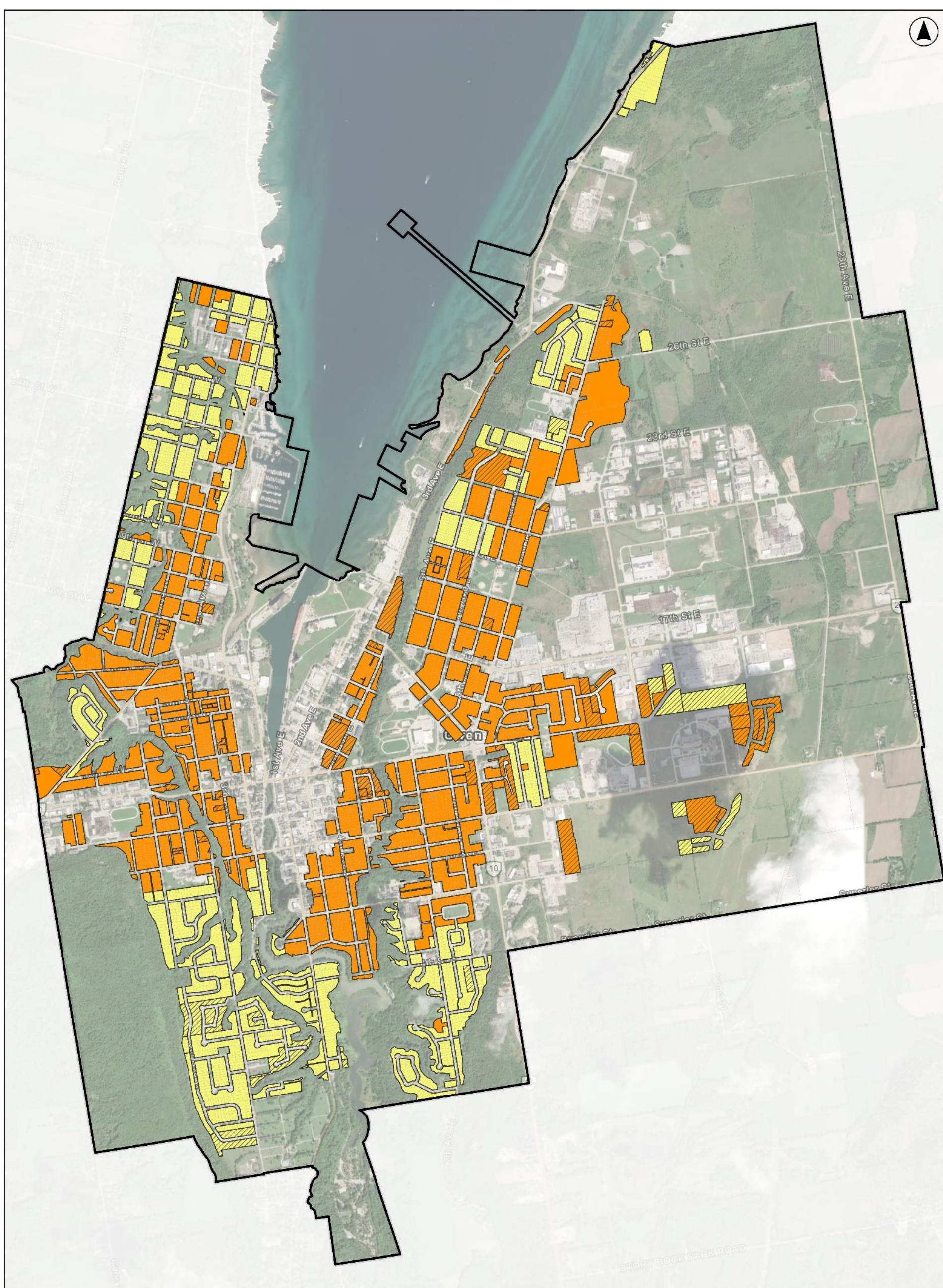


Special provisions have been reviewed and removed where the proposed zoning addresses the same intent.

Existing Zoning



Proposed Zoning



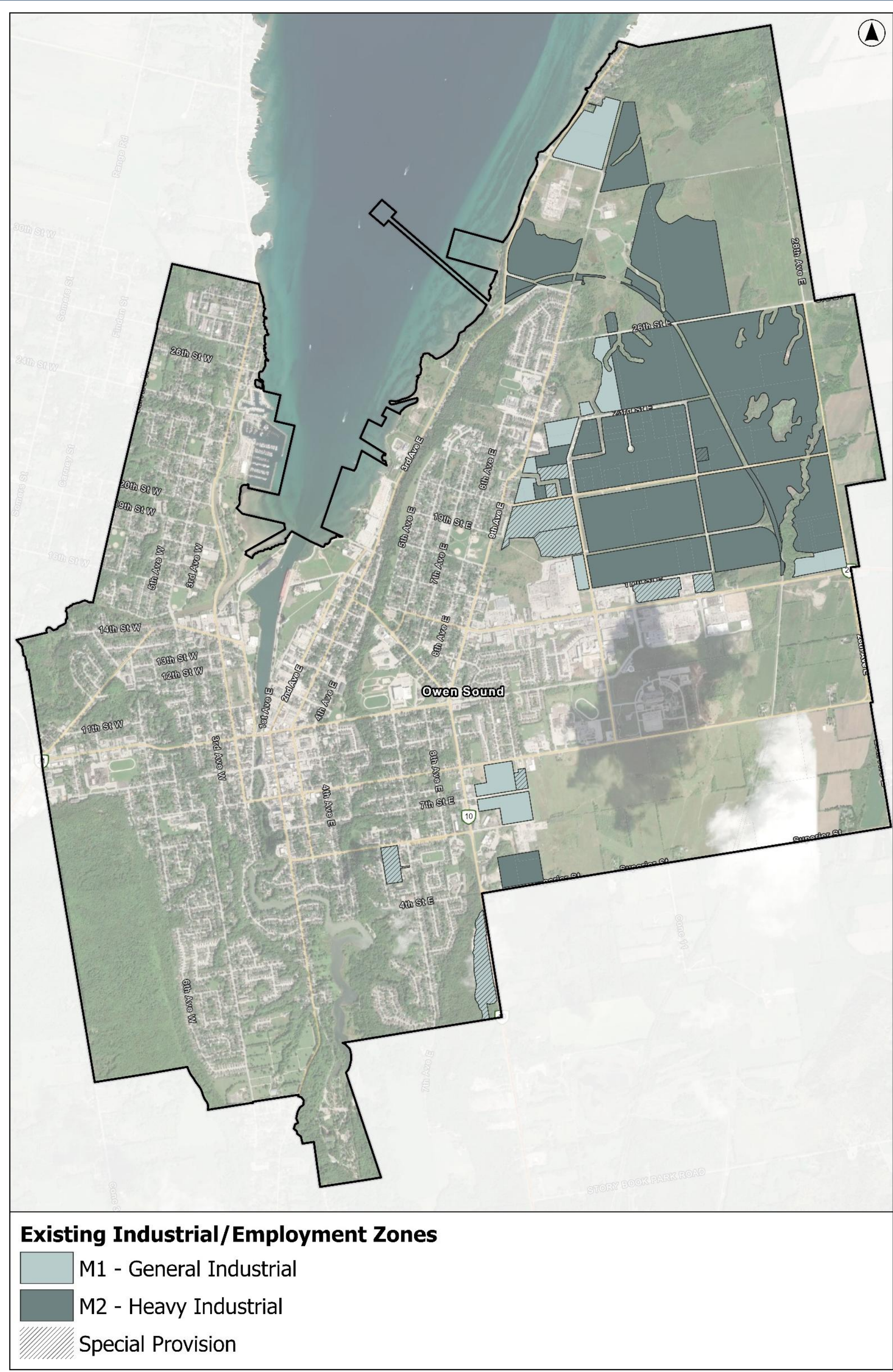
City of Owen Sound Zoning By-law Review

Proposed Updates

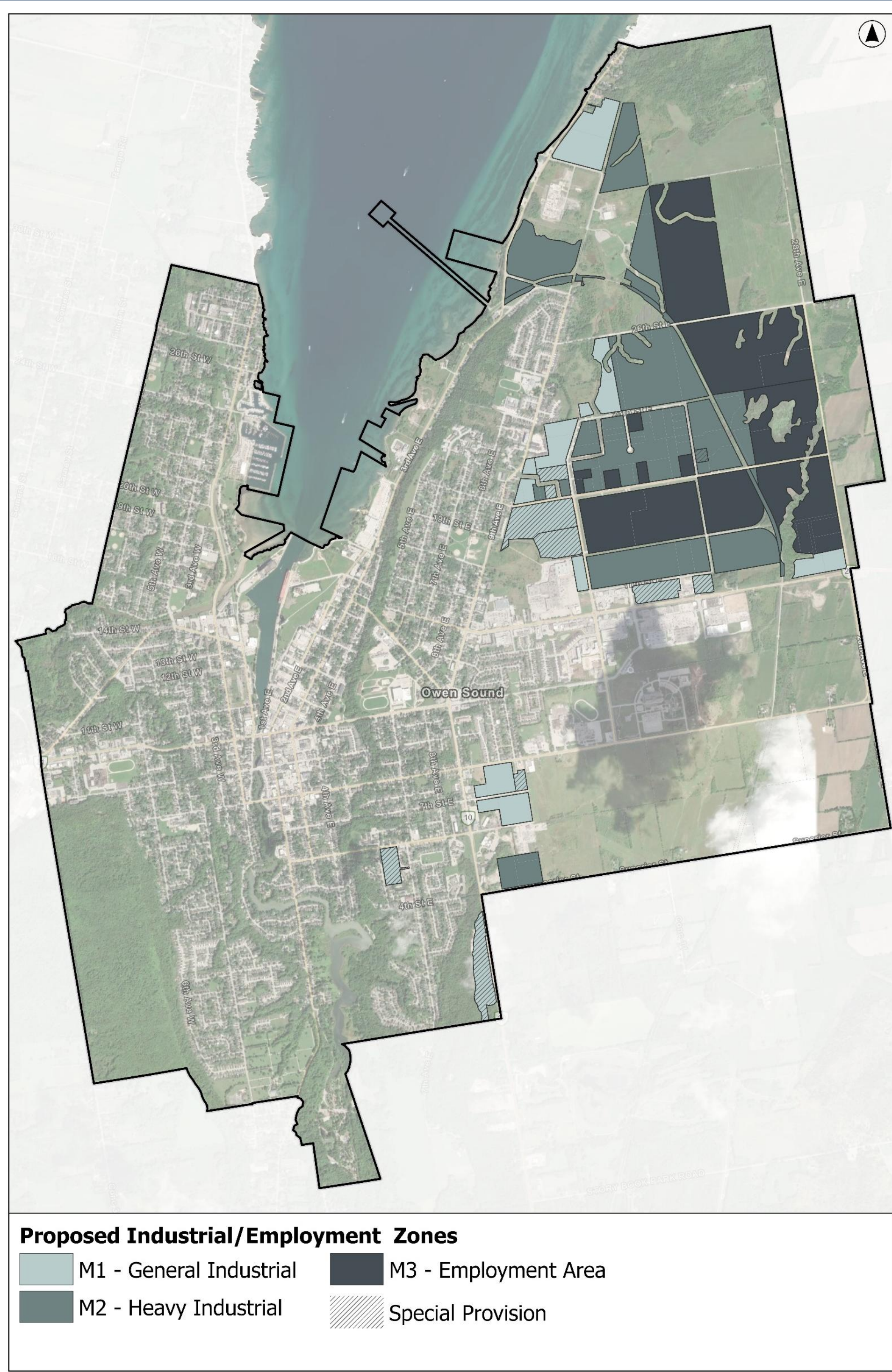
A new Industrial Zone,
M3 Employment Area
is proposed to reflect the new
Employment 1 designation
proposed through the Official Plan
Review process.

To determine whether a change in
zoning was appropriate, a review of
the active uses on the employment
lands was completed.

Existing Zoning



Proposed Zoning



City of Owen Sound Urban Design Directions Development *Purpose*

Purpose of Urban Design Directions

The Urban Design policies in the City's Official Plan set out a broad **vision for the design of the built environment** and provide criteria for evaluating development proposals. Urban Design Directions implement those policies by offering more detailed, Council-approved direction to help shape future development.

The directions are intended to assist City staff, property owners, businesses, developers, and the public in achieving a **high-quality built environment that reflects the City's long-term vision.**

The Draft Urban Design Directions document is available for review on the project's OurCity page.

City of Owen Sound Urban Design Directions Development

Design Considerations

Parking & Landscaping



Traffic & Safety and Security



Signage & Exterior Design



Built Form & Shadows and Privacy



- Built Form
- Setbacks
- Building Placement
- Traffic
- Vehicular Access
- Parking
- Signage
- Safety and Security
- Heritage Considerations
- Outdoor Amenity Areas
- Universal and Age-Friendly Design
- Shadows and Privacy
- Lighting
- Landscaping
- Exterior Design
- Sustainable and Climate Ready Design

City of Owen Sound Official Plan Review, Zoning By-law Review, & Urban Design Directions Development

Overview of Public Engagement

Spring 2025



Launch of the project-specific OurCity page and online survey to collect feedback

July 2025



Open House presenting Draft Official Plan Amendment, Zoning By-law Amendment and Urban Design Directions

November 2025



Statutory Public Meeting presenting updated Official Plan Amendment, Zoning By-law Amendment and Urban Design Directions

**WE ARE
HERE**

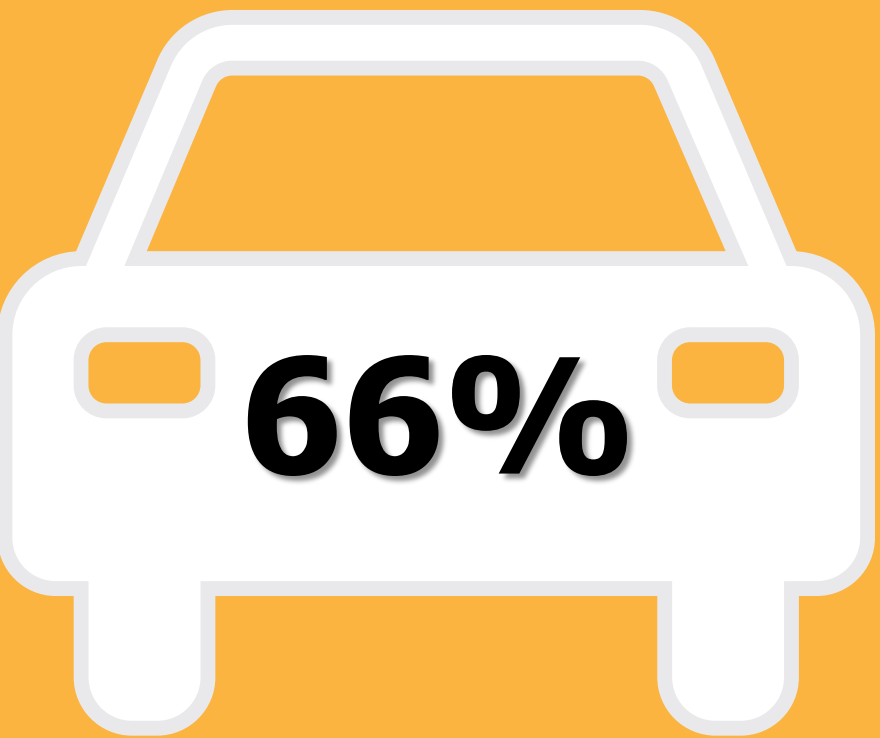
January 2026



Final documents and recommendation report presented to Community Services Committee and Council

City of Owen Sound Official Plan Review, Zoning By-law Review, & Urban Design Directions Development

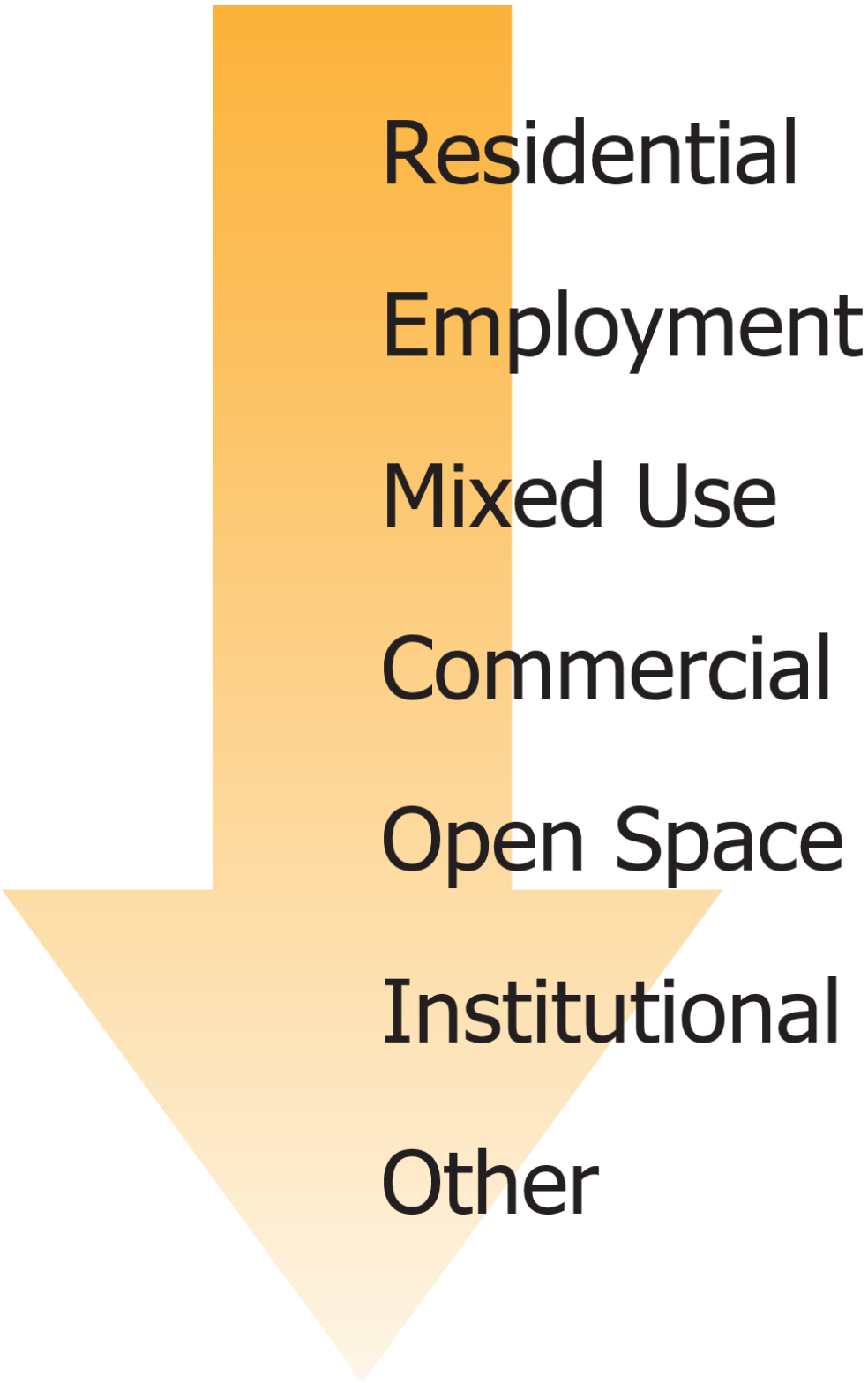
Overview of Survey Results



66%

of respondents support a **Parking Reduction** in the **Downtown** (River District Area)

Prioritization of Growth & Development in the City

- 
- Residential
 - Employment
 - Mixed Use
 - Commercial
 - Open Space
 - Institutional
 - Other

Responses on Environment & Sustainable Considerations for By-law Review

- 
- Preserve Natural Spaces, Wetlands & Watercourses
 - Consider Permitting Permeable Pavers & Gravel For Certain Parking Areas
 - Increase Development Density
 - Permit Renewable Energy (Solar Panels)
 - Integrate Green/Landscaped Space In Site Requirements
 - Require Electric Vehicle Charging Infastructure In New Development
 - Increase Building Heights
 - Integrate Green Roofs In Site Requirements

The results of the survey provided input for consideration of Zoning By-law provisions and Urban Design Guidelines

City of Owen Sound Official Plan Review, Zoning By-law Review, & Urban Design Directions Development

Overview of Public Comments

Zoning By-law:

- Remove barriers to housing.
- Allow a broader range of residential uses in Residential zones.
- Reduce residential parking requirements.
- Permit seniors housing in the Institutional Zone.
- Reduce study requirements for affordable housing.
- Increased height permission for accessory buildings.
- Permit 4 residential units on low rise residential properties.
- Potential changes to Natural Hazard and Environmental Protection Zones.
- Site Specific zoning comments were received from various residents.

* Comments received as of
November 18, 2025

City of Owen Sound Official Plan Review, Zoning By-law Review, & Urban Design Directions Development

Overview of Public Comments

Official Plan:

- Niagara Escarpment Plan conformity.
- Implementation of the City’s Strategic Plan, Future Owen Sound Vision 2050 and Integration with Official Plan.
- Social Finance & Housing Group: Support for the inclusion of affordable housing and employee housing policy. Provided recommendations for further refinement of affordable housing policy in the Official Plan. Recommendations were also provided related to updates and creation of other City plans, strategies and by-laws.

Urban Design Directions:

- Use of high quality and durable building materials.
 - Consideration of views of the Niagara Escarpment.
 - Increased boulevard trees.
 - Drive-thru design.
- ✱ Comments received as of November 18, 2025

City of Owen Sound Official Plan Review, Zoning By-law Review, & Urban Design Directions Development

Community Input

The Official Plan, Zoning By-law, and Urban Design Guidelines **apply to all properties within the City** (excluding lands within the Niagara Escarpment Plan).



Written Comments can be submitted to bbloomfield@owensound.ca

All comments will be compiled and summarized in the final report to Council.

Please be advised that names, addresses and comments may be made public.

Thank you!
Any questions?

Agency and Public Comments

- 1) Niagara Escarpment Commission – July 17, 2025
- 2) Pat Kelly – October 27, 2025
- 3) Norah Toth – November 14, 2025
- 4) Historic Saugeen Metis – November 17, 2025
- 5) Saugeen Ojibway Nation – November 17, 2025
- 6) Marilyn Struthers, Social Finance & Housing Group – November 18, 2025
- 7) David McLeish – November 19, 2025
- 8) Grey County Planning and Development – November 21, 2025
- 9) Grey Sauble Conservation Authority – November 24, 2025

From: Reimer, Susan (MNR) <Susan.Reimer@ontario.ca>

Sent: July 17, 2025 10:06 AM

To: Sabine Robart <srobart@owensound.ca>

Cc: Bannister, Karen (She/Her) (MNR) <Karen.Bannister@ontario.ca>; Dobbyn, Sandy (MNR) <Sandy.Dobbyn@ontario.ca>

Subject: Re: Notice of Owen Sound - Zoning By-law Amendment, Official Plan Amendment, Urban Design Guidelines - NEC Comments

Good day,

Thank you for forwarding the notice of the Owen Sound OP/Zoning By-law Amendments and new Urban Design Guidelines for commenting. NEC staff members have reviewed the materials that were provided on-line for the Owen Sound ZBA/OPA/UDG proposed changes, and have assembled the following for your consideration:

OP Section 3.1.7.1 – Additional Residential Units (ARUs)

It is suggested to include “The policies of the Niagara Escarpment Plan (NEP) in the urban area prohibit ARUs in a detached structure”.

OP Section 4.2 Sydenham Heights Planning Area

With respect to the east end of Owen Sound, NEC staff suggest inclusion of an overall objective that maximizes open space in areas in proximity to the Escarpment and protects Escarpment views. Here are some examples:

- Escarpment Views – The view of the Niagara Escarpment from 16th Street E, 8th Street E, and Superior Street is fundamental to the image of the community. Where feasible, recognizing the proposed level of development, these views will be protected primarily through the design or the road pattern, the design and placement of buildings and structures, as key principles in the Sydenham Heights Planning Area. East/west roads shall also be designed to maximize views of the Escarpment.
- Objective - To ensure that that development in the Sydenham Heights Planning Area is sensitive to the proximity of the area to the Niagara Escarpment by maximizing open space areas and limiting the density of development adjacent to the Escarpment, protecting views of the Escarpment, and creating trail connections to the Bruce Trail in accordance with the policies of the Niagara Escarpment Plan (NEP).

OP Section 6.1.5 – re no negative impacts. Owen Sound staff may want to consider that this is creating conflict with the provincial Niagara Escarpment Plan

(NEP) in that the NEP allows for “*impacts to be minimal and where possible temporary*”. The idea that there would be “no” impacts is unlikely to be possible for the construction of a substantial dwelling or any other development in a natural feature.

OP Section 6.1.6 – Lake Filling (offsetting)

It is suggested to include “*Within the Niagara Escarpment Plan (NEP) areas, offsetting is not permitted.*”

It is also suggested to add the Niagara Escarpment Plan (NEP) in the list of policies that need to be complied with.

OP Section 7.1.4 Cultural Heritage Landscapes

NEC staff wish to note our interest in mitigation of impacts on the Escarpment’s natural environment and scenic resources, and suggest incorporation of policies that speak to **Scenery/Views** such as:

- On lands in or abutting the Niagara Escarpment Plan (NEP) Area, the visual impact of the proposed development in relation to the Escarpment shall be minimized to the satisfaction of the City and the NEC.
- To the extent possible, development shall ensure that the relationship to the Escarpment, a key feature which distinguishes Owen Sound, is enhanced and strengthened through the maintenance of views to the Escarpment.
- Views and Vistas – The impact of buildings and structures in relation to views of the Escarpment must be carefully considered. For development in the Niagara Escarpment Plan (NEP) Area, the building location, orientation, height, and massing will need to be supported by a visual impact assessment to the satisfaction of the Niagara Escarpment Commission and the City.

Zoning By-law

It was noted that the ZBA refers to Development Control and the requirement for a NEC Development Permit but does not mention the overall provincial Niagara Escarpment Plan (NEP) and that development on all NEP lands is subject to the policies of the NEP.

Urban Design Guidelines

It was noted that the UDG considers culture and heritage, the waterfront, river, and harbour; however no mention of the Escarpment and very limited mention of the natural setting. This may be a good opportunity to celebrate the Escarpment

as a unique, defining feature of the City. It is a UNESCO World Biosphere Reserve and a valuable scenic and natural resource within and surrounding the City. Consideration of guidelines that address the Escarpment and its natural scenery, particularly for the Sydenham Heights Planning Area is suggested, such as:

- Identify and consider views and the visual prominence of the Niagara Escarpment. New construction or infill development should not obstruct or detract from this feature.
- Where sites are in proximity to the Niagara Escarpment, building location and orientation should maintain view corridors that enhance visual access to the Escarpment.
- Where sites are in proximity to the Niagara Escarpment, building height and massing should not obstruct or detract from this feature.

The above examples were inspired by some policies of the Milton OP, but other municipal OPs also feature the Escarpment such as Hamilton, Grimsby, St Catharines, etc.

Please don't hesitate to email Karen, Sandy or myself with respect to the above suggested changes.

Best regards,

Susan Reimer, R.P.P.

Senior Planner | Niagara Escarpment Commission
232 Guelph Street, Georgetown ON, L7G 4B1
(905) 877-5191 | www.escarpment.org

Sandy Dobbyn

Senior Strategic Advisor | Niagara Escarpment Commission
232 Guelph Street, Georgetown ON, L7G 4B1
(905) 877-5191 | www.escarpment.org

Karen Bannister

Landscape Architect | Niagara Escarpment Commission
232 Guelph Street, Georgetown ON, L7G 4B1
(905) 877-5191 | www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

Subject: Request for Clarification, Transparency, and Resident Input —
Official Plan Amendment No. 14

To: Mayor Ian Boddy, Members of Council

Cc: Briana Bloomfield, City Clerk; Sabine Robart, Manager of Planning and
Heritage; Staci Landry, Deputy Clerk

From: Pat Kelly, Owen Sound resident

Date: October 27, 2025

Dear Mayor Boddy and Members of Council,

Please confirm that the **Special Meeting on Monday, November 24 at 3:00 p.m.** to consider **Official Plan Amendment No. 14** will include **meaningful public participation opportunities** and **transparent release of all supporting documents** in advance.

As an active resident participant in the *Vision 2050* process and a member of several citizen-led engagement initiatives, I have three immediate concerns:

1. Timing and Accessibility

- A 3 p.m. weekday meeting effectively excludes working residents, students, and seniors who rely on transit or caregiving schedules.
- Please advise whether the City will provide **evening or weekend engagement options** or at minimum **recorded Q&A segments** for those unable to attend live.

2. Substantive Changes to Vision 2050 Priorities

- The notice refers broadly to “revisions and updates” to policies on *land use, parkland, employment areas, affordable housing*, and “various housekeeping matters.”
- Residents deserve to know which of the **Vision 2050 recommendations** are being altered, deferred, or deleted. Please release a **redlined comparison** of current and proposed policy language so that community volunteers can assess impacts before the statutory meeting.

3. Continuity and Public Trust

- After two years of resident-led participation in Vision 2050, transparency now is essential to maintain credibility.

- Given the recent **closure of the City Hall front entrance to the public** during key civic meetings, it is especially important that future sessions are perceived as *open, welcoming, and inclusive*.

I respectfully request:

- An **accessible public briefing** on the scope of Amendment No. 14;
- Publication of all **background studies and draft text** at least **two weeks prior** to the meeting; and
- Confirmation that **written submissions** will be appended verbatim to the public record rather than summarized.

Please acknowledge receipt and confirm that this correspondence will form part of the public record for Official Plan Amendment No. 14.

Thank you for your attention and for ensuring that resident voices continue to inform Owen Sound's planning future.

Warm regards,

Pat Kelly

Resident, Owen Sound

From: Norah Toth [REDACTED]
Sent: Friday, November 14, 2025 10:43 AM
To: Mayor & Council <Council@owensound.ca>; Public Notices <notice@owensound.ca>
Subject: Official Plan Amendment - Comments

Firm commitments are required to increase the stock of affordable housing

Below is my feedback concerning a proposed Official Plan Amendment by the City of Owen Sound.

I understand that the City of Owen Sound's Official Plan is the City's contract with residents and guides land-use planning, including affordable housing.

I am aware that tenant households spend a substantial amount of their income on shelter costs. They also regularly rely on services such as OSHaRE, the Salvation Army Food Bank, the United Way of Bruce Grey's Utility Assistance Program and other similar or related social services. They must make decisions related to housing and food and are vulnerable to becoming unhoused.

It has been brought to my attention that despite the opportunity to address the housing affordability crisis made available by this revision to the Official Plan, the City is opting to 'take a pass.'

I agree with the comments made by David McLeish in the Owen Sound Current, November 13, 2025. David McLeish highlights that the review of the Official Plan and its amendment provide an opportunity for the City to use wording that creates an obligation. As he has stated:

"Of the 8 places in the Plan where the City could have addressed affordable housing, it fails to do so. In 4 cases, the word "will" is used, and in the other 4, "may" is used. In contrast to discretionary words like "may" and "will," the word "shall" creates an obligation.

"These terms should be clearly defined in the Official Plan so that citizens can better understand if/when the City is actually committing to doing something."

David McLeish also mentions the fact that the City has another option available to help rectify the housing affordability crisis, a process called the Community Planning Permit System (CPPS), by which municipalities can implement planning policies to increase the stock of affordable housing. David McLeish has identified recommended wording changes in his correspondence with the City.

I believe that the proposed Official Plan Amendment provides the City tools that enable them to commit to several available options that could address the affordable housing crisis.

Sincerely,

Norah Toth

[REDACTED]

Owen Sound, ON [REDACTED]

From: hsmrcc <hsmrcc@bmts.com>
Sent: Monday, November 17, 2025 2:22 PM
To: Public Notices <notice@owensound.ca>
Subject: HSM comments re Official Plan Update

Re: City of Owen Sound Official Plan Update

Good afternoon,

The Historic Saugeen Métis (HSM) appreciates the opportunity to review the City of Owen Sound's Official Plan Update. HSM offers the following comments for consideration:

- HSM recommends the addition of "and Indigenous communities" in section 6.1.5.1 as follows:

6.1.5.1 Where there is an application for development purposes to redesignate Hazard Lands or a significant development is proposed adjacent to Hazard Lands, Open Space or any significant natural heritage feature, the City shall require the preparation of an Environmental Impact Study in accordance with the provisions of this section and in consultation with the County of Grey and/or Grey Sauble Conservation Authority and Indigenous communities.

- Or, the addition of the following clause in section 6.1.5

The City shall consult with Indigenous Communities and consider their rights and interests when an Environmental Impact Study is required.

- HSM supports the inclusion of section 6.1.6 with regards to offsetting, and in particular sections 6.1.6.2 and 6.1.6.3.

Regards,

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation



Historic Saugeen Métis
204 High Street
Southampton, ON
www.saugeenmetis.com
519-483-4000

From: Sasha Fernando <associate.ri@saugeenojibwaynation.ca>
Sent: Monday, November 17, 2025 10:22 AM
To: Staci Landry; Tim Simmonds; Sabine Robart; Pam Coulter
Cc: Planning Act Prescribed Persons/Bodies
<planningnotices@owensound.ca>; Development Team
<developmentteam@owensound.ca>; Saugeen Ojibway Nation (Manager)
<manager.ri@saugeenojibwaynation.ca>; Janet Galant
<manager@saugeenojibwaynation.ca>; Natalie Kuipers
<gis@saugeenojibwaynation.ca>; Richelle Ritchie
<execassist.ri@saugeenojibwaynation.ca>
Subject: Re: Notice of Special Meeting - Official Plan Amendment No. 14

Hi Stacy,

On behalf of the Saugeen Ojibway Nation Environmental Office (SON EO), we are writing in response to the public notice for the City of Owen Sound Official Plan Amendment No. 14 and the upcoming Special Council Meeting on November 24, 2025.

SON has an ongoing interest in land-use planning, environmental management, and infrastructure decisions within their Territory, including the City of Owen Sound. As reflected in the Provincial Planning Statement, planning authorities are expected to undertake early engagement with Indigenous communities to support knowledge-sharing, consideration of Indigenous interests in land use decision-making, and the identification of potential impacts on the exercise of Aboriginal or treaty rights. In this context, we will not be attending the meeting but wish to remain informed and provide written input where the amendment may affect SON rights, interests, or stewardship responsibilities.

We request the following:

- A digital copy (or link) to the full draft Official Plan Amendment, including any updated mapping and policy schedules.
- Identification of any proposed changes related to natural heritage, water resources, consultation with Indigenous communities, or cultural heritage/archaeological resources.

- Confirmation that SON will be notified of future planning processes or updates arising from the Official Plan Review.

We appreciate the opportunity to review and comment. Please add the SON EO to your circulation list for all further notices related to this file.

Thank you,

Sasha Fernando

Resources and Infrastructure Coordinator

associate.ri@saugeenojibwaynation.ca

C: (705) 798-3312

Resources & Infrastructure Department

10129 Hwy 6 Georgian Bluffs, ON

N0H 2T0

saugeenojibwaynation.ca

I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.

Social Finance & Housing Group
Hosted by the Institute of Southern Georgian Bay

November 18, 2025

**RE: Community Feedback on proposed amendment 14: Owen Sound's Official Plan:
Concerning Affordable Housing**

To: Pam Coulter, City Manager,
Briana Bloomfield, City Clerk
From M. Struthers, SF & H Group

Dear Pam,

I am writing on behalf of the Social Finance and Housing Group. As you know from our prior deputation, we have been working with our region's counties and municipalities for the last four years in search of local solutions to the Affordable Housing Crisis. Our local Owen Sound Group met recently and reviewed the Affordable Housing Amendment to the draft Official Plan. We want to congratulate Owen Sound on inclusion of a section on Affordable Housing. It is an important step to give the municipality the tools to address the crisis.

Our group's strategy is to encourage municipalities to collaborate regionally on best planning and development practices to create a priority on affordable development. As such we encourage municipalities to be aware of, and take advantage of, the solutions developed in other communities. We would like to draw your attention to our [Affordable Housing Tool Kit](#) and specifically to the [Whole Community Approach to Affordable Housing](#) and the document [The Affordable Housing Crisis: How can you municipality help?](#) for an outline of a community-driven approach and some of the tools often underused by municipalities. We also recognize that, Collingwood has addressed affordable housing extensively in its [Official Plan](#). *Section 3.2 Providing Housing Options* has supported Collingwood, as a municipality close in size to Owen Sound to create a robust civic engagement and investment approach to the problem of affordable housing.

We are pleased that the proposed amendment **includes the provincial definition of 30% of gross income**. The strength of local development practice is the ability to recognize the income and economic demographics specific to each community. We understand this as particularly important for Owen Sound which houses many of our region's low-waged service workers, many of whom are renters. This definition opens the opportunity for data-based targets to guide planning for development and support for local business.

We also welcome the **addition of "employee housing" in designated Employment 2 Lands**, recognizing that in the absence of a well-coordinated regional transportation

system, many lower income employees have no option but to live close to their source of employment.

We look forward to more conversation on the **land banking proposal**. This is particularly in line with our regional *Whole Community Approach to Affordable Housing* plan. In this plan a regional land trust is proposed to act as a “trusted broker” for surplus and county municipal lands to ensure the best affordable development options are made possible. We would be pleased to engage in further conversation on this option.

Following are our recommendations for your consideration regarding the details of the Draft OP:

1. **Distinguish between *Moderately Affordable Market* and *Deeply Affordable* (or subsidized) housing within the provincial 30% of income benchmark for housing costs.** While including the provincial definition of affordability for housing costs is a step forward, the challenge for planning is that it bundles both affordable market and subsidized housing into a single data point. For planning purposes it would be helpful to additionally adopt the sub-definitions referenced in the recent United Way Ontario report [Build for Good: Delivering the Housing Ontario Needs](#) (pg.19) co-authored by Michael Jacek of AMO. The report proposes distinguishing between housing that is “*deeply affordable*” due to subsidy and “*moderately affordable*” market housing. The latter would be appropriate to the income levels of much of Owen Sound’s workforce, clearly distinguishing between City’s and other levels of governments’ funding responsibilities. Segmenting “affordable” housing for planning enables better data tracking to set targets for the City’s workforce.
2. **Include in the plan a specific reference to a development priority for “*nonmarket housing*”.** Broadly defined, nonmarket housing is developed and held as affordable by charitable or nonprofit organizations such as Lutheran Social Services or the Owen Sound Housing Corporation. These organizations hold not only subsidized units but also the lower income affordable units that fill the market gaps for both seniors and workers in our lower-waged service industries. Because these units are affordable by mission rather than for profit, many Ontario communities are currently deliberately expanding this housing sector as a permanent solution to affordability.
3. **Add recognition and additional protections from conversion for nonmarket rentals for nonmarket providers.** While Section 3.1.6.1 sets out very positive limiting conditions for rental conversions, it is silent on nonmarket housing. Owen Sound has more of this type of affordable housing than any other municipality in our region. While the retention of nonprofit and charity-owned housing is to some degree protected by the convention on transfer of

community-owned assets to other nonmarket agents, this could be further strengthened by recognition and protection by class in the OP.

4. We ask that you also consider including the following:
 - **Update the Community Improvement Plan (CIP) to include provisions that support affordable housing development** that incentivizes affordable housing options such as ADUs, home sharing and other community strategies.
 - **Enact a Municipal Housing Capital Facilities By-law** under the Municipal Act to enable the town to enter into agreements with private and nonprofit partners for the provision of affordable housing.
 - **Promote higher density and taller housing forms, densification and parking concessions** to reduce per unit costs to meet City affordability targets.
 - **Provide relief from development charges for nonmarket housing developers** and others that commit to long-term affordability.
 - **Consider establishing a Citizen Housing Task Force** to create community engagement in solutions and support the City in the development of adequate affordable housing to meet the needs of residents and encourage economic prosperity.

It has been suggested that I request that you forward this note to planner Sabine Robart, as well as the consultants Dave Aston and Aleah Clark. We would appreciate this and would be happy to follow up on these points in conversation.

Thank you for your consideration,

Marilyn Struthers
For the Social Finance & Housing group
mstruthers@torontomu.ca

From: DAVID MCLEISH [REDACTED]
Sent: Wednesday, November 19, 2025 1:46 PM
To: Public Notices <notice@owensound.ca>
Cc: Mayor & Council <Council@owensound.ca>
Subject: O.P.A. Amendment Comments - Revised

I've lost count of the number of times the unhoused have come up in conversations and social media posts lately.

We know that 38.5% (1,602) of tenant households in the City spend 30% or more of their income on shelter costs. People living under these circumstances are precariously housed and vulnerable to becoming unhoused. This figure is consistent with what others are seeing. For example, since 2017, the number of meals served by OSHaRE has increased by 14 times and is expected to provide support to close to 1,000 people every month by the end of this year. The Salvation Army Food Bank assists 1,000 clients monthly and as noted in a recent Owen Sound Current articles, the United Way of Bruce Grey's Utility Assistance Program helped 751 people in Bruce and Grey stay connected to heat and electricity between July 2024 and June 2025 and last winter Safe 'N Sound welcomed an average of 30 people overnight and between 70 and 80 people each day at its drop-in centre. Without these supports and those provided by the County and Brightshores, there is no doubt that the number of unhoused in our community would increase.

Of the 8 places in the Official Plan Amendment where the City could have made commitments to address affordable housing, it uses the discretionary words "will" and "may." I request that the word "shall," which creates an obligation, be used instead as follows:

Section:

- 3.1.5.1 The City ~~will~~**shall** work toward achieving strive to achieve the County goal of 30 percent of all new housing units meeting the threshold of affordable housing.
- 3.1.5.2 The City ~~will~~**shall** support a range and mix of affordable housing options and densities to meet the projected needs of current and future residents of the City by establishing and implementing

minimum targets for the provision of housing that is affordable to low and moderate income households.

- 3.1.5.3 The City ~~will~~ **shall** support affordable housing in proximity to transit and amenities to increase mobility and accessibility to goods and services, healthy food retailers, commercial areas, employment, medical and health facilities, recreation, transit, and trails.
- 3.1.5.4 The City ~~may~~ **shall** utilize incentive programs, Community Improvement Plans, Zoning By-laws, a Community Planning Permit System (CPPS), and an Inclusionary Zoning Policy to support the construction and maintenance of affordable housing units.
- 3.1.5.5 The City ~~will~~ **shall** support the integration of affordable housing units within the existing community fabric in all designations and Planning Areas, where residential uses are permitted and through development and redevelopment of underutilized commercial and institutional sites.
- 3.1.5.8 The City **shall** support and incorporate the use of land-banking of public lands and/or housing first disposal of surplus lands policies, whereby lands deemed surplus to County or City needs could be added to a public land bank (i.e. an inventory of available lands) and then ~~may~~ **shall** be offered for affordable housing development first, prior to the consideration of other uses. A County or City land bank or inventory ~~may~~ **shall** be established for affordable housing needs, to offer low or no-cost lands for such development.

Further, these terms should be clearly defined in the Official Plan in order that citizens can better understand if/when the City is actually making a commitment.

In addition, the City has another option available to help rectify the housing affordability crisis. In 2016 the Liberal Government amended the Planning Act to include a tool called Inclusionary Zoning (IZ). This gave municipalities the authority to require a percentage of affordable housing units in new residential developments. There was no cost to the taxpayer and developers could not appeal this requirement.

The Province has since restricted the use of IZ to an “area that is a protected major transit station area,” and in 2025 imposed upper limits (5% of units)

on the percentage municipalities can require. Despite these constraints there is still a process, called the Community Planning Permit System (CPPS), by which municipalities can implement planning policies directed at increasing the stock of affordable housing. I therefore request the following change be made to the O.P.A.

Section:

- 3.1.5.6 The City ~~may~~ **shall** complete an **any required background study and/or** assessment report, ~~work to develop inclusionary zoning policies~~ **establish a Community Planning Permit System (CPPS), and implement an Inclusionary Zoning Policy as soon as possible.**

Sincerely,

David McLeish
Owen Sound

November 21, 2025

Ms. Briana Bloomfield
City of Owen Sound
808 2nd Ave. E
Owen Sound, Ontario N4K 2H4
Sent via E-mail

RE: Comments on Owen Sound Official Plan Amendment # 14 & Related Zoning By-law Amendment

Dear Ms. Bloomfield,

Thank you for providing OPA #14 and the related Zoning By-law Amendment documents for County review. What follows are select comments related to the provisions of the *Planning Act*, the Provincial Policy Statement (PPS) 2024, and the County Official Plan. Additional general comments have also been included with respect to overall clarity and understanding, where appropriate.

The County's comments include those from not just the Planning department but also reflect input from Economic Development staff. Most of the comments below are very minor in nature, but there are some that may warrant further discussion. County staff would welcome the opportunity to discuss any comments further, once City staff have had the time to review this submission.

ID	Section or Schedule	Comments
1	3.1.5.6 (via OPA #8)	This proposed provision is included alongside other policy statements offering support for a fulsome range and mix of affordable housing options within the City. This provision (3.1.5.6) specifically identifies that "The City may complete an assessment report and work to develop inclusionary zoning policies". County staff generally support the uptake of planning tools identified within the Planning Act, to meet local objectives. This policy change proposes inclusion of wording as could support completion of an assessment report for inclusionary zoning (IZ), at the City's discretion.

		Staff understand that presently, the application of IZ would be limited to locations subject of a Development Permit System (or rather, a Community Planning Permit System) per the Act. While the Official Plan includes brief existing verbiage around the potential consideration/use of a Development Permit System approach, more fulsome policies would be expected to be necessary to support implementation of such a system, and related Inclusionary Zoning, if desired in future. Such further work would identify goals, objectives and policies for such area, and would identify classes of development and conditions as may be imposed on permits. Should the City pursue such additional work in future, County Staff would be glad to discuss further. General supportive policies are included within the County Official Plan.
2	3.9.1.2 (via OPA items #12 & 15)	This proposed policy section describes permitted uses as would apply to the new Employment 2 designation of the City's Official Plan. This designation would allow for a broader range of uses than are provided for within the core proposed Employment 1 designation. Staff appreciate the work that has gone into evaluation of the City's Employment Area designation and the proposed redesignation of such lands into Employment 1 and Employment 2 sub-areas, as arises from redefinition of "Employment Area" within the Planning Act, and Provincial Planning Statement (2024). The Act is now quite explicit in offering a definition of Area of Employment, as follows: <i>"area of employment" means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:</i> <i>1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:</i> <i>i. Manufacturing uses.</i> <i>ii. Uses related to research and development in connection with manufacturing anything.</i> <i>iii. Warehousing uses, including uses related to the movement of goods.</i> <i>iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.</i> <i>v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.</i> <i>vi. Any other prescribed business and economic uses.</i>

	<i>2. The uses are not any of the following uses:</i> <i>i. Institutional uses.</i> <i>ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv; (“zone d’emploi”)</i> Within the proposed Employment 1 designation, the proposed permitted uses identified largely mirror the permissions and exclusions offered via the definition of “Employment Area” within the Act. This ensures that the policy tests of Section 2.8.2 (5) of the PPS(2024) apply to any application for removal of lands from the Employment Area designation, as is described in proposed policy 3.9.3.3 to the City’s plan, which would require a study be completed, in support of such a request. Further, Section 2.8.1 (3) of the PPS would apply to lands within 300m of “Employment Areas” where development is required to avoid or minimize and mitigate potential impacts on the long-term economic viability of employment uses within the “Employment Area”. This evaluation requirement is proposed to be embedded into the City’s plan via new policy 3.9.3.1, as would apply to lands within 300m of the Employment 1 designation. With the proposed permitted uses for the Employment 2 designation being broader than defined by the Act for an “Employment Area”, County Staff identify that the policy tests of Section 2.8.2 (5) of the PPS(2024) regarding designation change requests, would not necessarily apply in the same protective manner to Employment 2 lands, as would apply to “Employment Areas” meeting Act definitions/use prohibitions. While proposed policy 3.9.4.3 is also being advanced in the City’s plan, with an intent to maintain “Employment Area” status for lands in the Employment 2 designation where a legal non-conforming use exists that would result in the exact definition of “Employment Area” not being met, County staff expect that with future establishment of new uses on these lands which don’t comply with the Act definition of “Employment Area” (i.e. per the broader Employment 2 permitted uses) the status of such lands as a formal “Employment Area” in the meaning of the Act would be gradually lost, parcel by parcel. Staff thus understand the functional intent of this policy as being a ‘best effort’ to maintain such policy protections for Employment 2 lands in this regard. County Staff identify that ongoing protection of the broader area (including both Employment 1 & 2 lands) from sensitive/incompatible uses is generally recommended for the go-forward.
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		This will be especially important for large-scale greenfield parcels within the industrial park area, as may facilitate future core manufacturing and related uses to establish on these lands, and as would align with ongoing efforts relating to investment attraction per the County's Economic Development Master Plan. Staff would highlight that the inclusion of Employee Housing as an express permitted use on all lands in the Employment 2 designation could represent a significant challenge to the marketing and/or development of abutting/nearby Employment 1 lands for their intended purpose. Staff recommend removal of Employee Housing from the list of permitted uses for Employment 2 lands, suggesting instead any such application be dealt with via a site-specific Official Plan Amendment, ensuring a fulsome justification and consideration of compatibility and any potential impacts to the intended function of abutting Employment 1 and 2 lands to accommodate core industrial/employment uses. Further, given the policy requirement to evaluate compatibility within 300m of Employment 1 lands at the time of a change request, Staff suggest this would be a more transparent approach in communicating permissions for these lands. Such compatibility evaluation could be reasonably expected to functionally/practically preclude, direct or scope the addition of residential uses on these lands, and so stating a broad permission in this regard could be somewhat misleading.
3	3.9.3.3 (via OPA #15)	Staff note that this proposed section appears to implement Section 2.8.2(5) of PPS(2024), as reflects amendments by the province to remove mandatory 'Comprehensive Review' requirements applicable such change requests to remove lands from "Employment Areas". Accordingly, the proposed change to the City's OP does not use wording around 'Comprehensive Review', instead noting that removal of lands from the Employment 1 designation may only occur where a study has been completed to demonstrate satisfaction of specified criteria. From a conformity standpoint, the Grey County Official Plan (GCOP) has not yet been amended in this regard and still articulates a Comprehensive Review requirement where lands would be proposed for removal from "Employment Area" designation. Staff suggest that despite that verbiage, the specific policy tests required to be addressed via such review per the GCOP are also generally addressed/articulated within proposed 3.9.3.3 per the City's amendment.

		Staff do not have concerns regarding conformity in this regard, as the local plan does not explicitly preclude the 'Comprehensive Review' still articulated in the County plan but does otherwise require evaluation of such common policy tests as the County policy indicates, as also would be consistent with PPS(2024) requirements for evaluating such change requests. Should a designation change request be received in the interim, before further updates to the County Official Plan in this regard, further discussion may be required around how such interim inconsistency may be resolved practically, within such process. Staff finally note that the reference included at 3.9.3.3 b) a) states “<i>avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5</i>” It is suggested that a minor change be made to clarify that the reference to 'policy 3.5' is made in reference to policy 3.5 of the PPS(2024) and not an internal reference within the City's OP.
4	3.9.4.2 (via OPA item #15)	This proposed amendment to the City's plan identifies policy tests in relation to establishing Employee Housing, upon lands designated Employment 2. As noted above, the inclusion of Employee Housing as an express permitted use on all lands in the Employment 2 designation could represent a significant challenge to the marketing and/or fulsome development of abutting Employment 1 (and Employment 2) lands for their intended purpose. County Staff recommend removal of Employee Housing as a specified permitted use in the Employment 2 designation, instead preferring a site-specific amendment process in justification/evaluation of any individual request to establish such housing. In speaking with City Staff and consultants on this element, County Staff understand that it was perhaps interpreted that Grey County Official Plan (GCOP) policies at Section 4.2.10 regarding Employee Housing would 'direct' such permissions to be included within the local plan. County Staff advise that the policies of the GCOP regarding Employee Housing are intended to be permissive but not prescriptive/directive, and thus the City's discretion would apply. That said, as noted above, County Staff would suggest that location of Employee Housing directly upon or immediately abutting Employment Areas can create functional challenges to the fulfillment of the role of these lands for industrial/employment

		purposes. There may be specific situations where such inclusion of Employee Housing on employment lands is appropriate – for example, based on the nature or operational requirements of a particular employment use - however in general terms, Staff understand the direction of the PPS is to discourage such uses, with policy directly <i>prohibiting</i> such use in “Employment Areas” proper. Instead, such housing would be directed to appropriately designated lands nearby or elsewhere within the broader settlement area. Section 2.8.2 (3) of the PPS species that “<i>planning authorities shall designate, protect, and plan for all employment areas in settlement areas by: ...b)prohibiting residential uses, commercial uses, public service facilities and other institutional uses...d) prohibiting other sensitive land uses...e)including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.</i>” While the Employment 2 designation includes a broader range of permissions (e.g commercial uses) it would not be expected to act as a transitional area given the inclusion of manufacturing/core “Employment Area” permitted uses on these lands as well. County Staff offer that perhaps a future planning assessment/ exercise could further consider peripheral Employment 2 lands for scoping of uses to serve as a more formal ‘transition area’ between Employment 1 & 2 lands and nearby sensitive uses. Careful consideration of siting and setbacks of any uses permitted here would be necessary, again focused on maintaining viability/optionality for employment uses, the protection of “Employment Area” lands, and the realization of the specific role of the broader industrial park area to support employment growth over the planning horizon. Staff would additionally note and emphasize that affordable and attainable housing targeted to serve members of the local workforce is both necessary and strongly encouraged within the Primary Settlement Area of Owen Sound – the considerations raised above are focused specifically on the appropriate siting of such uses so as to ensure ongoing protection of the function of the Employment Area, and should not be interpreted in any manner as discouraging such housing creation generally.
5	7.4.3.2 (per OPA Item #26)	This section is amended to include an updated ‘alternative rate’ for parkland dedication. Such rate is established within the Planning Act (Section 51.1 (2)) allowing for a municipality to request 5% of all land proposed for development/redevelopment, or an alternate

		rate of one hectare per 600 residential units, or at such lesser rate that may be determined by the municipality. Section 7.12.1 (2) of the GCOP articulates an alternative rate of one hectare per every 500 dwelling units proposed “in accordance with the Planning Act”. This was the alternate rate previously articulated by the Act - the GCOP has yet been updated in this regard. This rate would indicate a greater dedication of land, than is articulated by the Act as updated and via the proposed City policy revision. Staff suggest that given the intent noted in the GCOP to apply the alternative rate “in accordance with the Planning Act” it would be appropriate to defer to the lesser rate identified within the Act, and as reflected in the local OPA.
6	9.3.4.2 (via OPA Item #31)	County staff note that via recent changes to the Planning Act, Minister’s approval is required prior to adoption of any amendment that that “<i>adds, amends or revokes any of the provisions described in subsection 22 (5), 34 (10.2), 41 (3.4), 51 (18) or 53 (3)</i>” of the Planning Act. For ease of reference, these are provisions relating to determination of what ‘other information’ or materials – beyond what is prescribed by the province – will be required to constitute a “complete application” under the Act. Staff highlight that proposed policy 9.3.4.2 states: <i>The City may require any and all plans and studies outlined in Schedule ‘E’ prior to considering an application complete.</i> Staff identify that this provision relates to such ‘other information’ for complete application purposes, however would highlight that such requirement is already articulated within the City’s OP, at Section 9.4.1, applicable to Site Plan applications. As such, it is staff’s opinion that this provision simply restates such requirement for ease of the reader (i.e within the site plan specific section of the plan) but does not add, amend or revoke existing requirements of the official plan in this regard. ‘
7	9.3.4.2 (via OPA item #32)	Staff suggest revision of this section for clarity of meaning.
8	9.3.4.6 (via OPA item #33)	Staff suggest additional wording to be included here to expressly specify the intent to apply Site Plan Control and request drawings as described by the Act, to development of less than 25 units, on a discretionary basis. Section 41(5) of the Planning Act, specifies that drawings may be required for residential buildings containing fewer than 25 dwelling

		units “if the proposed building is to be located in an area specifically designated in the official plan as an area wherein such drawings may be required.’ Staff suggest this specific reference required by the Act could be included, as follows: “Site Plan Control and the provision of drawings for residential buildings containing fewer than 25 dwelling units may be required at the City’s discretion within any designation of the City of Owen Sound’s Official Plan. Where site plan control applies to a residential building with fewer than 25 dwelling units, the applicant may be required to provide the following for each building:...
9	9.4.2.2 (via OPA item #36)	Staff note that the wording of this provision, references that the City may “waive the requirement” for a pre-consultation application. As such consultations are no longer to occur on a mandatory basis, per provincial direction, Staff suggest minor rewording of this clause, to reflect that context.

With regards to the concurrent Zoning By-law Amendment, County staff have had a high-level review of the proposed amendments and acknowledge that the majority of the proposed changes are housekeeping in nature, to amend definitions and add clarity throughout the zoning by-law. County staff acknowledge the contributions of several of the proposed changes towards enabling further housing development within the City – including clarification that mobile homes are permitted as a primary dwelling; the proposed consolidation of residential zones to increase density throughout the City; and the addition of new regulations for “Cluster Development” housing types. Other changes complement the County’s Climate Change Action plan work, such as regulations for required Electric Vehicle parking stalls for new developments.

Please do not hesitate to contact me should you have any questions or concerns with respect to the above.

Regards,



Liz Buckton, MCIP, RPP
Senior Policy Planner
1 548-877-0854
Liz.buckton@grey.ca
www.grey.ca

Cc Sabine Robart, City of Owen Sound (by email only)

November 24, 2025

GSCA File: P25414

Sabine Robart, Manager of Planning & Heritage
City of Owen Sound
808 2nd Ave E
Owen Sound, ON
N4K 2H4

Sent via email: planning@owensound.ca

Re: Application for OPA and ZBA update
Address: City of Owen Sound
Roll No: N/A
City of Owen Sound
Applicant: City of Owen Sound.
Agent: Planning Department

Grey Sauble Conservation Authority (GSCA) has reviewed the proposed Official Plan Update and Comprehensive Zoning Bylaw Update in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

Subject Proposal

To update the Official Plan and Comprehensive Zoning by-law to reflect recent policy changes with regard to employment lands. To update the Official Plan and Zoning mapping with updates from Site Specific amendments.

Official Plan Comments

The recent Provincial Policy changes with regard to Industrial and Employment lands has required the city to amend its planning documents to implement those changes in policy. These changes do not impact the Natural Hazards policies or mapping. As a result, the GSCA has no concerns with the proposed Official Plan Amendment implementing the new industrial policies and designations.

Comprehensive Zoning By-law Comments

The recent Provincial Policy changes with regard to Industrial and Employment lands has required the city to amend its planning documents including the zoning by-law to implement those changes in policy. These changes do not impact the Natural Hazard Zone policies or mapping. As a result, the GSCA has no concerns with the proposed Zoning By-law Amendment implementing the new industrial policies and zones.

Additional Comments

In our review of the mapping we did note four minor inconsistencies between OP and zoning mapping and our own GSCA mapping. It is recommended that the schedules be amended as noted to staff during the review process.

It is important to note that mapping in the end, is still a representation of a hazard and when there is a discrepancy or interpretation issues it is best to consult with the GSCA and ground truth the mapping through a site visit and potential a survey.

The "Mapping the Natural Hazards within the City of Owen Sound- A Summary" was also reviewed to make sure it is still relevant and has been updated to the latest policy changes. This document is used in conjunction with the Official Plan and Zoning By-law to help explain Natural Hazards. The document for the most part, remains accurate and relevant. In Section 3.0 however it refers to the hazard area of the City's shoreline as being delineated by the 100 year flood lake level of 177.9m GSC plus 15m for wave uprush.

In 2015 Canada adopted a new height reference system: The Canadian Geodetic Vertical Datum of 2013 (CGVD2013). It replaced Canadian Geodetic Vertical Datum of 1928 (CGVD28). This is important as CGVD 28 uses the 177.9m while the new datum uses the 177.56m which is lower.

With most transitions it can take time and therefore all surveys provided to the City should now identify which datum they are using to verify which elevation for the 100 year flood line is to be used.

Regards,

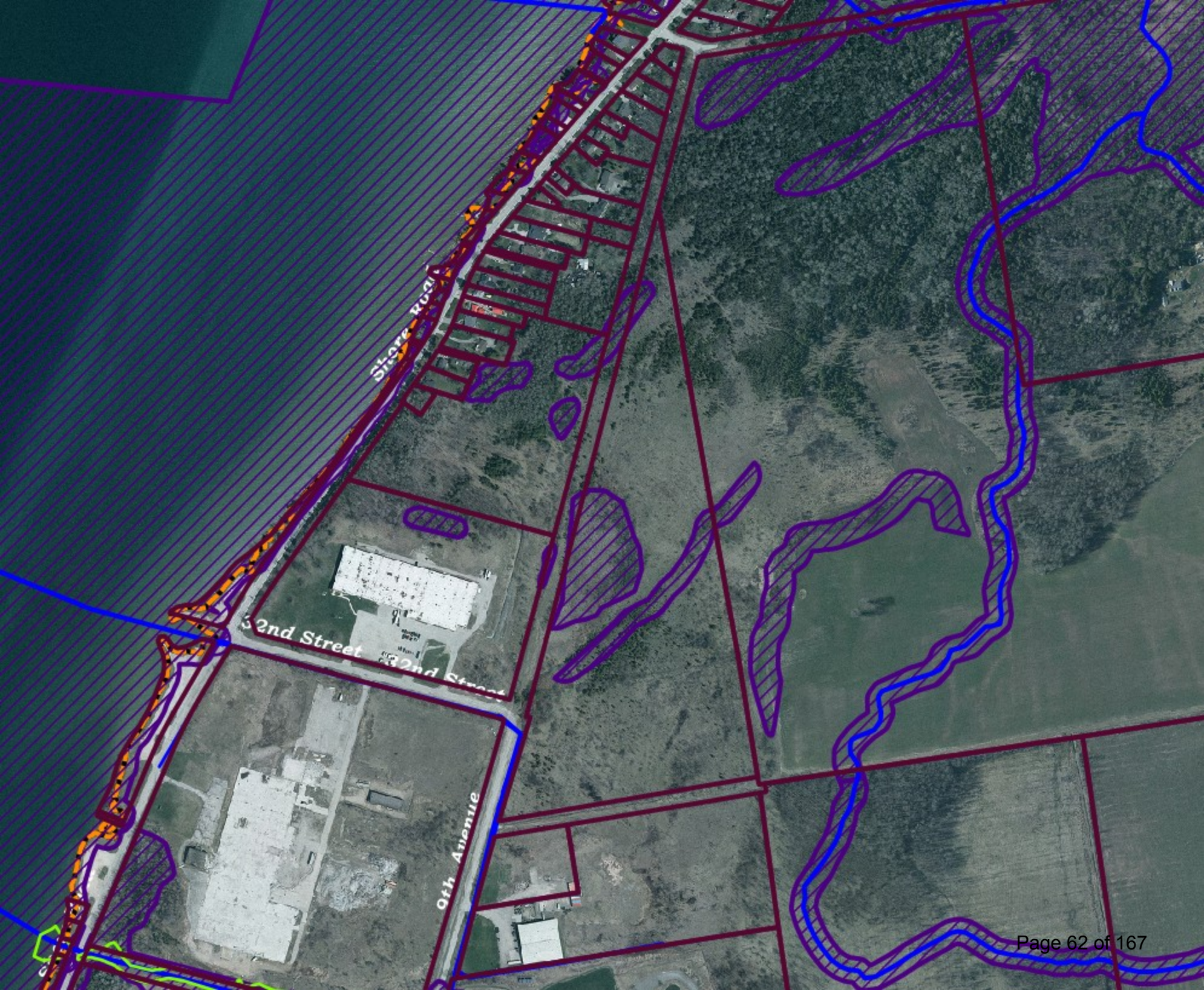


Clinton Stredwick, BES MCIP RPP
Environmental Planner

Cc via email:

Scott Greig
Jon farmer

Encl.



Agency and Public Comments

- 1) Niagara Escarpment Commission – July 17, 2025
- 2) Norm Comier – July 22, 2025
- 3) Christy Hempel – July 22, 2025
- 4) Historic Saugeen Metis – November 17, 2025
- 5) Saugeen Ojibway Nation – November 17, 2025
- 6) Grey County Planning and Development – November 21, 2025
- 7) Grey Sauble Conservation Authority – November 24, 2025

From: Reimer, Susan (MNR) <Susan.Reimer@ontario.ca>

Sent: July 17, 2025 10:06 AM

To: Sabine Robart <srobart@owensound.ca>

Cc: Bannister, Karen (She/Her) (MNR) <Karen.Bannister@ontario.ca>; Dobbyn, Sandy (MNR) <Sandy.Dobbyn@ontario.ca>

Subject: Re: Notice of Owen Sound - Zoning By-law Amendment, Official Plan Amendment, Urban Design Guidelines - NEC Comments

Good day,

Thank you for forwarding the notice of the Owen Sound OP/Zoning By-law Amendments and new Urban Design Guidelines for commenting. NEC staff members have reviewed the materials that were provided on-line for the Owen Sound ZBA/OPA/UDG proposed changes, and have assembled the following for your consideration:

OP Section 3.1.7.1 – Additional Residential Units (ARUs)

It is suggested to include “The policies of the Niagara Escarpment Plan (NEP) in the urban area prohibit ARUs in a detached structure”.

OP Section 4.2 Sydenham Heights Planning Area

With respect to the east end of Owen Sound, NEC staff suggest inclusion of an overall objective that maximizes open space in areas in proximity to the Escarpment and protects Escarpment views. Here are some examples:

- Escarpment Views – The view of the Niagara Escarpment from 16th Street E, 8th Street E, and Superior Street is fundamental to the image of the community. Where feasible, recognizing the proposed level of development, these views will be protected primarily through the design or the road pattern, the design and placement of buildings and structures, as key principles in the Sydenham Heights Planning Area. East/west roads shall also be designed to maximize views of the Escarpment.
- Objective - To ensure that that development in the Sydenham Heights Planning Area is sensitive to the proximity of the area to the Niagara Escarpment by maximizing open space areas and limiting the density of development adjacent to the Escarpment, protecting views of the Escarpment, and creating trail connections to the Bruce Trail in accordance with the policies of the Niagara Escarpment Plan (NEP).

OP Section 6.1.5 – re no negative impacts. Owen Sound staff may want to consider that this is creating conflict with the provincial Niagara Escarpment Plan

(NEP) in that the NEP allows for “*impacts to be minimal and where possible temporary*”. The idea that there would be “no” impacts is unlikely to be possible for the construction of a substantial dwelling or any other development in a natural feature.

OP Section 6.1.6 – Lake Filling (offsetting)

It is suggested to include “*Within the Niagara Escarpment Plan (NEP) areas, offsetting is not permitted.*”

It is also suggested to add the Niagara Escarpment Plan (NEP) in the list of policies that need to be complied with.

OP Section 7.1.4 Cultural Heritage Landscapes

NEC staff wish to note our interest in mitigation of impacts on the Escarpment’s natural environment and scenic resources, and suggest incorporation of policies that speak to **Scenery/Views** such as:

- On lands in or abutting the Niagara Escarpment Plan (NEP) Area, the visual impact of the proposed development in relation to the Escarpment shall be minimized to the satisfaction of the City and the NEC.
- To the extent possible, development shall ensure that the relationship to the Escarpment, a key feature which distinguishes Owen Sound, is enhanced and strengthened through the maintenance of views to the Escarpment.
- Views and Vistas – The impact of buildings and structures in relation to views of the Escarpment must be carefully considered. For development in the Niagara Escarpment Plan (NEP) Area, the building location, orientation, height, and massing will need to be supported by a visual impact assessment to the satisfaction of the Niagara Escarpment Commission and the City.

Zoning By-law

It was noted that the ZBA refers to Development Control and the requirement for a NEC Development Permit but does not mention the overall provincial Niagara Escarpment Plan (NEP) and that development on all NEP lands is subject to the policies of the NEP.

Urban Design Guidelines

It was noted that the UDG considers culture and heritage, the waterfront, river, and harbour; however no mention of the Escarpment and very limited mention of the natural setting. This may be a good opportunity to celebrate the Escarpment

as a unique, defining feature of the City. It is a UNESCO World Biosphere Reserve and a valuable scenic and natural resource within and surrounding the City. Consideration of guidelines that address the Escarpment and its natural scenery, particularly for the Sydenham Heights Planning Area is suggested, such as:

- Identify and consider views and the visual prominence of the Niagara Escarpment. New construction or infill development should not obstruct or detract from this feature.
- Where sites are in proximity to the Niagara Escarpment, building location and orientation should maintain view corridors that enhance visual access to the Escarpment.
- Where sites are in proximity to the Niagara Escarpment, building height and massing should not obstruct or detract from this feature.

The above examples were inspired by some policies of the Milton OP, but other municipal OPs also feature the Escarpment such as Hamilton, Grimsby, St Catharines, etc.

Please don't hesitate to email Karen, Sandy or myself with respect to the above suggested changes.

Best regards,

Susan Reimer, R.P.P.

Senior Planner | Niagara Escarpment Commission
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Sandy Dobbyn

Senior Strategic Advisor | Niagara Escarpment Commission
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Karen Bannister

Landscape Architect | Niagara Escarpment Commission
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Niagara Escarpment Commission
An agency of the Government of Ontario

From: Norm Cormier and Linda Sinclair [REDACTED]
Sent: Tuesday, July 22, 2025 9:43 AM
To: Pam Coulter <pcoulter@owensound.ca>
Cc: Sabine Robart <srobart@owensound.ca>; chempel@christinehempel.com
Subject: 2350 8th Street East Owen Sound

Dear Ms Coulter and planning team,

I am the owner of a parcel of land at 2350 8th Street East in Owen Sound, Ontario. The property is east of the rail trail, and adjacent on the north side to the property that is now owned by the Catholic School Board. My wife and I (now deceased) have operated a small care home here (Greenhaven Place) since the late 1990s. See attached files to locate the property. It is approximately 10 acres.

In the official plan the property is designated for future residential lands. With the school planned for the property on the north side, we are hoping that during your zoning bylaw review you can prezone the land to R1 - low density residential. We have been in talks over the past 2 years with a group of people who are interested in building a pocket neighbourhood once the water service is available. The project is currently envisaged as a co-operative, with a mix of single homes and townhomes. As we are hoping for a significant portion of the housing to be affordable and/or attainable, we would like to apply for seed funding from CMHC to further undertake professional planning, design and engineering work. The site has a significant belt of hazard land -a man-made drainage channel bisects the property - and we require a flood plain study along with other environmental assessment work, which CMHC seed funding may partially cover.

We are currently unable to apply for this seed funding as zoning is not in place.

Christy Hempel is acting as agent with my planning matters (copied above). I understand at the open house last week you and planning consultant Dave Aston discussed the potential of an R-1 designation with a holding symbol for our property. This would be very helpful for us, and would save us the cost of submitting a rezoning application. We believe this would allow us to move ahead with feasibility work on the project.

Please feel free to contact me or Christy with any additional questions.

Sincerely,

Norm Cormier
[REDACTED]

DRAFT FLOOD
PLAIN

CP Rail

Flooded

W 6074 ±

NORTH

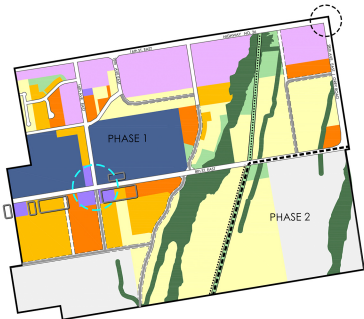
167.64m

STREET

EAST

8th

CP RAIL



Legend

-
- Planning Area Boundary
 Low Density Residential
 Medium Density Residential
 High Density Residential
 East City Commercial
 Artisanal Commercial
 Institutional
 Open Space
 Hazard Land
 Niagara Escarpment Plan Area
 Potential Location of Easthill Elevated Water Storage
 Future Collector Roads
 Future Local Road
 Future Rail
 Phase Boundary
 Future Mixed Use Node
 Gateway

Schedule 'A2'

Official Plan

City of Owen Sound
Sydenham Heights Phase One
And Phase 2 Planning Areas
Land Use Plan

owen
sound
where you want to live

May 2001

1:12,000



From: Christine Hempel <chempel@christinehempel.com>
Sent: Tuesday, July 22, 2025 11:57 AM
To: Pam Coulter <pcoulter@owensound.ca>; Sabine Robart <srobart@owensound.ca>
Subject: small prefabricated stacked townhouses - design work in progress

Hi Pam and Sabine,

At the public meeting last Thursday I was speaking with Dave the planning consultant about design prototypes we are looking at with Royal Homes for a small prefabricated stacked townhouse. They are very modest - aimed at low income residents. I am hoping you can forward these design concepts to him.

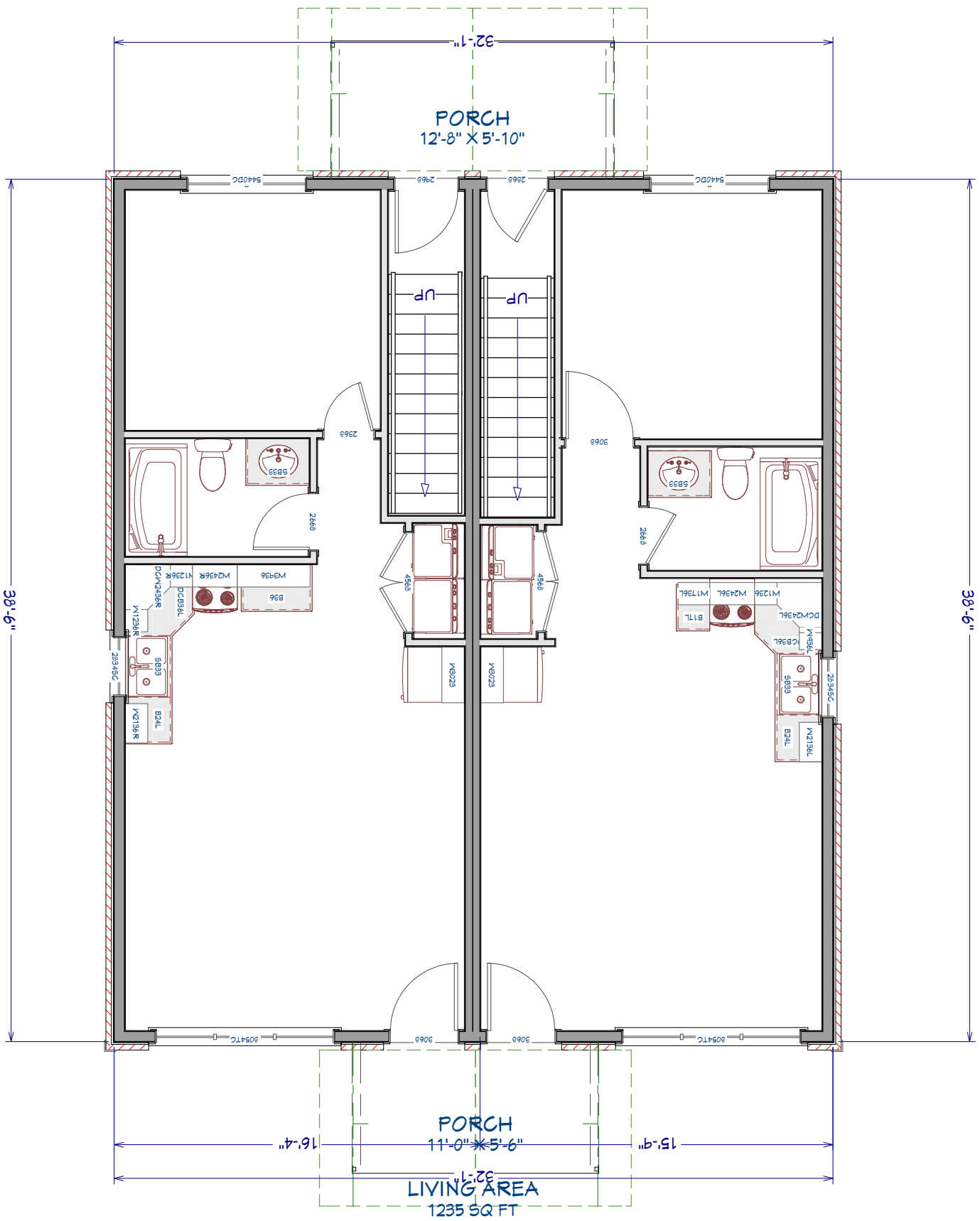
Royal Building Systems is quite motivated to create smaller multi-unit dwellings and are hoping for shovels in the ground as early as this coming fall. Shipping is easiest in a radius around Wingham - east of Barrie it gets a bit more complicated for their team.

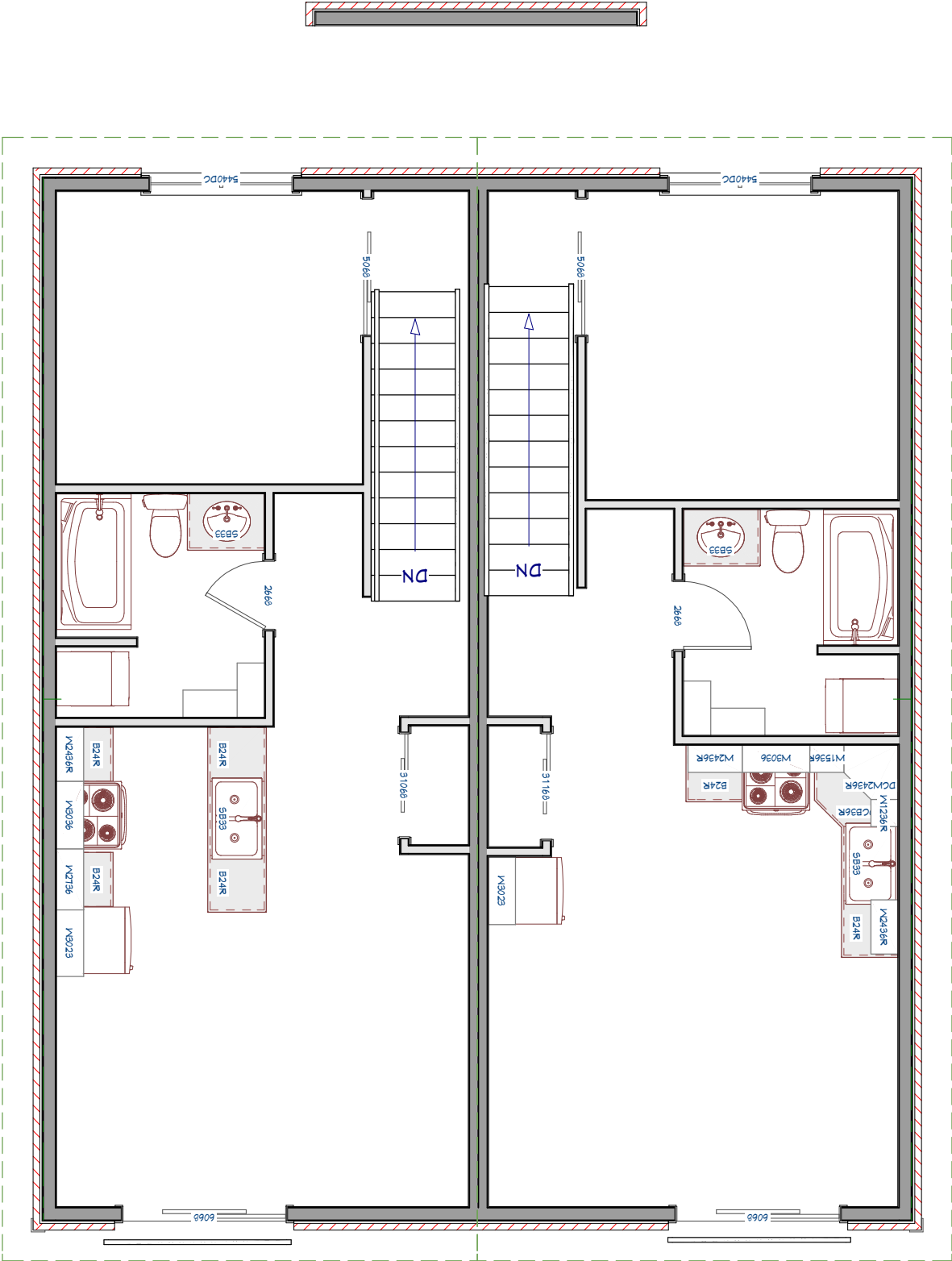
These drawings are drafts only -elevations aren't ready yet, we are at the budgeting stage. Likely they are not quite deep enough for accessible units on the ground floor - hopefully more complete designs will be ready soon. The units are narrow because 16' (4.9m) is the widest that can be shipped - but they can be longer - up to 60' I believe. Some of our clients (such as Community Living) are looking at one bedroom units on both floors (total of 2 storeys), and others such as co-ops looking for infill buildings are looking at one bedroom units on the lower level, and 2-or 3 bedroom units on the top floors (total of 3 storeys). Depending on siting, this could be designed for a finished basement level, or a crawlspace foundation.

As far as zoning feedback goes, we are hoping that designs such as this - or other fourplex prototypes with shared spaces for Community Living projects) could be permitted in all residential zones. They can also be built in a row for multi-unit stacked townhouses. Fourplexes would have more windows on the side walls.

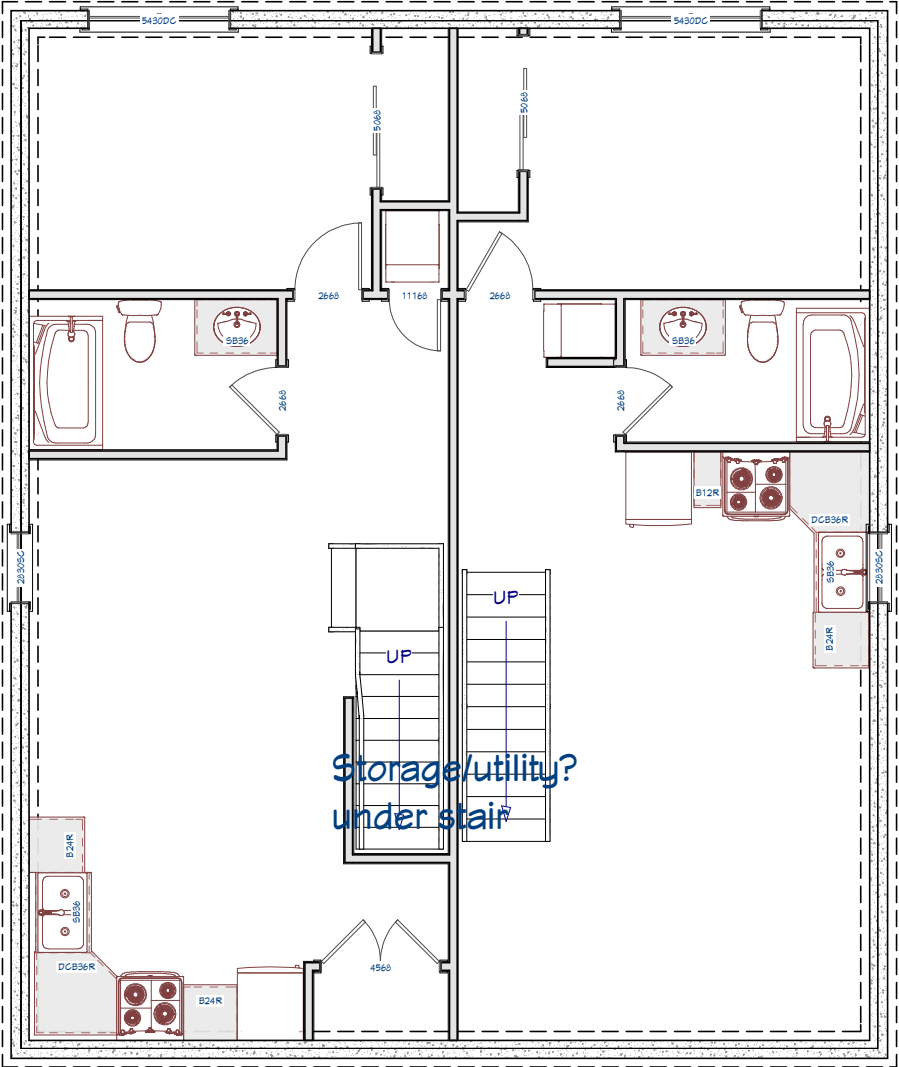
Thank you for the informative open house. I think the new simplified residential zoning with townhouse permissions is very positive.

Christy Hempel

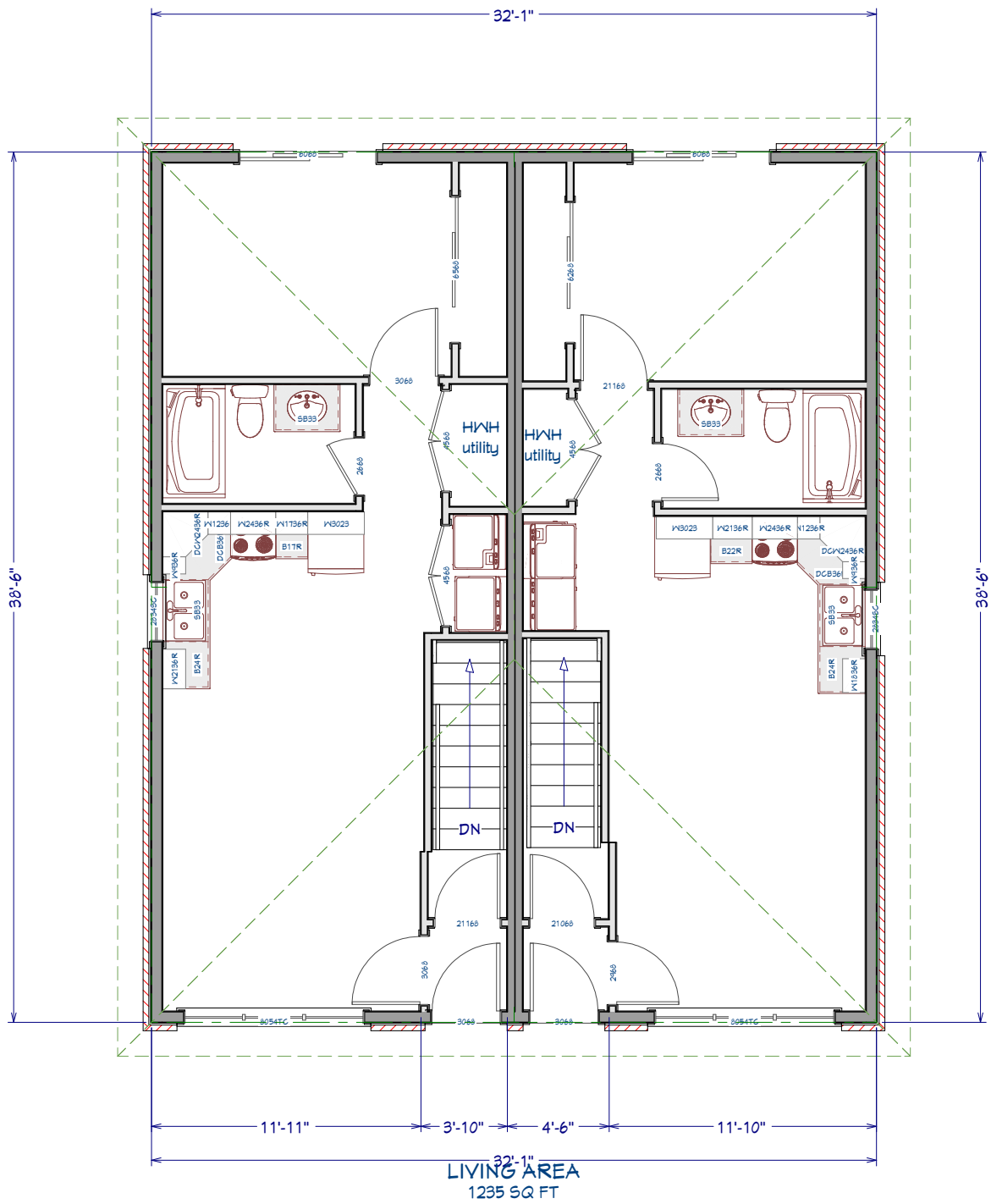




LIVING AREA
1235 SQ FT



LIVING AREA
1288 SQ FT



From: hsmrcc <hsmrcc@bmts.com>

Sent: Monday, November 17, 2025 3:03 PM

To: Public Notices <notice@owensound.ca>

Subject: Re: Request for Comments - City of Owen Sound (Housekeeping) -
Proposed Zoning By-law Amendment

City of Owen Sound

Re: ZBA-57

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation



Historic Saugeen Métis

204 High Street

Southampton, ON

www.saugeenmetis.com

519-483-4000

From: Sasha Fernando <associate.ri@saugeenojibwaynation.ca>
Sent: Monday, November 17, 2025 10:18 AM
To: Staci Landry; Tim Simmonds; Sabine Robart; Pam Coulter
Cc: Saugeen Ojibway Nation (Manager)
<manager.ri@saugeenojibwaynation.ca>; Natalie Kuipers
<gis@saugeenojibwaynation.ca>; Janet Galant
<manager@saugeenojibwaynation.ca>; Richelle Ritchie
<execassist.ri@saugeenojibwaynation.ca>
Subject: Re: Notice of Complete Application and Public Meeting (ZBA No. 57) & Notice of Public Meeting (OPA No. 14)

Hi Staci,

On behalf of the Saugeen Ojibway Nation Environmental Office (SON EO), we acknowledge receipt of the public notice for Zoning By-law Amendment No. 57 and the upcoming public meeting on November 24, 2025.

SON has an ongoing interest in planning, land use, and environmental matters within their Territory, including the City of Owen Sound. As noted in the Provincial Planning Statement, planning authorities shall undertake early engagement with Indigenous communities to support knowledge-sharing, consideration of Indigenous interests in land use decision-making, and the identification of potential impacts on the exercise of Aboriginal or treaty rights. In this context, while the SON EO will not be attending the meeting, we wish to ensure that SON's interests are considered as the City updates its Zoning By-law.

We respectfully request digital copies of the following:

- The draft Zoning By-law text and all revised Schedules
- A summary of proposed changes to Environmental Protection and Natural Hazard zones
- Updated shoreline and watercourse setback standards
- Any sections referencing archaeological potential, cultural heritage, or consultation with Indigenous communities

Please add the SON EO to the circulation list for all future notices and decisions related to this file.

Thank you for your attention and for continuing to include SON in planning processes within their Territory.

Best regards,

Sasha Fernando

Resources and Infrastructure Coordinator

associate.ri@saugeenojibwaynation.ca

C: (705) 798-3312

Resources & Infrastructure Department

10129 Hwy 6 Georgian Bluffs, ON

N0H 2T0

saugeenojibwaynation.ca

I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.

November 21, 2025

Ms. Briana Bloomfield
City of Owen Sound
808 2nd Ave. E
Owen Sound, Ontario N4K 2H4
Sent via E-mail

RE: Comments on Owen Sound Official Plan Amendment # 14 & Related Zoning By-law Amendment

Dear Ms. Bloomfield,

Thank you for providing OPA #14 and the related Zoning By-law Amendment documents for County review. What follows are select comments related to the provisions of the *Planning Act*, the Provincial Policy Statement (PPS) 2024, and the County Official Plan. Additional general comments have also been included with respect to overall clarity and understanding, where appropriate.

The County's comments include those from not just the Planning department but also reflect input from Economic Development staff. Most of the comments below are very minor in nature, but there are some that may warrant further discussion. County staff would welcome the opportunity to discuss any comments further, once City staff have had the time to review this submission.

ID	Section or Schedule	Comments
1	3.1.5.6 (via OPA #8)	This proposed provision is included alongside other policy statements offering support for a fulsome range and mix of affordable housing options within the City. This provision (3.1.5.6) specifically identifies that "The City may complete an assessment report and work to develop inclusionary zoning policies". County staff generally support the uptake of planning tools identified within the Planning Act, to meet local objectives. This policy change proposes inclusion of wording as could support completion of an assessment report for inclusionary zoning (IZ), at the City's discretion.

		Staff understand that presently, the application of IZ would be limited to locations subject of a Development Permit System (or rather, a Community Planning Permit System) per the Act. While the Official Plan includes brief existing verbiage around the potential consideration/use of a Development Permit System approach, more fulsome policies would be expected to be necessary to support implementation of such a system, and related Inclusionary Zoning, if desired in future. Such further work would identify goals, objectives and policies for such area, and would identify classes of development and conditions as may be imposed on permits. Should the City pursue such additional work in future, County Staff would be glad to discuss further. General supportive policies are included within the County Official Plan.
2	3.9.1.2 (via OPA items #12 & 15)	This proposed policy section describes permitted uses as would apply to the new Employment 2 designation of the City's Official Plan. This designation would allow for a broader range of uses than are provided for within the core proposed Employment 1 designation. Staff appreciate the work that has gone into evaluation of the City's Employment Area designation and the proposed redesignation of such lands into Employment 1 and Employment 2 sub-areas, as arises from redefinition of "Employment Area" within the Planning Act, and Provincial Planning Statement (2024). The Act is now quite explicit in offering a definition of Area of Employment, as follows: <i>"area of employment" means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:</i> <i>1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:</i> <i>i. Manufacturing uses.</i> <i>ii. Uses related to research and development in connection with manufacturing anything.</i> <i>iii. Warehousing uses, including uses related to the movement of goods.</i> <i>iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.</i> <i>v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.</i> <i>vi. Any other prescribed business and economic uses.</i>

	<i>2. The uses are not any of the following uses:</i> <i>i. Institutional uses.</i> <i>ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv; (“zone d’emploi”)</i> Within the proposed Employment 1 designation, the proposed permitted uses identified largely mirror the permissions and exclusions offered via the definition of “Employment Area” within the Act. This ensures that the policy tests of Section 2.8.2 (5) of the PPS(2024) apply to any application for removal of lands from the Employment Area designation, as is described in proposed policy 3.9.3.3 to the City’s plan, which would require a study be completed, in support of such a request. Further, Section 2.8.1 (3) of the PPS would apply to lands within 300m of “Employment Areas” where development is required to avoid or minimize and mitigate potential impacts on the long-term economic viability of employment uses within the “Employment Area”. This evaluation requirement is proposed to be embedded into the City’s plan via new policy 3.9.3.1, as would apply to lands within 300m of the Employment 1 designation. With the proposed permitted uses for the Employment 2 designation being broader than defined by the Act for an “Employment Area”, County Staff identify that the policy tests of Section 2.8.2 (5) of the PPS(2024) regarding designation change requests, would not necessarily apply in the same protective manner to Employment 2 lands, as would apply to “Employment Areas” meeting Act definitions/use prohibitions. While proposed policy 3.9.4.3 is also being advanced in the City’s plan, with an intent to maintain “Employment Area” status for lands in the Employment 2 designation where a legal non-conforming use exists that would result in the exact definition of “Employment Area” not being met, County staff expect that with future establishment of new uses on these lands which don’t comply with the Act definition of “Employment Area” (i.e. per the broader Employment 2 permitted uses) the status of such lands as a formal “Employment Area” in the meaning of the Act would be gradually lost, parcel by parcel. Staff thus understand the functional intent of this policy as being a ‘best effort’ to maintain such policy protections for Employment 2 lands in this regard. County Staff identify that ongoing protection of the broader area (including both Employment 1 & 2 lands) from sensitive/incompatible uses is generally recommended for the go-forward.
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		This will be especially important for large-scale greenfield parcels within the industrial park area, as may facilitate future core manufacturing and related uses to establish on these lands, and as would align with ongoing efforts relating to investment attraction per the County's Economic Development Master Plan. Staff would highlight that the inclusion of Employee Housing as an express permitted use on all lands in the Employment 2 designation could represent a significant challenge to the marketing and/or development of abutting/nearby Employment 1 lands for their intended purpose. Staff recommend removal of Employee Housing from the list of permitted uses for Employment 2 lands, suggesting instead any such application be dealt with via a site-specific Official Plan Amendment, ensuring a fulsome justification and consideration of compatibility and any potential impacts to the intended function of abutting Employment 1 and 2 lands to accommodate core industrial/employment uses. Further, given the policy requirement to evaluate compatibility within 300m of Employment 1 lands at the time of a change request, Staff suggest this would be a more transparent approach in communicating permissions for these lands. Such compatibility evaluation could be reasonably expected to functionally/practically preclude, direct or scope the addition of residential uses on these lands, and so stating a broad permission in this regard could be somewhat misleading.
3	3.9.3.3 (via OPA #15)	Staff note that this proposed section appears to implement Section 2.8.2(5) of PPS(2024), as reflects amendments by the province to remove mandatory 'Comprehensive Review' requirements applicable such change requests to remove lands from "Employment Areas". Accordingly, the proposed change to the City's OP does not use wording around 'Comprehensive Review', instead noting that removal of lands from the Employment 1 designation may only occur where a study has been completed to demonstrate satisfaction of specified criteria. From a conformity standpoint, the Grey County Official Plan (GCOP) has not yet been amended in this regard and still articulates a Comprehensive Review requirement where lands would be proposed for removal from "Employment Area" designation. Staff suggest that despite that verbiage, the specific policy tests required to be addressed via such review per the GCOP are also generally addressed/articulated within proposed 3.9.3.3 per the City's amendment.

		Staff do not have concerns regarding conformity in this regard, as the local plan does not explicitly preclude the 'Comprehensive Review' still articulated in the County plan but does otherwise require evaluation of such common policy tests as the County policy indicates, as also would be consistent with PPS(2024) requirements for evaluating such change requests. Should a designation change request be received in the interim, before further updates to the County Official Plan in this regard, further discussion may be required around how such interim inconsistency may be resolved practically, within such process. Staff finally note that the reference included at 3.9.3.3 b) a) states “<i>avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5</i>” It is suggested that a minor change be made to clarify that the reference to 'policy 3.5' is made in reference to policy 3.5 of the PPS(2024) and not an internal reference within the City's OP.
4	3.9.4.2 (via OPA item #15)	This proposed amendment to the City's plan identifies policy tests in relation to establishing Employee Housing, upon lands designated Employment 2. As noted above, the inclusion of Employee Housing as an express permitted use on all lands in the Employment 2 designation could represent a significant challenge to the marketing and/or fulsome development of abutting Employment 1 (and Employment 2) lands for their intended purpose. County Staff recommend removal of Employee Housing as a specified permitted use in the Employment 2 designation, instead preferring a site-specific amendment process in justification/evaluation of any individual request to establish such housing. In speaking with City Staff and consultants on this element, County Staff understand that it was perhaps interpreted that Grey County Official Plan (GCOP) policies at Section 4.2.10 regarding Employee Housing would 'direct' such permissions to be included within the local plan. County Staff advise that the policies of the GCOP regarding Employee Housing are intended to be permissive but not prescriptive/directive, and thus the City's discretion would apply. That said, as noted above, County Staff would suggest that location of Employee Housing directly upon or immediately abutting Employment Areas can create functional challenges to the fulfillment of the role of these lands for industrial/employment

		purposes. There may be specific situations where such inclusion of Employee Housing on employment lands is appropriate – for example, based on the nature or operational requirements of a particular employment use - however in general terms, Staff understand the direction of the PPS is to discourage such uses, with policy directly <i>prohibiting</i> such use in “Employment Areas” proper. Instead, such housing would be directed to appropriately designated lands nearby or elsewhere within the broader settlement area. Section 2.8.2 (3) of the PPS species that “<i>planning authorities shall designate, protect, and plan for all employment areas in settlement areas by: ...b)prohibiting residential uses, commercial uses, public service facilities and other institutional uses...d) prohibiting other sensitive land uses...e)including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.</i>” While the Employment 2 designation includes a broader range of permissions (e.g commercial uses) it would not be expected to act as a transitional area given the inclusion of manufacturing/core “Employment Area” permitted uses on these lands as well. County Staff offer that perhaps a future planning assessment/ exercise could further consider peripheral Employment 2 lands for scoping of uses to serve as a more formal ‘transition area’ between Employment 1 & 2 lands and nearby sensitive uses. Careful consideration of siting and setbacks of any uses permitted here would be necessary, again focused on maintaining viability/optionality for employment uses, the protection of “Employment Area” lands, and the realization of the specific role of the broader industrial park area to support employment growth over the planning horizon. Staff would additionally note and emphasize that affordable and attainable housing targeted to serve members of the local workforce is both necessary and strongly encouraged within the Primary Settlement Area of Owen Sound – the considerations raised above are focused specifically on the appropriate siting of such uses so as to ensure ongoing protection of the function of the Employment Area, and should not be interpreted in any manner as discouraging such housing creation generally.
5	7.4.3.2 (per OPA Item #26)	This section is amended to include an updated ‘alternative rate’ for parkland dedication. Such rate is established within the Planning Act (Section 51.1 (2)) allowing for a municipality to request 5% of all land proposed for development/redevelopment, or an alternate

		rate of one hectare per 600 residential units, or at such lesser rate that may be determined by the municipality. Section 7.12.1 (2) of the GCOP articulates an alternative rate of one hectare per every 500 dwelling units proposed “in accordance with the Planning Act”. This was the alternate rate previously articulated by the Act - the GCOP has yet been updated in this regard. This rate would indicate a greater dedication of land, than is articulated by the Act as updated and via the proposed City policy revision. Staff suggest that given the intent noted in the GCOP to apply the alternative rate “in accordance with the Planning Act” it would be appropriate to defer to the lesser rate identified within the Act, and as reflected in the local OPA.
6	9.3.4.2 (via OPA Item #31)	County staff note that via recent changes to the Planning Act, Minister’s approval is required prior to adoption of any amendment that that “<i>adds, amends or revokes any of the provisions described in subsection 22 (5), 34 (10.2), 41 (3.4), 51 (18) or 53 (3)</i>” of the Planning Act. For ease of reference, these are provisions relating to determination of what ‘other information’ or materials – beyond what is prescribed by the province – will be required to constitute a “complete application” under the Act. Staff highlight that proposed policy 9.3.4.2 states: <i>The City may require any and all plans and studies outlined in Schedule ‘E’ prior to considering an application complete.</i> Staff identify that this provision relates to such ‘other information’ for complete application purposes, however would highlight that such requirement is already articulated within the City’s OP, at Section 9.4.1, applicable to Site Plan applications. As such, it is staff’s opinion that this provision simply restates such requirement for ease of the reader (i.e within the site plan specific section of the plan) but does not add, amend or revoke existing requirements of the official plan in this regard. ‘
7	9.3.4.2 (via OPA item #32)	Staff suggest revision of this section for clarity of meaning.
8	9.3.4.6 (via OPA item #33)	Staff suggest additional wording to be included here to expressly specify the intent to apply Site Plan Control and request drawings as described by the Act, to development of less than 25 units, on a discretionary basis. Section 41(5) of the Planning Act, specifies that drawings may be required for residential buildings containing fewer than 25 dwelling

		units “if the proposed building is to be located in an area specifically designated in the official plan as an area wherein such drawings may be required.’ Staff suggest this specific reference required by the Act could be included, as follows: “Site Plan Control and the provision of drawings for residential buildings containing fewer than 25 dwelling units may be required at the City’s discretion within any designation of the City of Owen Sound’s Official Plan. Where site plan control applies to a residential building with fewer than 25 dwelling units, the applicant may be required to provide the following for each building:...
9	9.4.2.2 (via OPA item #36)	Staff note that the wording of this provision, references that the City may “waive the requirement” for a pre-consultation application. As such consultations are no longer to occur on a mandatory basis, per provincial direction, Staff suggest minor rewording of this clause, to reflect that context.

With regards to the concurrent Zoning By-law Amendment, County staff have had a high-level review of the proposed amendments and acknowledge that the majority of the proposed changes are housekeeping in nature, to amend definitions and add clarity throughout the zoning by-law. County staff acknowledge the contributions of several of the proposed changes towards enabling further housing development within the City – including clarification that mobile homes are permitted as a primary dwelling; the proposed consolidation of residential zones to increase density throughout the City; and the addition of new regulations for “Cluster Development” housing types. Other changes complement the County’s Climate Change Action plan work, such as regulations for required Electric Vehicle parking stalls for new developments.

Please do not hesitate to contact me should you have any questions or concerns with respect to the above.

Regards,



Liz Buckton, MCIP, RPP
Senior Policy Planner
1 548-877-0854
Liz.buckton@grey.ca
www.grey.ca

Cc Sabine Robart, City of Owen Sound (by email only)

November 24, 2025

GSCA File: P25414

Sabine Robart, Manager of Planning & Heritage
City of Owen Sound
808 2nd Ave E
Owen Sound, ON
N4K 2H4

Sent via email: planning@owensound.ca

Re: Application for OPA and ZBA update
Address: City of Owen Sound
Roll No: N/A
City of Owen Sound
Applicant: City of Owen Sound.
Agent: Planning Department

Grey Sauble Conservation Authority (GSCA) has reviewed the proposed Official Plan Update and Comprehensive Zoning Bylaw Update in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

Subject Proposal

To update the Official Plan and Comprehensive Zoning by-law to reflect recent policy changes with regard to employment lands. To update the Official Plan and Zoning mapping with updates from Site Specific amendments.

Official Plan Comments

The recent Provincial Policy changes with regard to Industrial and Employment lands has required the city to amend its planning documents to implement those changes in policy. These changes do not impact the Natural Hazards policies or mapping. As a result, the GSCA has no concerns with the proposed Official Plan Amendment implementing the new industrial policies and designations.

Comprehensive Zoning By-law Comments

The recent Provincial Policy changes with regard to Industrial and Employment lands has required the city to amend its planning documents including the zoning by-law to implement those changes in policy. These changes do not impact the Natural Hazard Zone policies or mapping. As a result, the GSCA has no concerns with the proposed Zoning By-law Amendment implementing the new industrial policies and zones.

Additional Comments

In our review of the mapping we did note four minor inconsistencies between OP and zoning mapping and our own GSCA mapping. It is recommended that the schedules be amended as noted to staff during the review process.

It is important to note that mapping in the end, is still a representation of a hazard and when there is a discrepancy or interpretation issues it is best to consult with the GSCA and ground truth the mapping through a site visit and potential a survey.

The "Mapping the Natural Hazards within the City of Owen Sound- A Summary" was also reviewed to make sure it is still relevant and has been updated to the latest policy changes. This document is used in conjunction with the Official Plan and Zoning By-law to help explain Natural Hazards. The document for the most part, remains accurate and relevant. In Section 3.0 however it refers to the hazard area of the City's shoreline as being delineated by the 100 year flood lake level of 177.9m GSC plus 15m for wave uprush.

In 2015 Canada adopted a new height reference system: The Canadian Geodetic Vertical Datum of 2013 (CGVD2013). It replaced Canadian Geodetic Vertical Datum of 1928 (CGVD28). This is important as CGVD 28 uses the 177.9m while the new datum uses the 177.56m which is lower.

With most transitions it can take time and therefore all surveys provided to the City should now identify which datum they are using to verify which elevation for the 100 year flood line is to be used.

Regards,

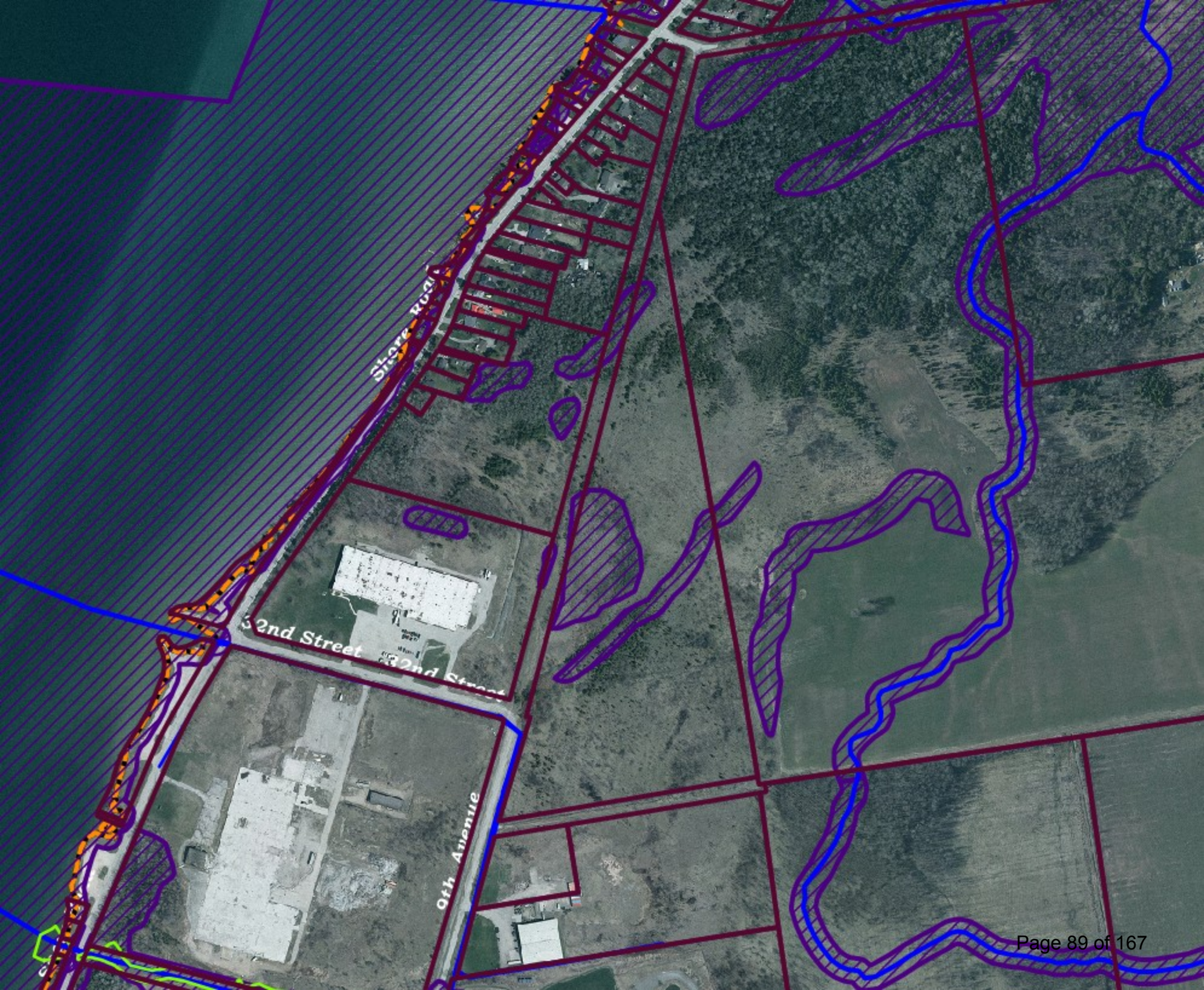


Clinton Stredwick, BES MCIP RPP
Environmental Planner

Cc via email:

Scott Greig
Jon farmer

Encl.





City Manager's Update

Committee of the Whole | Council

November 24, 2025

Highlights

- Key Staff Announcements:
 - Ryne Weppeler, Supervisor, Parks and Open Space
 - New Manager of Public Works and Engineering - Mason Bellamy
 - Greg Gibbons has assumed the role of Transportation Superintendent
- 2025 Road resurfacing is substantially complete
- 9th Avenue Watermain is due to be complete for the season this week.
- 32nd Street Watermain (Housing Enabling Water Systems Funded project) due to be substantially complete.
- 16th Avenue sewer replacement is progressing slower than expected.
- Holiday Magic and Kiwanis Santa Claus Parade closures and detours went well. A new process was established to gain more engagement with the frontline staff directly involved with the work at the planning stage.

Highlights

- Water distribution staff are busy undertaking pre-winter preparations; hydrant pump-outs and inspection, installing snow markers etc.
- Winter control shifts have begun. Seasonal positions start on December 1.
- Public Works Operations are finalizing seasonal tasks like signpost installation, walkway closures, plow training, street sweeping and catch basin cleanout.
- The Tourism Development Fund received strong interest, investing MAT revenue to grow Owen Sound's tourism economy.
- Owen Sound hosted Hockey Fest Nov 13–15, partnering with local schools, Girls Hockey, and the University of Waterloo Warriors.
- The TOM hosted Palette to Palate fundraiser on Nov 1 drew about 100 guests for Canadian art, food, and music, raising funds to support the gallery. Thank you to CFOS 89.3 and Table Sponsors.

Corporate Services Committee

Second Thursday of each month - 5:30 p.m.

Lead Director: Kate Allan, ext. 1238

December 11

- CANCELLED

Operations Committee

Third Thursday of each month - 5:30 p.m.
Lead Director: Lara Widdifield, ext. 1201

December 18

- Minor Changes to Owen Sound Transit Timing
- GOST Continuation

Community Services Committee

Third Wednesday of each month - 5:30 p.m.

Lead Director: Pam Coulter, ext. 1252

December 17

- 2025 End of Year Events Wrap-up
- JMRRC Tree Request
- Proposed Changes to Conservation Authorities (Provincial Legislation)
- Ryerson Park Renaming Working Group Recommendation Report
- Sports Equipment Sanitizer Vending Opportunity
- Tentative: Recommendation Report Re: OP Update, Zoning By-law Update and Urban Design Guidelines

In case you missed it - Media Advisories Issued September 23 – October 24

www.owensound.ca/news

1. 10th Street East Lane Reductions
2. Paddles Up! The 2025 Paddle Art & Canoe Mural Auction Makes Waves This November
3. Grey Bruce Home and Lifestyle Show Vendor Registration Now Open (event occurs May 2 and 3)
4. A Flurry of Festive Activities Begins in the River District on Saturday, November 15
5. November Committee of Adjustment Hearing Cancelled & December Hearing Rescheduled
6. Notice of Public Meeting for Owen Sound River District 2026 Budget
7. Application Deadline Extended for City Committees
8. The City is Getting Ready for Winter: Residents Reminded to Follow Seasonal Guidelines
9. Owen Sound Marks National Indigenous Veterans Day and Remembrance Day
10. Hockey Fest Celebrations Return to Owen Sound
11. Notice of Public Meeting - Official Plan Amendment No. 14
12. Notice of Complete Application & Public Meeting - Zoning By-law Amendment No. 57
13. Fire at Restaurant Under Investigation
14. Media Release: Road Closure CBC Morning Live with Heather Hiscox
15. Notice of Special Meeting - Official Plan Amendment No. 14
16. Neighbourhood Response Team Pilot Program Launching in Owen Sound River District
17. Public Notice of Service Disruption – Owen Sound City Hall
18. Join Ghosts and Ghouls in the River District for the 2025 Trick-or-Treat Trail
19. Your Ideas Wanted: How Should the City of Owen Sound Communicate With You?
20. Final Household Hazardous Waste Event to Take Place this Saturday, October 25
21. Notice of Special Meeting of City Council - October 27, 2025
22. Nominations Now Open for the 2026 Owen Sound Sports Hall of Fame
23. Outdoor Movie Night in the River District This Weekend Featuring Ghostbusters: Frozen Empire

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Staff Report

Report To: City Council
Report From: Briana Bloomfield, City Clerk
Meeting Date: November 24, 2025
Report Code: CR-25-139
Subject: Noise Permit Request - Harbour West Development (former BCK site) - 1144 1st Avenue West

Recommendations:

THAT in consideration of Staff Report CR-25-139 respecting a noise permit request for the Harbour West development (former BCK site) at 1144 1st Avenue West, City Council approves a six-month noise permit for concrete pours only, subject to the following conditions:

1. The applicant must provide a minimum of 5 days notice of each pour to the City Clerk; and
2. No pours can occur on Sundays or holidays.

Highlights:

- Applicants may apply for a permit to engage in activity that would otherwise be prohibited by the Noise By-law.
- The Noise By-law prohibits the operation or use of any construction equipment outside of permitted time periods.

Strategic Plan Alignment:

[Strategic Plan](#) Priority: This report supports the delivery of Core Service.

Climate and Environmental Implications:

There are no anticipated climate or environmental impacts.

Previous Report/Authority:

[Noise By-law](#)

Background:

A noise permit request was submitted by Hansa Financial & Property Management Inc. for the Harbour West development (former BCK site) at 1144 1st Avenue West (the "subject property"). The full request is attached to the report.

The applicant is requesting a noise permit for a **six-month period**. If an extension is requested, a new circulation will occur. The intent of the request is to **expedite construction** and reduce the overall duration of disruption to the surrounding community. The applicant advises that the extended hours will be used on an as-needed basis and are not expected to occur continuously throughout the permit period.

The applicant further advises that concrete pours are generally scheduled to start as early in the day as possible because pours must be continuous, and starting early helps ensure they can be completed as early in the day as possible. It is anticipated that there will be approximately 12 days of smaller pours in December/January (no more than two trucks) and approximately 12 days of larger pours starting in February. Larger pours create more disruption due to increased truck traffic and longer on-site activity.

Outlined in the chart below is a summary comparing what is currently permitted in the Noise By-law and what is being requested by the applicant in the application. Note that despite the request asking for a specific time extension, i.e. 9 pm, concrete pours need to continue until complete and may be later than 9 pm.

Permitted	Requested
Weekdays: 7am – 7pm	Extended to 9pm
Saturdays: 8am – 7pm	Start at 7am and work until 9pm
Sundays & Holidays: Prohibited	Work from 9am – 5pm

The request was circulated for comment to Building, By-law, Engineering, Fire, Planning, and Police Services. Additionally, approximately 80 letters

were hand delivered to properties within a 60-meter buffer of the subject property (aerial photo of buffer is attached).

Analysis:

The Noise By-law provides that in considering a noise permit application, Council will consider the following:

- Description of the proposed noise;
- Public comments;
- Location;
- Period of time;
- Rationale provided by applicant; and
- Any other applicable by-laws or policies.

After considering the merits of a permit application, Council may:

- Issue a permit;
- Issue a permit, subject to certain terms or conditions; or
- Refuse to issue a permit.

Comments on the internal circulation include the following:

- This may increase calls for service and complaints to Police Services and By-law Enforcement due to noise concerns from neighbours within the 60-metre buffer and beyond.
- If a permit is issued, Police Services would be the lead enforcement agency as noise issues would occur after By-law Enforcement hours of operation.
- Although the extended hours may not be required every day, by issuing a permit, the City would have no recourse should they undertake the noise each day.

Approximately 20 comments were received from neighbouring properties. The majority of comments did not support any type of extension to current provisions. Reasons cited include:

- Shaking of windows and doors.
- Mental stress on family and overall-well being.
- Being woken by construction noise.
- Children going to bed at 7pm.
- Approving 7 days a week gives no reprieve to neighbours.
- Residents' peace, health, and quality of life.

- Potential for hearing damage from prolonged exposure to loud equipment.
- Request that the City prioritize the community's right to a livable environment.
- Concern that tenants in this location will relocate.
- The contractor has worked outside of the current permitted hours, if they are extended at all, it could be even worse.

There were two individuals who stated that they could support extending the hours on Saturday from 7pm to 9pm, if it was quiet work. This type of permit condition would be difficult to enforce, as these complaints are a low priority call for Police Services.

Based on staff comments, community feedback, and the applicant request, staff recommend that Council approves a six-month noise permit for **concrete pours only**, subject to the following conditions:

- The applicant must provide a minimum of 5 days notice of each pour to the City Clerk; and
- No pours can occur on Sundays or holidays.

This recommendation balances the developer's construction needs and the neighbours' right to a livable community by prohibiting all construction noise outside permitted hours except for concrete pours. Council may consider adding a time cap to the permit, but this will inhibit the ability to do a long pour in one pass and will create enforcement difficulties due to the hours in which enforcement would be required (before or after By-law Enforcement is on shift).

The Noise By-law provides that a permit may be immediately revoked by the City Clerk if an applicant violates the Noise By-law, or any other City by-law or policy, or violates any term or condition of a permit.

Should the applicant require a noise permit beyond six-months, a new application and fee must be submitted.

Financial Implications:

The applicant paid the \$200 noise permit fee. Should the applicant submit another noise permit request, they will be required to pay the fee again.

Communication Strategy:

The applicant, neighbours who commented on the request, and applicable City divisions will be notified of Council's decision.

Dates of concrete pours will be added to the City's website at least 48 hours in advance of the pour and Police Services will also be notified.

Consultation:

The request was circulated for comment to Building, By-law, Engineering, Fire, Planning, and Police Services. Additionally, this matter was reviewed at a Development Team meeting.

Attachments:

1. Noise Permit Application
2. Aerial Photo of 60m Buffer

Recommended by:

Briana Bloomfield, City Clerk
Kate Allan, Director of Corporate Services

Submission approved by:

Tim Simmonds, City Manager

For more information on this report, please contact Briana Bloomfield, City Clerk at bbloomfield@owensound.ca or 519-376-4440 ext. 1247.

Please note that this application form must be submitted to the City of Owen Sound at least **forty-five (45) days** prior to the date that the activity will begin.

Application Type (select all that apply): ☒ Noise Permit ☐ Nuisance Permit

Applicant Information

Name: Hansa Financial & Property Management Inc. c/o Marcelle Gifford

Organization (if applicable): Premier Project Consultants Ltd.

Address: 201-2085 Shirley Drive City/Town: Kitchener

Province: Ontario Postal Code: N2B 3X4

Phone Number: (519) 745-6417 (265) Email Address: mgifford@ppcltd.ca

Permit Information

Date: 11/29/2025 Time: Mon-Sat: 7am until 9pm | Sun

Location: 1144 1st Avenue West

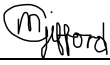
Provide a description of the activity and the reasons why the permit should be granted (attach additional pages if necessary):

Primary activities will include rebar install, mechanical/electrical installations and layouts. This exemption should be granted to assist in expediting the construction process by reducing the overall timeline of the project. Construction related disruptions to the neighbouring properties will also be shortened. This approach minimizes prolonged inconvenience to the surrounding community and supports timely project completion.

Submit your application form with the \$200 payment to:

City of Owen Sound
Briana Bloomfield, City Clerk
808 2nd Avenue East
Owen Sound, ON N4K 2H4

Payment can be made by cash, cheque, debit, or credit card.

 10/15/2025
Signature Date

Personal information on this form is collected under the authority of the *Municipal Act, 2001*. The information collected will be used to process the noise and/or nuisance permit application and may form part of the public record. Questions about this collection should be addressed to Briana Bloomfield, City Clerk, at bbloomfield@owensound.ca or 519-376-4440 ext. 1247.



Staff Report

Report To: City Council

Report From: Michelle Palmer, Senior Manager, Strategic Initiatives and Operational Effectiveness

Meeting Date: November 24, 2025

Report Code: CM-25-034

Subject: Community Open House 2025 Post-Event Wrap-Up

Recommendations:

THAT in consideration of Staff Report CM-25-004 respecting Community Open House 2025 Post-Event Wrap-Up, City Council directs staff to take a hiatus from hosting a Community Open House in 2026.

Highlights:

- An Open House is one tool to provide an opportunity for community members to interact with staff, Council, and community agencies.
- 36 community members attended the Community Open House.
- Collaborating with local community organizations by providing space for them to share information with community members at the same event reinforces the City's commitment to service excellence and partnership.

Strategic Plan Alignment:

[Strategic Plan](#) Priority: Fostering Mutually Beneficial and Respectful Relationships

Climate and Environmental Implications:

There are no anticipated climate or environmental impacts.

Previous Report/Authority:

[CM-25-004 Community Open House 2024 Post-Event Information](#)

[CM-24-005 Community Open House 2024](#)

Background:

In 2024, Council directed staff to host an inaugural community open house. Although attendance was limited, feedback was positive from those who completed a post-event survey and from the 8 community agencies that participated, and Council directed staff to hold a similar event in 2025.

Based on that direction, staff hosted a community open house held on October 20 (during Local Government Week), which focused on providing an opportunity for community members to meet with City staff, ask questions, and learn about the city's services and operations as well as services offered by community organizations (which are often thought to be provided by the City).

Based on the feedback from the 2024 event, staff made the following adjustments.

- The City offered to provide a limited number of transportation vouchers for community members without access to transportation who would like to attend; and
- Staff reached out to additional community organizations to participate.

Similar to 2024, the following metrics were identified to assess whether or not the event was successful:

- Number of attendees;
- Number of surveys completed;
- Number of questions received;
- Number of suggestions received; and
- Feedback (positive and negative) from the survey.

The number of community members that attended the event was tracked using a counter, and surveys (paper and electronic through a QR code) enabled community members to provide feedback as they left the venue. Additionally, an electronic survey was circulated to the community agencies that participated to gather their feedback.

Analysis:

The Community Open House was held at the Harry Lumley Bayshore Community Centre on October 20, 2025 from 4:30 p.m. to 7:00 p.m. Each division which provides public-facing services had a table staffed by the manager and/or City staff from that team. Divisions which were in attendance are noted below for reference:

- Arena Operations
- Building
- Clerks (including by-law)
- Communications
- River District
- Engineering
- Environmental Services (transit, waste)
- Finance (water and tax billing)
- Fire Services
- Human Resources
- Parks and Open Space (including facility booking)
- Planning and Heritage
- Public Works
- Water Treatment, Water Distribution and Wastewater Treatment
- Purchasing
- Tom Thomson Art Gallery
- Events and Tourism

Additionally, there was a table dedicated to the Mayor's budget as well as a table for Committees and Council, which the Mayor and the Chairs of the Standing Committees staffed.

Staff invited 22 community agencies to participate, with 15 community agencies having tables at the event:

- Grey County – Housing Programs and Services
- Community Foundation Grey Bruce
- YMCA - Settlement & Language Programs, Youth & Justice Programs, Employment Programs
- Grey Bruce Public Health
- Canadian Mental Health Association Grey Bruce
- United Way Grey Bruce
- Grey Bruce Poverty Task Force
- Owen Sound and North Grey Union Public Library

- Owen Sound Police Service
- REACH Centre
- Brightshores Health System
- OSHaRE
- M'Wikwedong Indigenous Friendship Centre
- Owen Sound Tourism Development Fund
- Grey Sauble Conservation Authority

The attendees circulated at their leisure to connect with members of Council and to visit the various tables to talk to the community agencies and City staff, learn about services, and ask questions.

Measures of Success:

36 individuals (down from 45 individuals in 2024) attended the community open house with 8 per cent completing a survey to provide feedback. Respondents indicated that they heard about the event on the City's website and from an email from a Councillor. Overwhelmingly, respondents indicated that the event was informative.

Twelve of the fifteen community agencies which participated completed a survey following the event.

- 67% (down from 100% in 2024) indicated they would participate in a similar event in the future.
- 100% thought the event was well-structured, organized, and had received clear communication about the event.
- 17% (down from 50% in 2024) would encourage other non-profit/social agencies to participate.
- It was noted repeatedly that there was very low community member attendance and that the community members who attended were individuals who were already in contact/engaged on a regular basis.

Additional comments from community agencies that participated:

- The room was congested, and more space would have been needed if the attendance had been higher.
- Benefit of speaking with other participants from community organizations and City staff, but there are already venues for this to occur.
- It may be worth considering pairing the open house with another community activity or event that naturally draws a crowd.

- Kept hearing people "didn't know about it", but we did notice promotional efforts on social media (and shared to promote) as well as heard radio advertisements leading up to the event.

37 questions were asked of staff during the event, and 1 question was posted to the OurCity events page prior to the event. The questions along with the responses provided by staff, as well as the comments received are attached as Appendix 1 Questions and Responses - 2025 Community Open House. These questions and responses will also be posted on the OurCity event page.

Next Steps:

With the municipal election occurring in the Fall of 2026, the limited number of attendees and based on the feedback from attendees and community agencies who participated, Staff are proposing not to host a community open house in 2026.

Financial Implications:

\$2,000 was approved to cover the cost of promotional signage and printing of materials, refreshments, and room rental. \$1,420.86 was spent on these items.

It should be noted that the budget was not intended to capture the cost of preparation or staff attendance at the event. Including the roughly 10 hours spent on preparation, 26 staff members were directly involved in the event, totalling approximately 70 hours. The overall cost for staff time, covering both preparation and participation for each public-facing division, came to approximately \$8,100.

This does not capture the financial impact to the community agencies to participate.

Communication Strategy:

A communications plan was developed, which included informing the community of the event through two media releases, multiple posts on different social media channels, digital screens at City Facilities and having an OurCity online engagement page (which was highlighted on the City's corporate website's homepage). The OurCity online engagement page offered information on the event and enabled those unable to attend to ask

questions. The event was discussed at Council, on local radio stations and in widely visited local Facebook groups.

Participating community agencies shared City social media posts as well as newsletters, email distribution lists, and word of mouth as promotional tactics to encourage community members to attend.

Consultation:

The Strategic Leadership Team and the Communications Advisors were consulted in developing this report.

Attachments:

Appendix 1 – Questions and Responses - 2025 Community Open House

Recommended by:

Michelle Palmer, Senior Manager, Strategic Initiatives and Operational Effectiveness

Submission approved by:

Tim Simmonds, City Manager

For more information on this report, please contact Michelle Palmer, Senior Manager, Strategic Initiatives and Operational Effectiveness, at mpalmer@owensound.ca or 519-376-4440 ext. 1246.

Questions Received	Response Provided	Division
Lead sampling and testing	Lead testing is required as per Ontario Regulation 170/03, Schedule 15.1, and requires Municipalities to sample in areas that have a potential for higher lead levels. Since Owen Sound has had no lead services since 2012, the MECP has approved a reduced sampling program which only requires testing the distribution system for Lead every third year. The City tested for Lead in 2024. The Maximum Acceptable Concentration (MAC) level for Lead is 0.010 mg/L, whereas the 2024 samples ranged from less than 0.00001 to 0.00096mg/L.	Water, Wastewater and Distribution
Can we have a sidewalk on 11 th Street West between Alpha Street and 7 th Avenue West?	As the Asset Management Plan has indicated we do not reinvest enough funding into the capital budget annually to maintain the assets we already have, we must be very judicious about adding any new assets to the City's inventory. When considering a new sidewalk, its location and whether it is a missing link (a section of road missing sidewalk but with pedestrian connectivity on both sides) are very important in prioritizing the allocation of budget to new sidewalk segments. Being situated along school routes, near hospitals, commercial areas and along lines of travel between residential lands and these "pedestrian attractors" (other examples may be parks, employment lands, etc.). Staff will review this location in concert with the proposed 2026 capital budget update for consideration in the 5-year capital program. If a location is not eligible or suited for the addition of new sidewalk, that is when Staff look to other tools, such as the establishment	Engineering

Questions Received	Response Provided	Division
	of school zones, which was a new initiative in Owen Sound, established for the beginning of the 2024-2025 school year.	
How to have a sidewalk/curb cut to driveway profile?	Contact Engineering for a TEP application, hire a contractor, request utility locates, fulfill the conditions of the TEP.	Engineering
Barrier curbs to rollover at intersections	Barrier curbs are designed to keep vehicles on the road.	Engineering
Realign acute angle intersections	When intersections are reconstructed, if adequate land exist, every effort is made to ensure that the roads meet at a 90-degree angle as this is considered the safest intersection alignment, rather than obtuse or acute angles.	Engineering
Can you add signs along Grey Road 1, 3 rd Avenue West about stopping for green flashing lights (volunteers with InterTownship Fire)	This is a County Road, we will forward this request to them	Council/ Committee
Life Rings “Get them from the River”	Resident was given our business card so they can contact the business line when they see a life ring in the river. Also spoke with the resident about our weekly checks of the rings.	Fire
For news releases, can you turn off additional notifications after initial release goes out so subscribers don’t get multiple notifications?	A reminder has gone to staff that post news releases to remind them to turn off the notification when it is an update to a release (versus a new release)	Communications
Can registered users on OurCity receive notifications?	Yes but no automatically - still recommended to sign up for news release emails	Communications
Could a form be developed to use for deputations to complete a synopsis of presentation and potential request?	We have this available on the City’s website or by visiting City Hall to pick up a paper copy.	Clerks and Bylaw/ Communications

Questions Received	Response Provided	Division
Could a template be created to guide the public during the 3 minute public forum? What are you asking for? • Why are you asking? • When do you need an answer? • Who else should we ask?	We already have this. There are printed copies on the table outside of Council Chambers and its available on the website.	Clerks and Bylaw/ Communications
Do events need Hawker and Peddler licensing?	Yes, if goods/food are being sold	Clerks and Bylaw
How do I follow up on a by-law complaint submitted a month ago?	Status can be looked up on the City website Complaints City of Owen Sound or by reaching out via email: enforcement@owensound.ca	Clerks and Bylaw
Can we order multiple parking passes to Support Owen Sound (SOS) and OSHaRE	Yes, City staff to contact when ready for pick-up	Clerks and Bylaw
Why is Fairmount at the Park and not enforcing bylaws, such as dogs not on leash	Fairmount has a security contract for Harrison Park and other City facilities. The City has an animal control contract that enforces animal by-laws. City by-law officers also have authority to enforce animal by-laws.	Clerks and Bylaw
Is there Bylaw enforcement related to rentals/apartments	If a tenant has a concern related to property standards, Bylaw staff work with the tenant and landlord to resolve	Planning
How does my assessment compare to others?	Property assessments in Ontario are completed by the Municipal Property Assessment Corporation (MPAC). You can view detailed information about your own property and compare it to others in your neighbourhood through MPAC's online tool at www.aboutmyproperty.ca	Finance
When are assessments going to be updated?	There is no new general reassessment date that has been set by the Provincial government. For the time being we are relying on 2016 market valuations.	Finance

Questions Received	Response Provided	Division
When assessments are updated, will my taxes double?	Not necessarily. When property values increase across the community, the tax rate is adjusted downward so the City collects only the revenue it needs. What matters is how your property's value changes relative to the average in Owen Sound. If your assessment increases more than the citywide average, your taxes may rise; if it increases less, your taxes may go down.	Finance
How do you determine my relative share of property tax?	Tax rates and ratios; assessment, municipal/county/education tax rates	Finance
My taxes are too high, should we reduce services such as stop plowing snow?	You're on the right track, taxes directly reflect the cost and level of services the City provides. To meaningfully reduce taxes, we would need to review and adjust service levels, such as how often roads are plowed, parks are maintained, or facilities are open. The City's goal is to balance affordability with maintaining safe and reliable services for residents.	Finance
How are my property taxes set?	Operating budget and capital budget set amount needed to be raised; tax policy divides that amount across the different tax classes	Finance
How can we expand digital payments e.g. transit or donations	The City continues to expand its digital payment options across services. Online payments are already available for most programs and facility bookings through PerfectMind, and Virtual City Hall further enables residents to pay taxes, utilities, and other fees online. Tap donation devices are being used at select locations (for example at the Art Gallery) and may be expanded based on demand. Some services, like garbage bag tags, parking and transit, remain more challenging due to the need for	Finance

Questions Received	Response Provided	Division																													
	physical passes, but staff continue to explore modern solutions to make these transactions more convenient and efficient.																														
How come we are only billed every 3 months for water (as opposed to monthly)	The City is in the midst of the water replacement project which will enable data collection through remote radio signals, removing the need of house to house manual collection and could enable changing to monthly billing in the future	Finance																													
How many water meters have not yet been replaced?	Approximately 760 meters of the 7580 meters have not yet been installed.	Finance																													
Water Rates	<table><tr><th>Water Meter Diameter</th><th>Monthly Service Charge</th></tr><tr><td>15 mm or 5/8 in</td><td>\$ 31.90</td></tr><tr><td>18 mm or 3/4 in</td><td>\$ 38.85</td></tr><tr><td>25 mm or 1 in</td><td>\$ 50.26</td></tr><tr><td>38 mm or 1 1/2 in</td><td>\$ 73.38</td></tr><tr><td>50 mm or 2 in</td><td>\$ 143.00</td></tr><tr><td>75 mm or 3 in</td><td>\$ 234.99</td></tr><tr><td>100 mm or 4 in</td><td>\$ 350.38</td></tr><tr><td>150 mm or 6 in</td><td>\$ 465.76</td></tr><tr><td>200 mm or 8 in</td><td>\$ 696.54</td></tr></table> Monthly Water Consumption Charges: <table><tr><td>Block #</td><td>1</td><td>2</td></tr><tr><td>Block limit per month</td><td>110 m</td><td>Balance</td></tr><tr><td>Rate per M3</td><td>\$1.80</td><td>\$2.02</td></tr></table> Note: 1 M3 (cubic meter) = 220 gallons (or 1,000 litres) All rates shown are for properties within the boundaries of the City of Owen Sound. Rates for properties outside the City of Owen Sound boundaries are double the amounts shown above. The monthly service charge plus	Water Meter Diameter	Monthly Service Charge	15 mm or 5/8 in	\$ 31.90	18 mm or 3/4 in	\$ 38.85	25 mm or 1 in	\$ 50.26	38 mm or 1 1/2 in	\$ 73.38	50 mm or 2 in	\$ 143.00	75 mm or 3 in	\$ 234.99	100 mm or 4 in	\$ 350.38	150 mm or 6 in	\$ 465.76	200 mm or 8 in	\$ 696.54	Block #	1	2	Block limit per month	110 m	Balance	Rate per M3	\$1.80	\$2.02	Finance
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Block #	1	2																													
Block limit per month	110 m	Balance																													
Rate per M3	\$1.80	\$2.02																													
Has the City considered collaborative purchasing with other entities such as the hospital?	The City participates in several cooperative buying groups, including LAS-Canoe, Sourcewell, Kinetic	Purchasing																													

Questions Received	Response Provided	Division
	GPO and OECM as permitted under Section 33 of the Purchasing By-law 2020-022. Additionally, the City engages with other entities, such as neighbouring municipalities, Grey County, and the Bluewater District School Board, to leverage collaborative procurement opportunities. The City will continue to explore opportunities for partnership, including Broader Public Sector entities such as the hospital, on a case-by-case basis when requirements, timelines and procurement rules align.	
When are the washrooms arriving?	Council considered report CM-25-033 regarding washrooms in the River District. The implementation will be in 2026.	River District
What's being done about people living under the boardwalk?	The City has a protocol for addressing people who are living or staying where it is not permitted.	River District
What energy efficiency requirements are there for building permits?	Building permits require all energy efficiency requirements as outlined with the 2024 Ontario Building Code	Building
Who do I talk to about changing zoning for Glassworks?	Glassworks has a pre-consultation submitted at this time with the City.	Planning
Can people with a boat launch pass get a code or fob for the boat launch washrooms or can the washrooms be opened earlier e.g. 6am?	We will explore with the Boat Launch operator as well as explore the time of day each day when this facility is unlocked and locked.	Parks
Can the pavement on mile drive that is washed out and has potholes be fixed?	Paving is being done in the fall of 2025.	Parks
Is the City doing anything to make renting homes/apartments affordable?	The City will be adding a page to the City's website outlining the ways that City supports affordable housing.	General

Comments Received	Table/ Division
Increase funding for emptying garbage in River District	Mayor's Budget
Protection for the signal tree	Mayor's Budget
Rental Housing Task Force • Implement RentSafe recommendations • Additional dollars to have proactive bylaw, analyze trends and pass Vital Services bylaw	Mayor's Budget
Benchmarks for: • Appearance • Aesthetics • By-law enforcement for all • Don't sell yourself short	Mayor's Budget
Pay our fair share of paper supplies for Harrison Park Inn washrooms	Mayor's Budget
garbage receptacles should be picked up 2-3 times per day	Environmental Services
Green bins are great	Environmental Services
We love our green bin	Environmental Services
I love green bins	Environmental Services
Facebook algorithm sees City posts as ad and reduces the reach	Communications
Good website improvements, more user friendly than before	Communications

Develop clear criteria for news releases for residents	Communications
Publicize events like this one more	Communications
Promote more affordable housing	Council / Committee
Design development with playgrounds in the middle and apartments surrounding the playground	Council / Committee
Positive feedback from a recent bylaw/building enforcement request	Building
Profile the development team at time of new builds and adaptive reuses, need photos of each event of team plus officials, acknowledging contributions and post on social media	Planning
Make sure there is sufficient parking for new developments	Planning

Staff Report

Report To: City Council
Report From: Staci Landry, Deputy Clerk
Meeting Date: November 24, 2025
Report Code: CR-25-137
Subject: Lottery Licence for Sydenham Sportsmen's Association

Recommendations:

THAT in consideration of Staff Report CR-25-137 respecting a Lottery Licence for Sydenham Sportsmen's Association, City Council approves the issuance of a lottery licence as outlined in the report.

Highlights:

- The Sydenham Sportsmen's Association is applying for their annual boat and recreation draw lottery licence with a total prize value of \$48,153.92.
- Tickets will be sold from January 1, 2026, until September 6, 2026.
- The City's Lottery Licensing By-law requires that all raffle lottery licence applications with total prize values exceeding \$10K be presented to Council for consideration.

Strategic Plan Alignment:

This report supports the delivery of Core Service.

Climate and Environmental Implications:

There are no anticipated climate or environmental impacts.

Previous Report/Authority:

[Lottery Licensing By-law No. 1994-079](#) – Section 5.2

Background:

On November 10, 2025, staff received a raffle lottery application from the Sydenham Sportsmen's Association for their annual boat and recreational draw.

In accordance with the City's Lottery Licensing By-law, all raffle lottery licence applications with total prize values exceeding \$10K are to be placed before Council for consideration. Such applications shall be accompanied by security covering the total amount of the prize value in the form of a certified cheque, cash, or letter of credit from a chartered bank.

Analysis:

In order to be eligible to receive a licence, the Sydenham Sportsmen's Association must have certain documentation up to date as required by the Alcohol and Gaming Commission of Ontario (AGCO). Staff note that all documents required for licensing have been received and all licensing requirements have been met.

The Sydenham Sportsmen's Association also provided the required securities with their application as required by the Lottery Licensing By-law.

It is staff's recommendation that Council approve the raffle licence application so that the Licensing and Marriage Coordinator can issue the licence.

Financial Implications:

The City will receive a lottery licence fee of \$1,444.62 which is 3% of the prize value of the draw, as required by the AGCO.

Communication Strategy:

The Sydenham Sportsmen's Association will be notified of Council's decision.

Consultation:

Licensing and Marriage Coordinator

Attachments:

None.

Recommended by:

Staci Landry, Deputy Clerk

Briana Bloomfield, City Clerk

Kate Allan, Director of Corporate Services

Submission approved by:

Tim Simmonds, City Manager

For more information on this report, please contact Staci Landry, Deputy Clerk at slandry@owensound.ca or 519-376-4440 ext. 1235.



Correspondence Items Presented for Information November 24, 2025

- 1) Correspondence from the Deputy Clerk, City of Owen Sound Re: Support for Niagara Region's Resolution respecting a State of Emergency on Mental Health, Homelessness, and Addictions
- 2) Correspondence from the Minister of Municipal Affairs and Housing Re: Bill 60 – *Fighting Delays, Building Faster Act, 2025*
- 3) Correspondence from AMO Re: AMO Policy Update
 - a) Fall Economic Statement
 - b) Changes to OMERS Governance
 - c) Special Economic Zones Advocacy, CWELCC Program Extended, Pothole Prevention and Repair Program, New Road Safety Initiatives Fund
- 4) Correspondence from the Administrative Services Assistant, Peterborough County Re: Reinstating the Eligibility for Curbside Blue Box Collection for Non-Profit Organizations
- 5) Correspondence from the United Counties of Stormont, Dundas and Glengarry Re: Conservation Authorities

Staci Landry, Deputy Clerk
 City of Owen Sound
 808 2nd Avenue East
 Owen Sound, ON N4K 2H4



Telephone: 519-376-4440 ext. 1235
 Facsimile: 519-371-0511
 Email: slandry@owensound.ca
 Website: www.owensound.ca

November 13, 2025

Via Email

The Honourable Doug Ford
 Premier of Ontario
premier@ontario.ca

Dear Honourable Doug Ford:

Re: Support for Niagara Region's Resolution respecting a State of Emergency on Mental Health, Homelessness, and Addictions

City Council, at its meeting held on November 10, 2025, considered the above-noted matter, and passed Resolution No. R-251110-005 as follows:

"THAT in consideration of correspondence received on the November 10, 2025 Consent Agenda respecting a State of Emergency on Mental Health, Homelessness, and Addictions, City Council:

- 1. Supports the resolution passed by Niagara Region to advocate for:**
 - a. The province to support a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness, and opioid addiction; and**
 - b. Provincial funding to address identified gaps in programs and services contributing to the state of emergency including affordable housing, supportive housing, addictions treatment, and mental health supports for vulnerable populations; and**
- 2. Directs staff to send this resolution to the Honourable Doug Ford, Premier of Ontario, the Honourable Sylvia Jones, Minister of Health, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, the Honourable Michael**

**Parsa, Minister of Children, Community and Social Services,
Paul Vickers, MPP for Bruce-Grey-Owen Sound, Grey County
Council, Niagara Region, the Community Safety and Well-
Being Plan Advisory Committee, and the Association of
Municipalities of Ontario."**

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Staci Landry
Deputy Clerk

Encl: Niagara Regional Council Resolution of September 30, 2025

cc: Hon. Sylvia Jones, Minister of Health
Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. Michael Parsa, Minister of Children, Community and Social Services
Paul Vickers, MPP Bruce-Grey-Owen Sound
Grey County Council
Niagara Region
Community Safety and Well-Being Plan Advisory Committee
Association of Municipalities of Ontario

September 30, 2025

CL 14-2025, September 25, 2025

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting State of Emergency on Mental Health, Homelessness and Addictions

Regional Council, at its meeting held on September 25, 2025, passed the following motion:

WHEREAS Niagara Region issued three separate declarations of emergency in the areas of homelessness, mental health and opioid addiction on February 23, 2023, recognizing that the scope and scale of the crisis surpasses the Region's capacity to respond effectively; and

WHEREAS following the submission of the three declarations of emergency, the Provincial Emergency Operations Centre (PEOC) has engaged with the Region's Community Emergency Management Coordinator (CEMC); and

WHEREAS these issues have continued to intensify and add further strain to the social support system in Niagara over the past two years; and

WHEREAS municipalities across Ontario are continuing to experience similar challenges; and

WHEREAS a coordinated, province-wide approach and associated funding support is required to address the growing emergency of mental health, homelessness and opioid addiction, the scale of which falls well beyond the scope of what a municipality can address.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Region **ADVOCATES** that the Province support a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness and opioid addiction;
2. That Niagara Region **FORMALLY ADVOCATES** for Provincial funding to address identified gaps in programs and services contributing to the state of emergency including affordable housing, supportive housing, addictions treatment, and mental health supports for vulnerable populations; and

3. That this motion **BE SENT** to the Provincial and Federal Governments, FCM, AMO and all municipalities in Ontario.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2025-109

Distribution List

Premier of Ontario
Prime Minister of Canada
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities

234-2025-4857

November 12, 2025

Dear Head of Council,

On October 23, 2025, our government introduced the *Fighting Delays, Building Faster Act, 2025* ([Bill 60](#)). Through this legislation and other changes, we are protecting Ontario's economy and keeping workers on the job by cutting red tape, getting shovels in the ground faster and supporting the construction of homes, roads and infrastructure.

The bill contains bold actions, creating the conditions for building housing and transportation infrastructure faster to support families, attract investments, create good jobs and keep Ontario competitive.

You are invited to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided with this letter and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario. I look forward to continued collaboration with you, our municipal partners, to build the more prosperous, resilient and competitive economy that Ontario needs today, tomorrow, and in the decades to come.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Prabmeet Sarkaria, Minister of Transportation
Doug Downey, Attorney General of Ontario
Todd McCarthy, Minister of the Environment, Conservation and Parks & Acting Minister of Infrastructure
Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing
Municipal Chief Administrative Officers

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 3 of the Bill would make amendments to the *Development Charges Act, 1997*.

Land Acquisition Costs

A new subsection 7 (3.1) of the *Development Charges Act, 1997* would require development charge-eligible land acquisition costs to be part of a class in a development charge by-law consisting only of those costs. Land acquisition costs would, pursuant to a new section 5.3, be exempted from the historic service level cap, and these costs, for certain services, would be limited to those that relate to the ten-year period after the background study.

A new subsection 35 (1.1) of the Act would provide that money in an existing reserve fund established to pay for growth-related capital costs of eligible services can continue to be used for growth-related land acquisition costs of the applicable service, so long as those costs are not being paid from the reserve fund for the land acquisition class.

Requiring Local Service Policies

A new subsection 59 (2.2) of the Act would require municipalities that levy development charges to establish local service policies for each service to which the by-law relates and for which a part of the service would be provided as a local service.

The local service policy must identify the works or classes of works that are intended to be for the provision of local services. It could also identify works or classes of works that are not intended to be for the provision of local services (e.g. works that would be funded through development charges) or works or classes of works that would only partially be intended to be for the provision of local services.

A municipality could not require a work for the provision of local service to be paid for or constructed as a condition of land division if it is not identified as being intended to be so provided in the local service policy. This rule applies on the earlier of 18 months after Royal Assent or the day on which the local service policy is established.

The municipality would need to send a copy of the local service policy to the Minister of Municipal Affairs and Housing on request, by the date specified in the request.

If a local service policy has been established, it must be reviewed and a resolution passed by council at the same time as a development charge by-law is passed, indicating whether revisions would be needed.

Requiring Treasurer's Statements to be Submitted by a Specific Date

Subsection 43 (1) of the Act is amended to require the municipal treasurer to give council a development charges financial statement (commonly referred to as the treasurer's statement) on or before June 30 annually. Subsection 43 (3) of the Act is amended to require the treasurer to give a copy of the financial statement to the Minister of Municipal Affairs and Housing no later than July 15 of the year in which the statement is provided to council.

Requiring Municipal Documents to be Submitted to the Ministry on Request

A new subsection 10 (5) of the Act would require municipal councils to give a copy of the development charge background study to the Minister of Municipal Affairs and Housing on request, by the deadline specified in the request

A new subsection 13 (5) of the Act, requires municipal councils to give a copy of the development charge by-law passed by the municipality to the Minister on request, by the deadline specified in the request.

You may provide your comments on the proposed changes to the *Development Charges Act, 1997* through the Ontario Regulatory Registry ([25-MMAH018](#)) from October 23, 2025 to November 22, 2025.

Municipal Act – Ministry of Municipal Affairs and Housing

Schedule 7 of the Bill propose changes to the *Municipal Act, 2001*, to transfer jurisdiction over water and wastewater (sewage) services from Peel Region to the lower-tier municipalities of Mississauga and Brampton, and Caledon, effective January 1, 2029, or a different date as prescribed by the Minister. The proposed amendments prevent the transfer of jurisdiction over water and wastewater back from the lower-tier municipalities to Peel Region using existing authority to transfer services in the *Municipal Act, 2001*.

You may provide your comments on the proposed changes to the *Municipal Act, 2001*. through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([025-1098](#)) from October 23, 2025 to November 22, 2025.

Planning Act – Ministry of Municipal Affairs and Housing

Schedule 10 of the Bill proposes the following amendments to the *Planning Act* that would help create the conditions necessary to support housing and community development. If passed, the proposed changes would:

- Provide authority for the Minister to make regulations that would remove the need for certain minor variances,
- Allow certain official plan amendments modifying the authorized uses of land within a Protected Major Transit Station Areas (PMTSA) to be exempt from Minister's approval,
- Make provincial policy statements inapplicable with respect to all Minister's decisions under the *Planning Act* outside the Greenbelt Area. A transparent and accountable oversight framework would be developed to support implementation,
- Enable all upper-tier municipalities to establish regional Community Improvement Plans (CIPs) without being prescribed, allow municipalities to fund the CIPs of their respective upper- or lower-tier municipalities, and, for upper-tier municipalities without planning responsibilities, to revive CIPs that were in effect on the day before the municipality lost its planning responsibilities, and
- Enable Minister's zoning orders (MZO) to be made by non-regulatory orders and require them to be published on a Government of Ontario website.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario and the Ontario Regulatory Registry from October 23, 2025, to November 22, 2025:

- [ERO 025-1097](#) Proposed Planning Act Changes (Schedule 10 of Bill 60 - *Fighting Delays, Building Faster Act*, 2025).

We are also interested in receiving any comments you may have on associated consultation postings:

- [ERO 025-1099](#): Consultation on simplifying and standardizing official plans.
- [ERO 025-1100](#): Consultation to better understand the linkage between minimum lot sizes on urban residential lands and increased housing options and affordability.
- [ERO 025-1101](#): Consultation to understand current municipal practices with respect to green development standards at the lot level (outside of building) in order to assess whether future changes are needed to prohibit mandatory green development standards in order to improve consistency and clarity across Ontario.

The Environmental Registry postings provide additional details regarding the proposed changes.

City of Toronto Act, 2006 – Ministry of Municipal Affairs and Housing

The proposed change would, through a proclamation order, remove the City of Toronto's authority, under the *City of Toronto Act, 2006*, to require green roofs or other alternative roof surfaces on buildings, effective November 3, 2025.

Residential Tenancies Act – Ministry of Municipal Affairs and Housing / Ministry of the Attorney General

Schedule 12 of the Bill amends the *Residential Tenancies Act, 2006* (RTA) to help address delays and support backlog reduction efforts at the Landlord and Tenant Board (LTB) and adjust the balance of landlord and tenant rights and responsibilities. If passed, the proposed changes would:

- Remove the requirement for a landlord to provide compensation to a tenant when evicting for personal use of the rental unit, if the landlord gives at least 120 days' notice of termination, instead of the required 60 days' notice;
- Shorten the notice period a landlord must provide to a fixed-term or month-to-month tenant to evict them for rent arrears from 14 days to 7 days;
- Remove a tenant's ability to raise issues that could otherwise be the subject of a tenant application to the LTB as part of a rent arrears hearing, if the tenant has not paid at least half of the rent arrears claimed in the application filed by the landlord;
- Remove a tenant's ability to raise issues that could otherwise be the subject of a tenant application to the LTB on the day of a rent arrears hearing, if the tenant has not given prior notice in accordance with LTB timelines;
- Specify a 15-day period for a landlord or tenant to request internal review of a final order or decision of the LTB; and

- Create new regulation-making authorities for the government to prescribe:
 - The form of a notice given by a landlord or tenant to terminate a tenancy.
 - Rules and guidelines for determining what qualifies as a “persistent” failure to pay rent / monthly housing charges, when they are due, by a tenant / member of non-profit housing co-operative.
 - Limitations on the LTB’s ability to postpone the enforcement of an eviction order and/or factors the LTB must consider before postponing enforcement.
 - Limitations, conditions, or tests related to a tenant / member of non-profit housing co-operative making a motion to set aside an eviction order that has been issued, without a hearing, when the tenant/member has given notice of termination to a landlord/co-op, or the parties have entered into an agreement to end a tenancy.
 - Limits or conditions on the power of the LTB to review its final decisions and orders.

The proposed amendments would come into force on a day to be named by order of the Lieutenant Governor in Council.

You may provide your comments on the proposed change through the Ontario Regulatory Registry from October 23, 2025, to November 22, 2025 at the links below:

- [RR 25-MMAH019](#): Seeking Feedback on Proposed Amendments to the Rules Related to Tenants Raising New Issues at a Landlord and Tenant Board (LTB) Rent Arrears Hearing
- [RR 25-MMAH024](#): Seeking Feedback on Proposed Amendments to Shorten the Rent Arrears Eviction Notice Period
- [RR 25-MMAH025](#): Seeking Feedback on Proposed Amendments to the Compensation Requirements for Landlord's Own Use Evictions
- [RR 25-MAG017](#): Seeking Feedback on Proposed Amendment to the Residential Tenancies Act, 2006 (RTA) to Shorten the Period of Time Available to Request a Review of an LTB order

Water and Wastewater Public Corporations Act – Ministry of Municipal Affairs and Housing

Schedule 16 of the Bill proposes a new Act which sets out a framework for a new delivery model for water and wastewater services. The new framework will include legislative authority for the Minister to:

- Designate corporations as water and wastewater public corporations by regulation.
- Require prescribed municipalities to deliver water and wastewater exclusively through a water and wastewater public corporation beginning on a date as prescribed.

Under the new framework, the Minister will have regulation-making authority, including the ability to:

- Prescribe duties and responsibilities for the water and wastewater public corporation.
- Govern the transfer, issuance, redemption and purchase of shares and dividends of a water and wastewater public corporation.
- Govern requirements related to the nomination, appointment, election, resignation or removal of members of the board of directors of the corporation.
- Govern powers for the water and wastewater public corporation to impose and collect fees and charges. If required by LGIC regulation, the Minister of Municipal Affairs and Housing would have oversight powers over rate plans (and additional plans that may be prescribed in regulations).
- Provide for additional transitional matters.

Subject to future regulations setting out the share allocation, the first corporation would provide water and wastewater services in Peel Region and would be jointly owned by Mississauga, Brampton and Caledon. A corporation would be incorporated under the *Ontario Business Corporations Act* at the direction of the Minister that the Minister would designate as a water and wastewater public corporation.

The council of a municipality prescribed by the regulations shall, by the date specified in the regulations, make by-laws transferring employees, assets, liabilities, rights and obligations of the municipality to a water and wastewater public corporation for the purpose of providing water and wastewater services.

You may provide your comments on the proposed changes to the *Municipal Act, 2001* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([025-1098](#)) from October 23, 2025 to November 22, 2025.

GO Transit Station Funding Act – Ministry of Infrastructure

Schedule 4 of the Bill proposes changes the *GO Transit Station Funding Act, 2023*, to enable Municipalities the flexibility to specify payment of a transit station charge, in respect of any part of a development that consists of residential development, upon occupancy and require financial security to secure the payment of any transit station charge that is required to be paid upon occupancy of residential development.

Additional amendments will provide for the determination of a transit station charge that is payable upon occupancy of residential development.

You may provide your comments on the proposed change to the *GO Transit Station Funding Act, 2023* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Toronto Waterfront Revitalization Corporation Act – Ministry of Infrastructure

The proposed amendments to the *Toronto Waterfront Revitalization Corporation Act, 2002* would extend the mandate of Waterfront Toronto from 2028 to 2035, and allow for a further extension up to 2040.

The amendments also include provisions relating to a strategic review of Waterfront Toronto in 2031-32 that may inform the extension, a provision requiring the provincial government to consult with the federal government and City of Toronto prior to winding-up the corporation, and the repeal of provisions in the Act that are no longer applicable.

You may provide your comments on the proposed change to the *Toronto Waterfront Revitalization Corporation Act, 2002* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Schedule 15 of the Bill proposes to amend the *Transit-Oriented Communities Act, 2020*, which may allow the Minister to establish a Transit-Oriented Communities Advisory Panel. The Minister may appoint up to four individuals to this Advisory Panel and appoint a Chair from among them.

The Transit-Oriented Communities Advisory Panel would advise and make recommendations to the Minister, in respect of such matters as the Minister directs, related to infrastructure, transit-oriented community projects, land designated as transit-oriented community land under the Act, and other related matters.

The amendments will also enable the Minister to make an order requiring an owner of land designated as transit-oriented community land to enter into an agreement with a municipality addressing any matters that the Minister considers necessary for the appropriate development of the transit-oriented community land.

Municipalities will also be required to designate a municipal officer or employee to give to the Minister such information as the Minister requests with respect to the implementation of transit-oriented community projects that are located within that municipality.

You may provide your comments on the proposed change to the *Transit-Oriented Communities Act, 2020* through the Environmental Registry of Ontario (ERO) notice [025-1182](#) from October 23, 2025 to November 22, 2025.

Construction Act - Ministry of the Attorney General

Schedule 2 of the bill proposes the following amendments to the *Construction Act* that would, if passed, refine the new annual release of holdback system that was enacted in 2024 but that is not yet in force:

Section 30 is re-enacted in order to apply with respect to the abandonment or termination of a contract or subcontract, rather than to a circumstance in which a contractor or subcontractor defaults in the performance of a contract or subcontract.

Not-yet-in-force amendments to section 31 that would have been made by section 27 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* – providing for annual lien expiry – are repealed. Section 31 is amended to retain the provisions of those amendments dealing with notice of termination and its effects. The not-yet-in-force re-enacted version of section 26 (payment of basic holdback) is consequently amended to require the annual release of holdback without the expiry of liens.

Section 87.4 is amended by adding a separate transition rule for alternative financing and procurement arrangements (otherwise known as “public-private partnerships”) and to adjust the transition rules respecting amendments made to section 31.

Transitional regulation-making authority in section 88 is made more generally applicable and is transferred from the Lieutenant Governor in Council to the Minister.

The amendments are to come into force at the same time as related amendments to the Act made by the *Building Ontario For You Act (Budget Measures), 2024*, except for the transitional regulation-making authority which comes into force on Royal Assent.

Ontario Water Resources Act - Ministry of the Environment, Conservation and Parks

Schedule 8 of the bill proposes amendments to the *Ontario Water Resources Act* (OWRA) that would, if enacted, would reduce the time and costs with providing on-site sewage treatment to on-farm worker housing by allowing larger systems (comprised of multiple systems with design capacities no greater than 10,000 L/d each and up to 50,000 L/d total per lot or parcel of land) to be regulated under the Ontario’s Building Code and exempting these systems from existing *Ontario Water Resources Act* requirements for environmental compliance approvals.

You may provide your comments on the proposed change to the *Ontario Water Resources Act* through the Environmental Registry of Ontario (ERO) notice [ERO 025-0900](#) from October 23, 2025 to November 22, 2025. In parallel, the government is also consulting on a policy proposal on how the Ontario Building Code will continue to provide protection to human health, the environment, and neighbouring properties in relation to these on-farm systems. You may provide comments on this supporting policy proposal to the Ontario Building Code through Environmental Registry of Ontario notice [ERO 025-0899](#) from October 24, 2025 to December 7, 2025.

Building Transit Faster Act, 2020 – Ministry of Transportation

Schedule 1 of the bill proposes amendments to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would remove barriers and streamline processes that may otherwise result in delays to the timely completion of provincial transit projects by:

- Reducing the notice period to property owners from 30 to 15 days for Metrolinx to conduct due diligence work (e.g., carrying out inspections, removing obstructions), extending access to municipal right-of-way and third-party lands to the operation and maintenance of projects, and expanding the application of Minister's access orders to additional infrastructure (e.g., tunnels, life safety systems, buildings, bridges). Amendments will also create Minister's regulation-making authorities to name additional infrastructure and to delegate powers for access orders to Metrolinx or to an MTO official.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario notice [ERO 025-1035](#).

Highway Traffic Act – Ministry of Transportation

Schedule 5 of the bill amends the *Highway Traffic Act* (HTA) to require applicants for a Driver's Licence, Photo Card and Registrant Identification Number demonstrate that the person is a resident of Ontario, that the person has legal status in Canada and, with respect to an application for a commercial class driver's licence, that the person is lawfully able to work in Canada.

The Schedule also makes amendments to Part II.1 of the HTA to address concerns about the impact of vehicle lane reductions on traffic flow, congestion, and transportation efficiency. Amendments to s.195.3 would prohibit all municipalities from reducing the number of motor vehicle lanes when installing new bicycle lanes. Regulation-making authority is also proposed that would allow the Minister to expand the prohibition to include other municipal activities or provide exemptions to the prohibition altogether.

Finally, amendments to s. 195.9 would streamline the process for reimbursement regarding the existing bicycle lane provisions.

You may provide your comments on the proposed changes through Environmental Registry of Ontario notice [ERO 025-1071](#) and Regulatory Registry notice [RR 25-MTO019](#).

Local Roads Boards Act – Ministry of Transportation

Schedule 6 of the bill amends the *Local Roads Boards Act* to allow owners of certain tax-exempt lands to make voluntary payments to their local roads boards. If approved by the Minister, the voluntary payments would be eligible for matching provincial government funding. The Minister is provided regulation-making authority to prescribe lands for this purpose, as well as to establish an approvals process for such payments. Other related amendments are made regarding record-keeping.

***Photo Card Act, 2008* – Ministry of Transportation**

Schedule 9 of the bill amends the *Photo Card Act, 2008*, to require that an applicant for a photo card establish that they are a resident of Ontario, and that they are in Canada lawfully.

***Public Transportation and Highway Improvement Act* – Ministry of Transportation**

Schedule 11 of the bill adds a new section to the *Public Transportation and Highway Improvement Act* (PTHIA), stating that various things under the Act do not constitute an expropriation or injurious affection.

This Schedule also repeals and replaces s. 117 of the Act. The Minister of Transportation has existing authority under this section to set mandatory standards for highways, including for municipal roads; however, there is no such regulation currently in place. Proposed amendments would support implementation of common road construction standards across the province by creating new regulation-making authorities to allow the province to prescribe requirements for road construction contracts, establish an exemption process, and set reporting requirements pertaining to road standards. Amendments also allow the Minister to require input from stakeholders regarding standards upon request.

You may provide your comments on the proposed change to the PTHIA related to road construction standards through the Environmental Registry of Ontario notice [ERO 025-1140](#).

***Towing and Storage Safety and Enforcement Act, 2021* – Ministry of Transportation**

Schedule 14 of the bill amends the *Towing and Storage Safety and Enforcement Act, 2021*, such that tow operators and vehicle storage operators are not required to submit their rates to the ministry for a service where a maximum amount for that service has been set by regulation.

You may provide your comments on the proposed changes through Regulatory Registry notice [RR 25-MTO017](#).



AMO Policy Update – Fall Economic Statement

Top Insights

- The Fall Economic Statement makes some targeted investments in response to tariffs, but no update on a much-needed property tax re-assessment.
- The government will introduce legislative changes to the *OMERS Act* which will have significant implications for municipal employers.

2025 Fall Economic Statement

The province is now projecting a \$13.5B deficit for 2025-26, down from the \$14.6B originally projected in the 2025 Budget. Projected deficits for 2026-27 remain unchanged at \$7.8B. The government is projecting a return to surplus in 2027-28.

The Fall Economic Statement largely summarizes previously announced funding initiatives. It does include \$100 million in new funding for the Ontario Together Trade Fund to help small and medium businesses affected by US tariffs to shift and diversify sales to new markets. Municipalities will not be eligible for this funding.

The government will introduce legislation that will have significant implications for OMERS governance. These changes are outlined in the [Final](#)

[Report on the 2025 OMERS Governance Review](#). The [Municipal Employer Pension Centre of Ontario \(MEPCO\)](#) is working to understand the implications of these changes and mitigate risks for municipal employers.

Unfortunately, the Fall Economic Statement included no update on the province's plans for a property tax reassessment. A provincial review of the property tax system was announced in 2023 but no results have been released. AMO will continue to advocate for a return to a regular assessment cycle to support a fair and transparent property tax system.

An online version of this Policy Update is also available on the [AMO Website](#).



AMO Policy Update – Changes to OMERS Governance

As part of the Fall Economic Statement, the Ontario Government tabled legislation that, if passed, would significantly change the OMERS governance structure. The government is proposing to dissolve the OMERS Sponsors Corporation and replace it with a Sponsors Council with diminished oversight over the pension plan.

These are significant changes that impact the nature of how decisions about pension benefits and contributions are made, moving from a model based on shared, long-term stewardship to one based on advocacy and collective bargaining. This shift creates additional financial risks for municipalities and to property taxpayers.

There are also implications for the way that costs to support pension oversight are borne, likely resulting in higher administrative costs for municipalities.

AMO and MEPCO are currently reviewing details with a view to mitigating new financial risks for municipalities and ensuring that plan sponsors retain strong oversight over plan design and performance. AMO and MEPCO will also work to minimize instability for plan governance that the implementation of these significant changes will create.

Further updates and opportunities for engagement for AMO and MEPCO members to follow.

An online version of this Policy Update is also available on the [AMO Website](#).



AMO Policy Update – Special Economic Zones Advocacy, CWELCC Program Extended, Pothole Prevention and Repair Program, New Road Safety Initiatives Fund

Top Insights

- AMO's submission to provincial consultation on special economic zones calls for a collaborative consultation process that includes municipalities and Indigenous communities.
 - It is positive news that the Canada-Ontario funding agreement for child care and early years programming has been extended for one year, though a longer-term agreement is needed.
 - A new Pothole Prevention and Repair Program for small municipalities is open for applications.
 - New \$210M Road Safety Initiatives Fund announced. AMO is working with the province to understand how it will fund new road safety measures, and if municipalities will be reimbursed for the cost of cancelling existing speed camera programs.
-

AMO Reinforces the Importance of Municipal Engagement for Special Economic Zones

AMO has [submitted comments](#) to the Environmental Registry [consultation](#) seeking feedback on proposed criteria for special economic zones (SEZs). AMO is calling on the province to use SEZs:

- In situations where approvals cannot be otherwise expedited.
- In collaboration with the host municipality, alongside the province, project proponent, and affected Indigenous communities.
- With a formal municipal support resolution where projects consider high-risk exemptions, including exemptions from source water and drinking water protections, municipal revenue collection bylaws, and where exemptions to land-use control could irreversibly damage critical assets like agricultural land and environmentally significant areas.

While AMO supports bold action to strengthen Ontario's economy in the context of shifting global trade, our submission underlines the importance of ensuring that host municipalities experience the economic benefits of SEZs. We also strongly support Indigenous communities in their calls for the province to uphold treaty rights and maintain strong environmental protections.

Child Care and Early Learning Funding Agreement Extended

The provincial and federal governments have negotiated a one-year extension to continue to implement the Canada-wide Early Learning and Child Care (CWELCC) program for Ontario. The program was set to expire on March 31, 2026, and the extension ensures continuity of the program for the coming year. The extension keeps fees at their current average of \$19 per day, and a maximum of \$22 per day.

Sustaining the program is core to supporting families and benefiting children and their parents by maintaining access to more affordable and inclusive childcare and early years programming. Looking ahead, governments need to work toward a longer-term agreement beyond the current 2026 extension to provide stability to children and their parents, including reaching the affordability goal of \$10 per day and creating spaces to meet the demand.

Pothole Prevention and Repair Program

The province has launched a new Pothole Prevention and Repair Program for municipalities with populations up to 10,000 people. Eligible municipalities can receive up to \$38,000 for projects.

Municipalities across Ontario have a substantial infrastructure maintenance and repair backlog, and roads represent the largest share of this gap. Targeted funding to smaller municipalities with limited resources allows them to address and prevent pothole related issues.

Applications for the [Pothole Prevention and Repair Program](#) are now open. Eligible municipalities can apply through the [Transfer Payment Ontario portal](#) until December 12, 2025.

New Road Safety Initiatives Fund

The government [announced](#) details about the new \$210M Road Safety Initiatives Fund (RSIF) following the province-wide cancellation of municipal Automated Speed Enforcement (ASE). AMO has worked with municipalities to develop fund design recommendations and gather ASE cancellation cost data. We continue to advocate for adequate funding to fairly reimburse municipalities for cancellation costs, and for flexibility and local choice in the RSIF to ensure municipalities can implement the most effective traffic calming measures in their communities. AMO continues to engage with the Ministry of Transportation on ASE and the fund to advance this advocacy.

An online version of this Policy Update is also available on the [AMO Website](#).

From: Salisko, Holly

Sent: Friday, November 7, 2025 11:36 AM

Subject: Peterborough County Council Resolution Re: Re-instating the Eligibility for Curbside Blue Box Collection January 1 2026, for Nonprofit Organizations

Good morning,

Please note at their meeting on November 5, 2025, Peterborough County Council passed the following resolution:

Resolution No. 203-2025

Moved by Deputy Warden Senis

Seconded by Councillor Taylor

Whereas the Province of Ontario designated producers to be responsible to collect recycling in the Province; and

Whereas nonprofit organizations, including our local food banks, have been deemed ineligible for producer blue box collection effective January 1 2026; and

Whereas food insecurity is a local, provincial and federal issue; and

Whereas food banks need to receive grocery items that are delivered in cardboard boxes and cartons which generate copious amounts of recyclable material; and

Whereas food banks are volunteer and donation based with no revenue collected to pay for services such as removal of recyclable materials;

Therefore be it resolved that the Council of the County of Peterborough strongly urges the Province to re-instate the eligibility for curbside blue box collection January 1 2026, for nonprofit organizations, such as food banks; and

That this motion be forwarded to Premier Doug Ford, Minister of the Environment, Conservation and Parks, MPP Dave Smith, MPP Laurie Scott, MPP David Piccini, the City of Peterborough, EOWC, AMO, and all Ontario municipalities for support.

Carried

Should you have any questions or concerns please contact Kari Stevenson, Director of Legislative Services/Clerk at kstevenson@ptbocounty.ca.

Thanks!

Holly Salisko

Administrative Services Assistant | Clerk's Division/Planning
Peterborough County
(705) 743-0380 Ext. 2105

7a)



United Counties of
Stormont, Dundas & Glengarry

RESOLUTION

MOVED BY Councillor Densham

RESOLUTION NO 2025- 159

SECONDED BY

DATE November 17, 2025

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the municipalities within Stormont, Dundas and Glengarry (SDG) established South Nation Conservation (SNC) in 1947 and the Raisin Region Conservation Authority (RRCA) in 1963;

AND WHEREAS local municipalities currently provide between 25% and 50% of total conservation authority funding, while the Province of Ontario provides approximately 3%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of acres of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Council of the United Counties of Stormont, Dundas and Glengarry calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local

representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT while the United Counties of SDG supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND FURTHER THAT the United Counties of SDG supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives.

AND FURTHER THAT a copy of this resolution be sent to the Ontario Minister of Environment, Conservation, and Parks, to the local MP and MPPs, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, and all municipalities and Conservation Authorities in Ontario.

☒ CARRIED

☐ DEFEATED

☐ DEFERRED



WARDEN

Recorded Vote:

Councillor Bergeron	_____
Councillor Broad	_____
Councillor Densham	_____
Councillor Fraser	_____
Councillor Guindon	_____
Councillor Landry	_____
Councillor MacDonald	_____
Councillor McDonald	_____
Councillor McGillis	_____
Councillor St. Pierre	_____
Councillor Williams	_____
Warden Lang	_____



Minutes

Corporate Services Committee

November 6, 2025, 5:30 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

MEMBERS PRESENT: Chair Melanie Middlebro'
Vice Chair Travis Dodd (via video)
Member Kelly Carmichael
Member David Crane
Deputy Mayor Scott Greig
Councillor Brock Hamley
Member Neil McCutcheon

MEMBERS

ABSENT/REGRETS: Member Meghan Robertson

STAFF PRESENT: Tim Simmonds, City Manager
Kate Allan, Director of Corporate Services
Christine Gilbert, Deputy Treasurer
Christina McLean, Committee and Executive Support
Coordinator

1. CALL TO ORDER

Chair Middlebro' called the meeting to order at 5:30 p.m.

2. CALL FOR ADDITIONAL BUSINESS

There was no additional business.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. CONFIRMATION OF MINUTES

4.a Minutes of the Corporate Services Committee meeting held on October 9, 2025

"THAT the Corporate Services Committee approves the minutes of the meeting held on October 9, 2025."

Carried.

5. DEPUTATIONS AND PRESENTATIONS

5.a Robyn Strangway-Caulder of MNP Re: 2024 Draft Audited Financial Statements

Robyn Strangway-Caulder of MNP LLP provided an overview of the 2024 draft audited financial statements and audit letter, noting that the City received a clean audit opinion with no noted concerns.

In response to a question from Committee, Ms. Strangway-Caulder noted that Owen Sound Police Services NG911 funding from other municipalities is received through the Province, and that this revenue is deferred on the balance sheet until the program is underway. She added that this is why there was not significant revenue recognized in 2024, and that in future years, this revenue will be recognized as fee for service to cover expenses.

The Director of Corporate Services further clarified that the balance in deferred revenue for NG911 at the end of 2024 was approximately \$2.5 million, and that this amount has increased to approximately \$4.5 million in 2025. Ms. Strangway-Caulder noted that since this balance is material and the amount of revenue coming into the income statement will be significant in future years, and since this is a new form of revenue, it is recommended that a policy for how the revenue will be recognized be created. Ms. Strangway-Caulder added that for the year ending in 2024, the revenue recognition was appropriate for the capital implementation and training costs.

Councillor Dodd left the meeting.

In response to a question from Committee, Ms. Strangway-Caulder noted that the grants receivable lines consisted of ICIP and NG911 funding.

In response to a question from Committee, Ms. Allan noted that the budgeted taxes collected includes budgeting for tax write-offs and supplemental taxation, which accounts for the variance in taxes collected compared to budgeted.

In response to a question from Committee, Ms. Allan noted that the protection services, health services, and recreation and culture lines differ from budget to actuals due to amortization and added that health services includes the cemetery as that is how it is reported to the Ministry.

In response to a question from Committee, Ms. Allan noted that the increase in taxes receivable reflects a declining ability to pay.

In response to a question from Committee, Ms. Allan noted that the longest standing balances for tax receivables are properties that have been in arrears for significant time, and that there isn't a significant risk of collection as funds would be collected upon disposition of the property if it were to occur, although receiving taxes prior to a tax sale registration is always the goal.

In response to a question from Committee, Ms. Allan noted that the surplus shown for the Adult Learning Centre is not necessarily what is in reserves as it is consolidated with their PSAB surpluses as well.

6. PUBLIC FORUM

There were no questions or comments from the public.

7. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION IS REQUIRED

There were no correspondence items presented for consideration.

8. REPORTS OF CITY STAFF

8.a Accounting

8.a.1 Report CR-25-134 from the Deputy Treasurer Re: 2024 Draft Audited Financial Statements

The Deputy Treasurer provided an overview of the report.

CR-251106-002

Moved by Member McCutcheon

"THAT in consideration of Staff Report CR-24-126 respecting the 2024 Audited Financial Statements, the Corporate Services Committee recommends that City Council approve the 2024 audited financial statements as presented."

Carried.

8.b Clerks

None.

8.c Corporate and Facility Services

None.

8.d Fire

None.

8.e Human Resources

None.

8.f Information Technology

None.

8.g Parking and By-law Enforcement

None.

8.h Taxes and Revenue

None.

9. MATTERS POSTPONED

There were no matters postponed.

10. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN

There were no motions for which notice was previously given.

11. CORRESPONDENCE PROVIDED FOR INFORMATION

There were no correspondence items presented for information.

12. DISCUSSION OF ADDITIONAL BUSINESS

There was no additional business.

13. NOTICES OF MOTION

There were no notices of motion.

14. ADJOURNMENT

The business contained on the agenda having been completed, Chair Middlebro' adjourned the meeting at 6:03 p.m.



Minutes

Service Review Implementation Ad Hoc Committee

November 12, 2025, 9:00 a.m.

City Hall - 808 2nd Avenue East - Council Chambers

MEMBERS PRESENT: Chair Ian Boddy
Vice Chair Marion Koepke
Deputy Mayor Scott Greig
Councillor Melanie Middlebro'

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
Michelle Palmer, Senior Manager of Strategic Initiatives and Operational Effectiveness
Christina McLean, Committee and Executive Support Coordinator

1. CALL TO ORDER

Chair Boddy called the meeting to order at 9:00 a.m. with all members and staff noted above present except for Councillor Middlebro'.

2. CALL FOR ADDITIONAL BUSINESS

There was no additional business.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

Councillor Middlebro' joined the meeting.

4. CONFIRMATION OF MINUTES

4.a Minutes of the Service Review Implementation Ad Hoc Committee meeting held on September 10, 2025

SR-251112-001

Moved by Vice Chair Koepke

"THAT the Service Review Implementation Ad Hoc Committee approves the minutes of the meeting held on September 10, 2025."

Carried.

5. DEPUTATIONS AND PRESENTATIONS

There were no depositions or presentations.

6. PUBLIC FORUM

There were no questions or comments from the public.

7. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION IS REQUIRED

There were no correspondence items presented for consideration.

8. REPORTS OF CITY STAFF

- 8.a Report CM-25-018 from the Senior Manager of Strategic Initiatives and Operational Effectiveness Re: Project 5a1 - Organizational Project Management System

The Senior Manager of Strategic Initiatives and Operational Effectiveness provided an overview of the report.

In response to a question from Committee, Ms. Palmer noted that many municipalities have implemented project management systems of this kind.

In response to a question from Committee, Ms. Palmer clarified that a current system isn't being retired as there isn't a system currently in place and added that there may be savings in the future if various systems are able to be integrated.

In response to a question from Committee, Ms. Palmer noted that the 100 hours of staff time saved is from the work it takes for staff to manually compile data into documents, create plans, and prepare presentations. She added that in the future, staff will be looking at integration with other City systems and having consultants and contractors directly access the system to update information on their end which will increase efficiency.

SR-251112-002

Moved by Vice Chair Koepke

"THAT in consideration of Staff Report CM-25-018 respecting 5a1 Organizational Project Management System, the Service Review Implementation Ad Hoc Committee recommends that City Council receive the report for information purposes."

Carried.

8.b Report CS-25-116 from the Director of Community Services Re: Project 3a2 - Parks Service Levels Report 2 - Draft River District Service Level

The Director of Community Services provided a presentation on the draft parks service levels for the River District.

In response to a question from Committee, Ms. Coulter noted that the NOMA Christmas lights are currently installed by parks staff using a rented scissor lift.

In response to a question from Committee, Ms. Coulter noted that some service level changes in the report include additional street washing and other staff responsibilities, adding that there aren't many opportunities to consider service reductions due to the current agreements in the River District area.

In response to a question from Committee, the City Manager noted that these service level alignments will aid with clarity of responsibility which will help to increase efficiencies.

In response to a question from Committee, Ms. Coulter clarified that the River District Board allocates funds towards maintenance and beautification, which goes towards flowers, watering, and maintenance.

In response to a question from Committee, Ms. Coulter noted that watering and maintenance are completed by summer students and seasonal staff to add flexibility for weekend work. The Director of Public Works and Engineering added that the Public Works Department does not use summer students and instead utilizes on-call staff for weekend calls.

In response to a question from Committee, Ms. Coulter noted that the sidewalk plow typically makes one pass downtown daily in winter months.

SR-251112-003

Moved by Councillor Middlebro'

"THAT in consideration of Staff Report CS-25-116 respecting Parks Service Levels – Report 2 Draft River District Service Level, the Service Review Implementation Ad Hoc Committee recommends that City Council receive the report for information purposes."

Carried.

8.c Report CM-25-036 from the City Manager Re: Optimizing Resources - Financial and Operational Impacts of Service Review

The City Manager provided an overview of the report.

In response to a question from Committee, Mr. Simmonds noted that CloudPermit software is intuitive for developers on the user end as well as for staff.

In response to a question from Committee, Ms. Allan noted that this Service Review process has been much more engrained into all City staff than previous Service Review processes.

SR-251112-004

Moved by Scott Greig

"THAT in consideration of Staff Report CM-25-036 respecting Optimizing Resources: Financial and Operational Impacts of Service Review, the Service Review Implementation Ad Hoc Committee recommends that City Council receive the report for information purposes."

Carried.

9. MATTERS POSTPONED

There were no matters postponed.

10. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN

There were no motions for which notice was previously given.

11. CORRESPONDENCE PROVIDED FOR INFORMATION

There were no correspondence items presented for information.

12. DISCUSSION OF ADDITIONAL BUSINESS

There was no additional business.

13. NOTICES OF MOTION

There were no notices of motion.

14. ADJOURNMENT

The business contained on the agenda having been completed, Chair Boddy adjourned the meeting at 10:17 a.m.



Minutes

Community Services Committee

November 19, 2025, 5:30 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

MEMBERS PRESENT: Chair Marion Koepke
Vice Chair Travis Dodd
Member Aly Bousfield-Bastedo
Councillor Jon Farmer
Member Morgan Kemick
Member Lloyd Lewis
Member Lance Thurston

MEMBERS

ABSENT/REGRETS: Councillor Suneet Kukreja

STAFF PRESENT: Tim Simmonds, City Manager
Pam Coulter, Director of Community Services
Sabine Robart, Manager of Planning and Heritage
Christina McLean, Committee and Executive Support
Coordinator

1. CALL TO ORDER

With a delay due to technical difficulties, Chair Koepke called the meeting to order at 5:45 p.m.

2. CALL FOR ADDITIONAL BUSINESS

2.a Councillor Farmer Re: Upcoming Civic Engagement Opportunities and Learning Sessions

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. CONFIRMATION OF MINUTES

4.a Minutes of the Community Services Committee meeting held on October 15, 2025

CS-251119-001

Moved by Member Bousfield-Bastedo

"THAT the Community Services Committee approves the minutes of the meeting held on October 15, 2025."

Carried.

5. DEPUTATIONS AND PRESENTATIONS

5.a Deputation from Dwight Bryant and Peter Debrone of Owen Sound Lacrosse Re: Artificial Turf at the Harry Lumley Bayshore Community Centre

Dwight Bryant and Peter Debrone provided a presentation on the Owen Sound Northstars lacrosse program, highlighting the potential benefits of having a turf surface at the Bayshore and the opportunities it could present for the community.

In response to a question from Committee, Mr. Bryant noted that the turf would take approximately 4 people 6 hours to install and could be removed for concerts and other events if needed.

In response to a question from Committee, Mr. Debrone noted that the underside of the turf is rubber and could be used during the season where the ice is out of the facility, which is for around 4 months of the year.

In response to a question from Committee, Mr. Debrone noted that once acquired, the proposal would be to donate the turf to the City. The City Manager added that future repair, replacement and other needs of the asset would be considered in an agreement with the club respecting the turf.

In response to a question from Committee, Mr. Debrone noted that the predicted life expectancy of the turf is about 25 years, as it will only be used 4 months of the year. He added that this turf would primarily be used for box lacrosse, as use for other sectors may require relining of the turf.

In response to a question from Committee, the Director of Community Services noted that storage of the turf would also be outlined as part of a partnership agreement. Mr. Debrone added that the cost of a storage container is included in the proposed price.

CS-251119-002

Moved by Vice Chair Dodd

"THAT in consideration of the deputation from Owen Sound Lacrosse provided on November 19, 2025, the Community Services Committee recommends that City Council direct staff to include the proposed costs for the lacrosse turf at the Harry Lumley Bayshore Community Centre in the December 2025 Capital Budget update."

Carried.

5.b Deputation from Tasha Schmidt Re: Tree Opportunities

Tasha Schmidt provided a deputation respecting boulevard tree planting in the City, highlighting the tree planting request form and the importance of property owners and residents in keeping the City's tree canopy healthy. She provided ideas for possible initiatives, including a "hug-a-tree month" initiative and the possibility of changing the boulevard tree program that currently requires residents to request a tree, to a program where the City determines where a tree needs to be planted as a proactive measure.

In response to a question from Committee, Ms. Coulter noted that the City is currently only planting trees in boulevards where there are requests from the owner. She added that 369 trees were planted by staff this year, an additional 160 were planted with the Youth Climate Action group, and that the boulevard tree planting program was advertised on social media earlier this year.

In response to a question from Committee, Ms. Schmidt noted that a hug-a-tree month could be an initiative to promote Owen Sound as a "Tree City" and increase advertising of the boulevard tree planting program.

CS-251119-003

Moved by Councillor Farmer

"THAT in consideration of the deputation from Tasha Schmidt provided on November 19, 2025 respecting tree opportunities, the Community Services Committee recommends that City Council direct staff to include a review of the boulevard tree planting program in 2026 staff workplans."

Carried.

6. PUBLIC FORUM

6.a Anne Finlay-Stewart, Owen Sound resident

Ms. Finlay-Stewart provided comments respecting the need for shade at the new Owen Heights and Comm-er-Ette playgrounds, as well as comments respecting new trees planted by the hospital. Additionally, she asked for an update on the Ryerson Park Renaming working group, missing emergency signage at Ryerson Park, and an update about the possibility of a cricket pitch.

Ms. Coulter noted that as outlined in the staff report regarding the playground replacements, additional trees will be planted by the City in the spring to provide shade.

Ms. Coulter noted that the Ryerson Park Renaming working group is meeting on Monday, November 24, and a report will be brought back to this Committee including the working group's recommendation in December 2025.

Ms. Coulter noted that a possible cricket pitch was to be brought forward through the capital budget process and added that the cricket group has been connected

with the Bluewater District School Board to facilitate possible use of their outdoor fields as well.

7. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION IS REQUIRED

7.a Bluewater Quilters' Guild Re: Hall Rental Fee Increase

In response to a question from Committee, Ms. Coulter noted that the group could apply to available grant programs, such as the Community Foundation, to help offset rental fees.

CS-251119-004

Moved by Vice Chair Dodd

"THAT in consideration of correspondence listed on the November 19, 2025 Community Services Committee agenda from the Bluewater Quilters' Guild respecting a hall rental fee increase, the Community Services Committee recommends that City Council receive Item 7.a for information purposes."

Carried.

8. REPORTS OF CITY STAFF

8.a Planning and Heritage

8.a.1 Report CS-25-118 from the Manager of Planning and Heritage Re: Bill 60, Fighting Delays, Building Faster Act, 2025 Update

The Manager of Planning and Heritage provided an overview of the report.

In response to a question from Committee, Ms. Robart noted that the outlined correspondence in the recommendation can be submitted prior to the meeting minutes being adopted by Council on November 24, as the ERO postings close prior to that Council meeting.

In response to a question from Committee, Ms. Robart noted that these changes may reduce the number of applications to the Committee of Adjustment going forward.

CS-251119-005

Moved by Councillor Farmer

"THAT in consideration of Staff Report CS-25-118 Bill 60, Fighting Delays, Building Faster Act, 2025 Update, the Community Services Committee recommends that City Council direct staff to:

- 1. Send this report to the Province of Ontario as the City's comments on Bill 60 and the Environmental Registry of Ontario posting 025-1097, 025-1099 and 025-1100; and**

2. Forward this report to Paul Vickers, MPP for Bruce-Grey-Owen Sound, the Association of Municipalities of Ontario, and all party leaders currently in the Ontario legislature."

Carried.

CS-251119-006

Moved by Councillor Farmer

"THAT in consideration of Staff Report CS-25-118 Bill 60, Fighting Delays, Building Faster Act, 2025 Update, the Community Services Committee recommends that City Council direct staff to send a letter highlighting the high cost of staff time and difficulty for municipalities to provide comments respecting the increased use of omnibus bills and rapid changes to legislation to Paul Vickers, MPP Bruce-Grey Owen Sound."

Carried.

8.b Parks and Open Space

8.b.1 Report CS-25-115 from the Director of Community Services Re: Derby Camping - Year One Implementation Report

The Director of Community Services provided a presentation on the year one implementation of Derby Camping.

In response to a question from Committee, Ms. Coulter noted that campground registration and revenue at Kelso Beach and Harrison Park were not impacted by the new Derby Camping requirements.

In response to a question from Committee, Ms. Coulter noted that the increase in parks staff time was primarily for setting up and designing the layout of the parking area.

CS-251119-007

Moved by Vice Chair Dodd

"THAT in consideration of Staff Report CS-25-115 respecting Derby Camping Year One Implementation, the Community Services Committee recommends that City Council direct staff to bring forward a by-law to implement the improvements as outlined in the report."

Carried.

8.b.2 Report CS-25-063 from the Director of Community Services Re: Design and Location of the Commemorative Forest Monument

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

In response to a question from Committee, Ms. Coulter noted that the City is unable to replace missing or vandalized plaques due to high costs and added that trees are guaranteed for a limited period once planted.

In response to a question from Committee, Ms. Coulter clarified that new trees in the program would not have plaques but would be noted on the website in the GIS layer with additional information about the individual or occasion being commemorated.

In response to a question from Committee, Ms. Coulter noted that the plaque at the monument will provide information on the commemorative tree program and the importance of trees in the community.

CS-251119-008

Moved by Member Kemick

"THAT in consideration of Staff Report CS-25-063 respecting Design and Location of the Commemorative Forest Monument, the Community Services Committee recommends that City Council approve:

- 1. The location of the monument, being the west side of the Harry Lumley Bayshore Community Centre, as outlined in Attachment No. 1 of the report; and**
- 2. The design of the monument, generally as presented in Attachment No. 2 of the report, excluding the individual commemorative panels."**

Carried.

8.c Arena Operations

None.

8.d Building

None.

8.e Community and Business Development

None.

8.f Facility Bookings and Community Programs

None.

8.g Tourism, Culture and Events

None.

9. MATTERS POSTPONED

There were no matters postponed.

10. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN

There were no motions for which notice was previously given.

11. CORRESPONDENCE PROVIDED FOR INFORMATION

11.a Memorandum from the Chief Building Official Re: Development Update

The Manager of Planning and Heritage provided an overview of the October development update, highlighting construction value and permits issued.

11.b Site Plan DA-25-018 - 2010 16th Ave E - U-Haul

11.c Site Plan DA-25-019 - 1650 20th St E – Baumberger

CS-251119-009

Moved by Councillor Farmer

"THAT in consideration of correspondence provided for information purposes listed on the November 19, 2025 Community Services Committee agenda, the Community Services Committee recommends that City Council receive Items 11.a to 11.c for information purposes."

Carried.

12. DISCUSSION OF ADDITIONAL BUSINESS

12.a Upcoming Civic Engagement Opportunities and Learning Sessions

Councillor Farmer highlighted an upcoming event hosted by the organization We Vote Local, to provide insight and information about being an elected official in local government. The event is being held on Thursday, November 20 at 7 p.m. at the Rumpus Room, and added that more information is available online at wevotelocal.ca.

13. NOTICES OF MOTION

There were no notices of motion.

14. ADJOURNMENT

The business contained on the agenda having been completed, Chair Koepke adjourned the meeting at 7:25 p.m.



Minutes

Operations Committee

November 20, 2025, 5:30 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

MEMBERS PRESENT: Chair Scott Greig
Vice Chair Carol Merton
Member Donald Anderson
Member Arlene Blue Indoe
Member Mike Crone
Member Robert Droine
Councillor Brock Hamley
Member Michele Hawkins

MEMBERS

ABSENT/REGRETS: Councillor Suneet Kukreja

STAFF PRESENT: Tim Simmonds, City Manager
Lara Widdifield, Director of Public Works and Engineering
Heidi Jennen, Supervisor of Environmental Services
Christina McLean, Committee and Executive Support
Coordinator

1. CALL TO ORDER

Chair Greig called the meeting to order at 5:30 p.m.

2. CALL FOR ADDITIONAL BUSINESS

- 2.a City Manager Re: Town of Blue Mountains Correspondence - Changes to Blue Box Recycling for Non-Eligible Sources
- 2.b Vice Chair Merton Re: Grey County Joint Municipal Services Committee and Blue Box Recycling for Non-Profit Sources
- 2.c Chair Greig Re: Winter Sidewalk Maintenance

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. CONFIRMATION OF MINUTES

- 4.a Minutes of the Operations Committee meeting held on October 16, 2025

OP-251120-001

Moved by Member Anderson

"THAT the Operations Committee approves the minutes of the meeting held on October 16, 2025."

Carried.

5. DEPUTATIONS AND PRESENTATIONS

- 5.a Deputation from Barb Wakeford Re: Harbour House Condominiums Driveway Access

Ms. Wakeford cancelled the deputation between agenda publication and the meeting taking place, so no discussion was had on the matter.

6. PUBLIC FORUM

- 6.a Francesca Dobbyn of United Way Bruce Grey

Ms. Dobbyn provided comments respecting charities located in the River District and the impact of the changes to blue box recycling for non eligible sources on the non-profit sector, noting that cardboard recycling will be a significant challenge for these organizations.

- 6.b Leigh Greaves of the Harmony Centre

Ms. Greaves provided comments respecting the impact of changes to blue box recycling for non-eligible sources on non-profit organizations and downtown businesses.

- 6.c David Parsons of the River District Board

Mr. Parsons provided comments on the impacts of the changes to blue box recycling for non-eligible sources on businesses in the River District.

7. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION IS REQUIRED

There were no correspondence items presented for consideration.

8. REPORTS OF CITY STAFF

- 8.a Environment

- 8.a.1 Report OP-25-040 from the Supervisor of Environmental Services Re: Collection of Non-Eligible Sources Post Blue Box Transition December 31, 2025 Follow-Up

The Supervisor of Environmental Services provided an overview of the report.

In response to a question from Committee, Ms. Jennen noted that there was previously a MRF (Materials Recovery Facility) on site where the waste contractor would collect, sort and market recyclable material, and added that this has since been closed so there is no longer the same revenue stream from recyclables. She added that for paper, cardboard, and boxboard there is no tonnage charge.

In response to a question from Committee, Ms. Jennen noted that these changes impact all municipalities. The City Manager added that many counties and regions are no longer providing collection of these materials after December 31, putting the costs back on the sources to advocate that the province review these changes.

In response to a question from Committee, Chair Greig noted that the Municipal Joint Services Committee at Grey County has designated \$250,000 towards a county-wide waste management study. He added that the County will also receive the correspondence from the Town of Blue Mountains respecting the changes in all Grey County municipalities.

In response to a question from Committee, Ms. Jennen noted that the \$145,000 cost outlined for Option 1 is based on estimates, and that the actual tonnage fees are not known at this time.

In response to a question from Committee, Ms. Jennen noted that the contractor disposes of recyclable materials at a recycling facility, and if the contractor were to receive any revenue from the sale of recycling materials, such as cardboard, it would be factored into the tonnage cost and would not be received by the City directly.

In response to a question from Committee, Ms. Jennen noted that for Option 3, there would be a separate container for Owen Sound businesses to drop off their tin, glass, and plastics. She added that in order for them to qualify, they would have to register through the City, and that businesses would not be able to bring garbage, just recyclables, and that the cost would be to cover tin, glass, and plastics recycling.

OP-251120-002

Moved by Councillor Hamley

"THAT in consideration of Staff Report OP-25-040 respecting Collection of Non-Eligible Sources Post Blue Box Transition December 31, 2025, the Operations Committee recommends that City Council:

- 1. Select Option 2.b as outlined in the report, to continue collecting non-eligible materials from all non-eligible properties for up to 3 months; and**
- 2. Direct staff to include Option 2 in the 2026 Mayor's Budget."**

Carried.

OP-251120-003

Moved by Vice Chair Merton

"THAT the Operations Committee waive the notice of motion requirement in the City's Procedural By-law in order to discuss the motion from the Town of Blue Mountains respecting blue box recycling."

Carried.

OP-251120-004

Moved by Vice Chair Merton

"THAT in consideration of correspondence received on November 20, 2025 from the Town of Blue Mountains respecting changes to Blue Box recycling for non-eligible sources, the Operations Committee recommends that City Council:

- 1. Support the resolution passed by the Town of Blue Mountains to encourage Grey County municipalities with vested interests in Blue Box recycling to consider working together for their Blue Box materials for the Industrial, Commercial and Institutional (ICI) locations; and**
- 2. Direct staff to forward this motion of support to Grey County."**

Carried.

Councillor Hamley declared a conflict of interest at this time due to his personal employment with the Government of Ontario and left the Council Chambers.

"WHEREAS the Province of Ontario designated producers to be responsible to collect recycling in the Province;

AND WHEREAS nonprofit organizations, including our local food banks and social service support agencies have been deemed ineligible for producer blue box collection effective January 1 2026;

AND WHEREAS food and income insecurity is a local, provincial and federal issue;

AND WHEREAS local food banks and local food support programs, and additional support agencies like the United Way backpack program, need to receive items that are delivered in cardboard boxes and cartons which generate copious amounts of recyclable material;

AND WHEREAS these programs and services support the most vulnerable in our communities, and are volunteer and donation based with no revenue collected to pay for services such as removal of recyclable materials;

NOW THEREFORE BE IT RESOLVED THAT the Operations Committee recommends that Owen Sound City Council direct staff to send a letter that strongly urges the Province to re-instate the eligibility for curbside blue box collection beginning January 1, 2026, for charitable organizations, such as food banks, local food support services and United Way programs;

AND FURTHER THAT this motion be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honorable Todd J. McCarthy, Minister of the Environment, Conservation and Parks, Paul Vickers, MPP Bruce-Grey-Owen Sound, and the Association of Municipalities of Ontario."

Carried.

Councillor Hamley returned to his chair.

8.b Engineering

None.

8.c Public Works

None.

8.d Transit

None.

8.e Water and Wastewater

None.

9. MATTERS POSTPONED

There were no matters postponed.

10. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN

There were no motions for which notice was previously given.

11. CORRESPONDENCE PROVIDED FOR INFORMATION

There were no correspondence items presented for information.

12. DISCUSSION OF ADDITIONAL BUSINESS

12.a Town of Blue Mountains Correspondence - Changes to Blue Box Recycling for Non-Eligible Sources

This matter was discussed during Item 8.a.1.

12.b Grey County Joint Municipal Services Committee and Blue Box Recycling for Non-Profit Sources

This matter was discussed during Item 8.a.1.

12.c Winter Sidewalk Maintenance

Chair Greig inquired about winter sidewalk maintenance in the City.

Ms. Widdifield noted that currently most sidewalks are cleared of snow, though some are unable to be completed due to the smaller width of older sidewalks or uneven surfaces.

13. NOTICES OF MOTION

There were no notices of motion.

14. ADJOURNMENT

The business contained on the agenda having been completed, Chair Greig adjourned the meeting at 6:39 p.m.