



Township of Georgian Bluffs

Committee of the Whole Minutes

June 19, 2024, 5:00 p.m.
Council Chambers
Township Administration Offices
177964 Grey Road 18, RR#3, Owen Sound ON N4K 5N5

Members Present: Mayor Sue Carleton
Councillor Cathy Moore Coburn
Deputy Mayor Grant Pringle
Councillor Ryan Thompson
Councillor Rick Winters
Councillor Tobin Day

Members Absent: Councillor Isaac Shouldice

Staff Present: Brittany Drury, Deputy CAO/Director of Corporate Services
Carly Craig, Manager of Legislative Services/Clerk
Niall Loble, Chief Administrative Officer
Michael Benner, Director of Development and Infrastructure
Jerry Haan, Manager of Operations, Waste and Fleet
Brian Follis, By-law Enforcement Officer

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1. Call to Order

Deputy Mayor Grant Pringle called the meeting to order at 5:00 p.m.

2. Land Acknowledgment Statement

Deputy Mayor Grant Pringle opened the meeting with the land acknowledgement statement.

3. Approval of Agenda

COW2024-058

Moved By: Councillor Ryan Thompson

Seconded By: Councillor Tobin Day

That the order of business be amended to consider item COR2024-022 - Short Term Rental Accommodations and Licensing Framework immediately following delegations; and

That an item regarding the Strategic Session scheduled for 2025 Budget on November 22, 2024, be added under new business to discuss alternative dates; and

That the agenda be approved as amended.

Approved

4. Declaration of Pecuniary Interest

None.

5. Announcements

Mayor Sue Carleton thanked staff for their work at the Connect and Collaborate event at Grey Roots on Sunday, June 18, 2024.

Councillor Tobin Day thanked staff and residents for their work organizing the Greener Homes Tour on Tuesday, June 16, 2024.

6. Public Hearings

COW2024-059

Moved By: Councillor Tobin Day

Seconded By: Councillor Rick Winters

That the regular meeting of Committee of the Whole be recessed to hold a public hearing for Zoning By-Law Amendment Application Z-02-24 for Mark, Mitchell, and Sarah-May Taylor.

Approved

6.1 DEV2024-036 - Z-02-24 - Taylor

The Clerk indicated that notice of the public meeting was given by ordinary mail to all property owners within 120 metres (400 feet) of the subject property, by email to all the prescribed bodies on April 15, 2024, posted at the subject property and posted on the Township of Georgian Bluffs website. If a Person or Public Body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the proposed Zoning By-law is adopted or passed, the Person or Public Body is not entitled to appeal the decision of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal. The Person or Public Body may not be added as party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the Person or Public Body as a party.

The Director of Development and Infrastructure provided an overview.

Ron Davidson, Agent for the Applicants, was present and provided brief comments and summary of the file.

No members of the public registered to provide comment in support of or in opposition of the application.

The public hearing was adjourned at 5:12 p.m.

COW2024-060

Moved By: Councillor Ryan Thompson

Seconded By: Councillor Cathy Moore Coburn

Whereas it has been demonstrated that the proposed application is consistent with the Provincial Policy Statement, conforms to the County OP, and complies with the general intent and purpose of the Township of Georgian Bluffs Official Plan and Zoning By-law 2020-020.

Now therefore, subject to a review of comments arising at the public meeting, it is recommended that Application Z-02-24 be approved, and the amending by-law be forwarded to Council for adoption.

Approved

COW2024-061

Moved By: Mayor Sue Carleton

Seconded By: Councillor Tobin Day

That the public hearing be adjourned at 5:12 p.m.

Approved

7. Delegations/Public Question Period

7.1 Items Not on The Agenda

7.1.1 Speeding Concerns on Inglis Falls Road - Cathy Walsh

Cathy Walsh provided comments and concerns regarding speeding and heavy traffic on Inglis Falls Road. She noted that calming measures should be considered.

Staff indicated they would be in contact and emphasized the use of the speed trailer for accurate data collection.

7.2 Items On The Agenda

7.2.1 CES2024-014 – Private Road Maintenance Grants - Steve Skinner and Gary Buck

Steve Skinner provided comments and questions regarding the process for obtaining grants. He referred to Mallard Street in Georgian Bluffs and the possible maintenance options for the road.

Staff indicated that they would address the questions under item 9.2.1 following an overview of the corresponding report.

7.2.2 COR2024-022 - Short Term Rental Accommodations and Licensing Framework - Heather Barfoot

Heather Barfoot provided comments and questions regarding the by-law and licensing framework. She referred to sections throughout the draft by-law and asked for clarification. She asked for consideration for seasonal licensing, rather than annual, and the importance of a cooperate enforcement approach.

Staff addressed some of the questions, comments, and concerns under item 7.3.

7.2.3 COR2024-022 - Short Term Rental Accommodations and Licensing Framework - Juan Marziali

Juan Marziali provided comments and questions regarding the by-law and licensing framework. He noted the importance of property rights and owners being able to defend complaints with facts, including a noise monitoring provision. He referred to sections throughout the draft by-law including enforcement and the proposed process for the Issuer of Licences.

Staff addressed some of the questions, comments, and concerns under item 7.3.

7.3 COR2024-022 - Short Term Rental Accommodations and Licensing Framework

The Director of Corporate Services provided a detailed overview of the proposed draft by-law and licensing framework. She noted that many of the sections are foundational to by-law requirements, allowing for a broad scope for enforcement, and highlighted the overall goal to protect the health and safety of the community. Following discussions, she noted the comments from Council and the public will be considered in revisions.

Members of Council provided the following comments:

- Consideration of the Appeals Committee membership encompassing non-STRA owners.
- Consideration of the transcription of phone calls, rather than voice recording for privacy reasons.

COW2024-062

Moved By: Councillor Ryan Thompson

Seconded By: Councillor Rick Winters

Whereas, by way of resolution COW2023-150, Council directed staff to prepare a licensing program to regulate Short Term Rental Accommodations, throughout the Township; and

Whereas staff have developed a draft program in consultation with Township risk management and legal teams;

Now Therefore, Committee hereby supports the draft Short Term Rental Accommodations Licensing Framework, as appended herein; and

That a by-law to formalize the licensing framework be presented for enactment in Q3.

Approved

8. Correspondence

Nil

9. Staff Reports

9.1 Development & Infrastructure

9.1.1 DEV2024-037 - Backyard Poultry Updated By-law

The Director of Development and Infrastructure provided an overview of the draft by-law, highlighting the requested changes from the May 8, 2024, meeting.

COW2024-063

Moved By: Councillor Cathy Moore Coburn

Seconded By: Councillor Tobin Day

That Council receive staff report DEV2024-037 Backyard Poultry Updated Zoning By-law for information, and;

That staff be directed to present an amendment to the Township's Zoning By-law 2020-020 to permit backyard poultry as a permitted use on certain residential properties within the Township for adoption at a future meeting.

Approved

9.2 Community & Environmental Services

9.2.1 CES2024-014 - Private Road Maintenance Grants

The CAO provided an overview of the grant program, supported by 2024 budget. He responded to comments and questions of Council, indicating the following:

- Applications can open as soon as the policy is approved by Council for this year, and on or after the first day of April in each year after
- 60% of the residents on the road must be in support of the application for it to be considered.
- Clarifying that a majority of applications will be on municipal road allowances.

Following discussions, the motion was amended as follows:

COW2024-064

Moved By: Councillor Rick Winters

Seconded By: Deputy Mayor Grant Pringle

That Policy CES2024-01 be endorsed to support the creation of a Private Road Maintenance Grant program; and

That staff be directed to implement the program over summer 2024; and

That staff be directed to provide an update on uptake through the 2025 budget cycle; and

That the policy be amended to include grants up to \$2,500 rather than up to \$5,000; and

That the policy be amended to allow for applications for the same road every 2 years rather than every 3 years.

Approved

9.3 Corporate Services

9.3.1 COR2024-024 - Legislative Services Resource

COW2024-065

Moved By: Mayor Sue Carleton

Seconded By: Councillor Ryan Thompson

That Council approved the addition of a 0.5 FTE (full time equivalent) staff position as Legislative Services Coordinator and,

That the 0.5 FTE Legislative Services Coordinator be funded by the approved Short Term Accommodations budget in 2024, and,

That the 2025 Base Budget address the future costs for this position.

Approved

10. Unfinished Business

Nil

11. New Business

Councillor Cathy Moore Coburn requested that the November 22, 2024, meeting scheduled for budget discussions be reconsidered as she is unable to attend. Staff indicated that they would reach out to determine Council availability.

COW2024-066

Moved By: Councillor Tobin Day

Seconded By: Councillor Rick Winters

That staff be directed to propose date alternative dates to Council members for the November 2024 Special budget meeting.

Approved

12. Notice of Motion

None.

13. Closed Session

COW2024-067

Moved By: Councillor Tobin Day

Seconded By: Councillor Ryan Thompson

That Committee of the Whole move into closed session at 7:25 p.m. in the Council Chambers with the CAO, Deputy CAO/Director of Corporate Services and Manager of Legislative Services/Clerk, By-law Enforcement Officer, and Legal Counsel, remaining in the room to discuss:

13.1 advice that is subject to solicitor-client privilege, including communications necessary for that purpose (open meeting exemption "f" of section 239(2) of the Municipal Act, 2001) - Property Matter

Approved

Council returned to open session at 8:34 p.m.

Deputy Mayor Grant Pringle reported out of closed session that Council moved into closed session under open meeting exemption "f" of section 239(2) of the Municipal Act, 2001. As a result of closed-session discussions, direction was provided to staff.

14. Date of Next Regular Meeting/Adjournment

Council will meet again as regularly scheduled on July 3, 2024, at 5:00 p.m.

Moved By: Councillor Ryan Thompson

Seconded By: Councillor Rick Winters

That the meeting be adjourned at 8:35 p.m.

Approved

Mayor, Sue Carleton

Clerk, Carly Craig