



Township of Georgian Bluffs

Committee of the Whole Minutes

September 4, 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
Councillor Rick Winters
Councillor Tobin Day
Councillor Isaac Shouldice

Members Absent: Deputy Mayor Grant Pringle
Councillor Ryan Thompson

Staff Present: Niall Lobley, Chief Administrative Officer
Brittany Drury, Deputy CAO/Director of Corporate Services
Brian Anderson, Asset Management Coordinator
Carly Craig, Manager of Legislative Services/Clerk
Rayburn Murray, Deputy Clerk
Michael Benner, Director of Development and Infrastructure
Jerry Haan, Manager of Operations, Fleet, and Waste

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1. Call to Order

Mayor Sue Carleton called the meeting to order at 5:00 p.m.

2. Land Acknowledgment Statement

Mayor Sue Carleton opened the meeting with the land acknowledgment statement. She provided a statement regarding National Truth and Reconciliation Day on September 30th, and the importance of truth, remembrance, and ongoing steps towards reconciliation.

3. Approval of Agenda

COW2024-076

Moved By: Councillor Isaac Shouldice

Seconded By: Councillor Tobin Day

That the agenda be approved as presented.

Approved

4. Declaration of Pecuniary Interest

None declared.

5. Announcements

None.

6. Public Hearings

COW2024-077

Moved By: Councillor Rick Winters

Seconded By: Councillor Isaac Shouldice

That the regular meeting of Committee of the Whole be recessed to hold the following public hearings:

- 1. Zoning By-Law Amendment Application Z03-24 for Kevin Kirk; and**
- 2. Zoning By-Law Amendment Application Z04-24 for Perminder Chattha and Colleen Newel.**

Approved

6.1 Z-03-24 - Kevin Kirk

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 June 18, 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 of the application and the comments received to date.

Jani Bruwer and Genevieve Scott, Agents from Cuesta Planning registered. Jani Bruwer provided comments in support of the recommendation.

Amber McCartney, Applicant, registered for the meeting but was not in attendance.

COW2024-078

Moved By: Councillor Rick Winters

Seconded By: Councillor Isaac Shouldice

Whereas it has been demonstrated that Application Z-03-24 for Kevin Kirk, which proposes to recognize a reduced lot area and lot frontage for both the retained and severed parcels, restrict residential uses on a farm lot associated with a surplus farm dwelling severance and place a Holding (H) provision on the retained lands requiring an archaeological assessment for any structural development within 300 metres of the Mountain Lake is consistent with the Ontario Planning Act, the Provincial Policy Statement, the Grey County Official Plan and the general intent and nature of the Township of Georgian Bluffs Zoning By-law.

Now therefore, subject to a review of comments arising at the public meeting, it is recommended that Application Z-03-24 be approved, and the amending by-law be forwarded to Council for adoption.

Approved

COW2024-079

Moved By: Councillor Tobin Day

Seconded By: Councillor Isaac Shouldice

The public hearing was adjourned at 5:11 p.m.

Approved

6.2 Z-04-24 - Chattha/Newell

The Clerk indicated that notice of this 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 July 31, 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 of the application and the comments received to date. He responded to questions from Council and referred to the conditions of approval that pertained to the severance application.

Questions and comments from Council included:

- Review from the County's Planning Ecologists and the consideration of buffer zones around conservation areas and wildlife corridors
- Importance of protecting the shoreline road allowance throughout ownership changes

Megan Edney registered for the meeting but was not in attendance.

COW2024-080

Moved By: Councillor Isaac Shouldice

Seconded By: Councillor Cathy Moore Coburn

Whereas it has been demonstrated that Application Z04/24 for Perminder Chattha and Colleen Newell, which proposes to:

1. **Rezone a portion of the subject lands from Shoreline Residential (SR) to Environmental Protection (EP) to reflect updated mapping provided by the Grey Sauble conservation Authority, and;**
2. **Add a special provision to the Shoreline Residential (SR) zone for lots 1 and 2 to reduce the access allowance from the 100-year high water floodline from 15 metres to 4 metres, and;**
3. **Add a holding (h) symbol to the Shoreline Residential zone that would require that Site Plan Agreements are registered on the subject lands to reflect the recommendations of various background studies that were prepared in support of the associated severance applications.**

is consistent with the Ontario Planning Act, the Provincial Policy Statement, the Grey County Official Plan and the general intent and nature of the Township of Georgian Bluffs Zoning By-law.

Now therefore subject to a review of comments arising at the public meeting, it is recommended that Application Z04/24 be approved, and the amending by-law be forwarded to Council for adoption.

Approved

COW2024-081

Moved By: Councillor Rick Winters

Seconded By: Councillor Tobin Day

That the public hearing be adjourned at 5:35 p.m.

Approved

7. Delegations/Public Question Period

7.1 Items On The Agenda

7.1.1 Greg Nicol - CAO2024-016 - Fire Prevention Mid-Year Report 2024

Greg Nicol, Fire Prevention Officer, provided an overview of the fire prevention services this year. He noted the following:

- The importance of building relationships with business owners and residents throughout the Township
- An overview of the different inspections completed throughout the Township
- The public education components that have occurred

He responded to questions from Council by expressing the importance of planning for the demands of new codes and standards. Further, more detailed statistical data can be provided in future reports.

COW2024-082

Moved By: Councillor Isaac Shouldice

Seconded By: Councillor Rick Winters

That the order of business be amended to consider item 9.1.1. CAO2024-016 - Fire Prevention Mid-Year Report 2024 immediately following the delegation by Greg Nicol, appointed Fire Prevention Officer; and

That Procedure By-Law 2019-125 be waived to allow additional time for presentation of the report.

Approved

7.2 CAO2024-016 - Fire Prevention Mid-Year Report 2024

COW2024-083

Moved By: Councillor Rick Winters

Seconded By: Councillor Tobin Day

That Council receive report CAO2024-016 - Fire Prevention Mid-Year Report 2024 for information.

Approved

7.3 Items Not on The Agenda

None.

8. Correspondence

Nil

9. Staff Reports

9.1 Office of the CAO

9.1.1 CAO2024-017 - Dog Park Engagement Results Summary

The CAO provided an overview of the [dog park engagement process and results](#).

Comments from Council included:

- Respondent rates and whether that is reflective of the entire population.
- Importance of funds being raised by the Community.
- Consideration of other budget pressures.
- Importance of continued use of the dog park over time.

Moved By: Councillor Isaac Shouldice

Seconded By: Councillor Tobin Day

That Council receive report CAO2024-017 regarding Township of Georgian Bluffs Dog Park Engagement for information; and

That Council directs staff to prepare a 2025 budget request for consideration.

Lost

COW2024-084

Moved By: Councillor Rick Winters

Seconded By: Councillor Tobin Day

That report CAO2024-017 be received for information; and

That staff be directed to bring additional information to Council for use and uptake of dog parks in comparable municipalities; and

That staff be directed to engage the Shallow Lake Village Improvement Committee to determine the status of any fundraising or interest in fundraising should the project be supported; and

That staff be directed to include an analysis for the location of the dog park at the former Shallow Lake Ball Diamond and the Shallow Lake Community Centre.

Approved

9.1.2 CAO2024-018 - Bruce C - Notice of Commencement of Impact Assessment; Draft Response

COW2024-085

Moved By: Councillor Isaac Shouldice

Seconded By: Councillor Tobin Day

That Council direct staff to submit comments on behalf of the Township in response to the circulation of the Notice of Commencement of Impact Assessment Submission of Bruce C Initial Project Description.

Approved

9.2 Community & Environmental Services

9.2.1 CES2024-015 - Approval of Miscellaneous Asphalt Patch Contractor

COW2024-086

Moved By: Councillor Rick Winters

Seconded By: Councillor Cathy Moore Coburn

That Council hereby accepts the quote provided by Multiple Enterprises Inc, with an upset limit of \$80,000 for the supply and installation of miscellaneous asphalt patches in the Township of Georgian Bluffs.

Approved

9.3 Corporate Services

9.3.1 COR2024-033 - Shouldice Stone Grand Opening Event – Special Event Permit

COW2024-087

Moved By: Councillor Isaac Shouldice

Seconded By: Councillor Tobin Day

Whereas Special Events By-law 47-2013 requires approval of Council for events consisting of 1,000 people or more prior to issuance of a Special Events Permit;

Now therefore Special Events Permit 5-2024 be issued to Shouldice Stone for their Grand Opening Event on September 18, 2024.

Approved

10. Unfinished Business

Nil

11. New Business

Nil

12. Notice of Motion

Councillor Rick Winters requested an update on whether a letter to waste management was sent, as provided as a notice of discussion on the July 17, 2024, meeting. Staff noted that consideration of this item would be dealt with at the next Council meeting, pursuant to the Procedure By-Law.

13. Closed Session

COW2024-088

Moved By: Councillor Tobin Day

Seconded By: Councillor Isaac Shouldice

That Council of the Township of Georgian Bluffs move into closed session at 6:26 p.m. in the Council Chambers with the Manager of Legislative Services/Clerk, Chief Administrative Officer, Deputy CAO/Director of Corporate Services, and Director of Development and Infrastructure remaining in the room to discuss:

13.1 Adoption of Closed Minutes

13.1.1 Special Joint All Councils Meeting - August 8, 2024

- 13.2 a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board - Shared Planning Service Delivery**

Approved

Council returned to open session at 7:18 p.m.

Council moved into closed session under open meeting exemption “k” of Section 239(2) of the Municipal Act, 2001. As a result of closed session discussions the following actions were taken:

- 13.1 The minutes of the August 8, 2024, Special Joint All Councils Meeting were approved in accordance with the Closed Session Policy.
- 13.2 Direction was provided to staff.

14. Date of Next Regular Meeting/Adjournment

Council - Wednesday, September 11, 2024, at 5:00 p.m.

Committee of the Whole - Wednesday, September 18, 2024, at 5:00 p.m.

Moved By: Councillor Isaac Shouldice

Seconded By: Councillor Tobin Day

That the meeting be adjourned at 7:18 p.m.

Approved

Mayor, Sue Carleton

Clerk, Carly Craig