

Township of Georgian Bluffs

Committee of the Whole Minutes

March 12, 2025, 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
Brittany Drury, Deputy CAO/Director of Corporate Services
Councillor Rick Winters
Councillor Tobin Day

Members Absent: Councillor Isaac Shouldice

Staff Present: Carly Craig, Manager of Legislative Services/Clerk
Niall Loble, Chief Administrative Officer
Kevin Verkindt, Manager of Infrastructure and Engineering
Jodi Ward, Legislative Services Coordinator
Samantha Buchanan, Treasurer

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1. Call to Order

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

2. Territorial Acknowledgment

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

3. Adoption of Agenda

Moved By: Councillor Cathy Moore Coburn
Seconded By: Councillor Rick Winters

That the order of business be amended to consider Item 8.2.1. - DEV2025-17 - Municipal Class Environmental Assessment Structure D-007 Progress Report and Item 8.2.2. -DEV2025-18 - Structure S-005 Structural Load Analysis immediately following presentations by Pearson Engineering (Items 7.1.1. and 7.1.2.) and delegations registered to speak on the items; and

That the agenda be approved as amended.

Approved

4. Declaration of Pecuniary Interest

None declared.

5. Announcements

None.

6. Public Participation

6.1 Presentations

Any person who wishes to make a presentation to Council must register with the Clerk at least seven (7) days in advance of the scheduled meeting. To register you can:

1. Complete the online delegation form:
www.georgianbluffs.ca/delegations.
2. Call the Clerk's Office at 519-376-2729 ext. 601.

None.

6.1.1 Pearson Engineering - D-007 Sideroad 3 Municipal Class Environmental Assessment Updates

Jesse Borges of Pearson Engineering provided an overview of the study results including the existing condition of the bridge, an overview of bridges in the Township's inventory, evaluation criteria used in the assessment and how alternative solutions and permanent removal scored using the criteria. The preferred design

alternative (permanent removal) was overviewed as a recommendation to Council as the highest scoring alternative.

Council inquired about prefabricated bridges and whether it would be a potential for the replacement of D-0007.

6.1.2 Pearson Engineering - Structure S-005 Keppel Sarawak Townline Bridge Options

Jesse Borges, Pearson Engineering provided an overview of the study results including the existing condition of the bridge, evaluation criteria used in the assessment and how alternative solutions and permanent removal scored using the criteria. It was noted that the bridge is temporarily closed due to its condition. All design alternatives were overviewed including the pros and cons of each. Permanent removal was recommended to Council as the highest scoring alternative due to safety concerns.

Council questions/comments included:

- Questions surrounding the cost implications of removal, being a larger bridge than D-007, the costs are significantly lower to decommission.
- Questions about why some of the abutments could stay, as opposed to the removal recommended with D-007.

6.2 Delegations on Agenda Items

Any person who wishes to appear before Council regarding an item on the agenda must register with the Clerk's Office. To register you can:

1. Complete the online delegation form:
www.georgianbluffs.ca/delegations.
2. Call the Clerk's Office at 519-376-2729 ext. 601; or
3. Register in Council Chambers with the Clerk prior to the meeting start time (5:00 p.m.)

6.2.1 George Angell - Item 8.2.1 - Keppel Sarawak Townline Bridge

George Angell presented on the closure of the Keppel Sarawak Townline Bridge (S-005). His comments addressed the partnership between the Township and the ATV club, usage rates, environmental concerns, and requested that Council consider keeping the bridge opening and considering making the bridge less wide and more affordable to replace. He also recommended that

Council postpone the removal and allow the club the summer to utilize the bridge and come up with an alternative to closing the bridge.

6.3 DEV2025-17 - Municipal Class Environmental Assessment Structure D-007 Progress Report

The Manager of Engineering Services provided an overview of the report, noting that the details for the recommendation were covered off in the presentation by Pearson Engineering.

Council comments and questions included:

- Opposed to the closure of the bridge for farm and recreational use in the area.
- Pressures on Council to decide where the capital needs are and should be spent.
- Use of the bridge and concerns about deterring these users from crossing water if the bridge was closed.
- Concerns about the traffic data being from the period of the structure closure and not reflective of how much traffic did pass through that area.

There was discussion around deferring the recommendation to gather further information on replacement options, including conducting necessary public consultation with users of the bridge.

Staff sought clarity from Council, noting whether the consultation and considerations should address all types of uses. Council indicated that recreation use of the bridge should be considered secondary, with focus on primary agricultural use.

COW2025-014

Moved By: Councillor Rick Winters

Seconded By: Mayor Sue Carleton

That consideration of report DEV202-17 be deferred, pending investigation of other alternatives and to allow public consultation with users.

Approved

6.4 DEV2025-18 - Structure S-005 Structural Load Analysis

The Manager of Engineering Services provided an overview of the report, noting the details for the recommendation to permanently close the bridge.

Council discussed the existing agreement with the South Bruce Peninsula ATV Club, noting the earlier delegation from the group. There was some discussion about working with user groups to make the necessary changes to make the bridge safe for use. Staff noted that even if the bridge was not permanently closed, the bridge has been deemed unsafe and would need to be closed effective March 31st.

Moved By: Councillor Cathy Moore Coburn

Seconded By: Councillor Ryan Thompson

THAT Council receive Staff Report DEV2025-18, Structure S-005 Structural Load Analysis and consider the following recommendation;

THAT Council adopt Alternative 4 of permanently closing and removing Structure S-005.

Lost

COW2025-015

Moved By: Councillor Rick Winters

Seconded By: Mayor Sue Carleton

THAT Council receive Staff Report DEV2025-18, Structure S-005 Structural Load Analysis and consider the following recommendation; and

THAT Council adopt Alternative 2 to rehabilitate Structure S-005; and

That the bridge be temporarily closed as recommended until such time as the structure is rehabilitated.

Approved

6.5 Public Inquiries

Any person who wishes to appear before Council with a question or inquiry must register with the Clerk's Office. To register you can:

1. Complete the online delegation form:
www.georgianbluffs.ca/delegations.
2. Call the Clerk's Office at 519-376-2729 ext. 601; or
3. Register in Council Chambers with the Clerk prior to the meeting start time (5:00 p.m.)

None.

7. Recommendation Reports

7.1 Office of the CAO

7.1.1 CAO2025-12 - Award of RFP2025-05 Non-Union Pay Equity and Compensation Review

Deputy CAO/Director of Corporate Services provided an overview of the report and the scope of work.

Council discussed comparators and the desire to be involved in the selection process. Following discussion, the motion was amended as follows:

COW2025-016

Moved By: Councillor Rick Winters

Seconded By: Councillor Ryan Thompson

That RFP2025-05 Non-Union Pay Equity and Compensation Review, be awarded to Gallagher Benefit, at a cost of \$32,459.25, and

That the highest scoring 10 comparators list be brought back for consideration and endorsement of Council prior to commencement of the market check.

Approved

7.2 Development & Infrastructure

7.2.1 DEV2025-19 - Deeming Bylaw and Quit Claim for Marietta Heidolph

Consultant Planner, Rebecca Elphick provided an overview of the application and report, noting that a public hearing was held in December of 2024.

Council sought clarity on whether a natural severance would be created when Louise Street, including clarity on location of the street on the subject lands and its status as a road.

COW2025-017

Moved By: Councillor Rick Winters

Seconded By: Mayor Sue Carleton

It has been demonstrated that the proposed application is consistent with the Provincial Planning Statement, 2024, conforms with the Niagara Escarpment Plan, conforms with the County Official Plan, and complies with the general intent and purpose of the Township's Zoning By-law 2020-020.

As such, it is recommended that:

- 1. Council directs Township staff to proceed with a quit claim which delivers a transfer for nominal consideration to the owner in respect of Louise Street, as described in Plan 180 and identified by PIN 37023-0312 (LT).**
- 2. Council passes a bylaw deeming Plan 180 to not be a registered plan of subdivision for the purpose of Sections 50(3) and in accordance with Section 50(4) of the Planning Act.**

Approved

7.2.2 DEV2025-20 - OSIM Progress Report and Budget Amendment

The Manager of Engineering provided an overview of the report, noting that as additional structures were added more budget is needed to perform these inspections.

Councillor Ryan Thompson left the meeting at 7:27 p.m.

COW2025-018

Moved By: Mayor Sue Carleton

Seconded By: Councillor Tobin Day

THAT Council receive Staff Report DEV2025-020, OSIM Progress Report and Budget Amendment;

AND THAT Council amend the existing approved budget of \$44,370 (excluding HST) to \$53,370 (excluding HST) to be funded from the Bridges Reserve.

Approved

7.3 Corporate Services

7.3.1 COR2025-13 - Procurement Policy Updates

The Treasurer provided an overview of the report and draft Procurement Policy.

Council discussed whether the policy could address preference for local businesses and concerns with the approval authorities proposed. Following discussion, the motion was amended as follows:

COW2025-019

Moved By: Mayor Sue Carleton

Seconded By: Councillor Cathy Moore Coburn

That staff report COR2025-13 be received for information; and

That the purchasing authority for RFPs, RFTs and RFQs be reduced from \$100,000 to \$50,000; and

That staff be directed to present an updated Township of Georgian Bluffs Procurement Policy and approving by-law for Council's consideration at an upcoming Council meeting.

Approved

7.3.2 COR2025-14 - Water Meter Sole Sourcing

The Treasurer provided an overview of the report, noting that readings can be done from the office, reducing staff need to go on site and do physical readings. It was also noted that cost savings could be realized by working with Neptune.

Council held discussion on the RFP process and subsequently requested that staff advertise for the procurement of the water meters.

Moved By: Mayor Sue Carleton

Seconded By: Councillor Tobin Day

That staff be directed to negotiate a single source Meter Replacement Project with Neptune Technology Inc.; and

That following negotiations staff be directed to enter into an agreement for the Meter Replacement Project with an upset financial limit of \$704,000; and

That staff be directed to include an update to Council upon execution of the agreement, and prior to the start of any works in the Township which provides the final financial cost and estimated project timeline.

Lost

8. Updates from Members Appointed to County Council, Committees, and Local Boards

8.1 County Council

Mayor Sue Carleton provided an update on County business, including the new paramedic base and consideration of the Eastern Ontario Warden's Caucus (EOWC) motion condemning United States Tariffs and buying local. It was also noted that the Grey Transit Agreement is expiring and that a grant application is presently being worked on.

8.2 Other Boards and Committees

Councillor Tobin Day provided an update on the Grey Sauble Conservation Authority Board of Directors, noting that the Grey Sauble Foundation may dissolve due to the lack of membership. It was also noted that a new regulation came into effect January 1, 2025, giving the province

stronger powers to approve development permits. Additionally, development fees have been frozen for 2025.

Councillor Rick Winters provided an additional update from Grey Sauble Conservation Authority Board of Directors, updating Council on the progress of the administration building addition. It was noted that tenders for the proposal are out and will be coming back to the Board for review by the end of the month.

9. Unfinished Business

None.

10. New Business

None.

11. Notice of Motion/Notice of Discussion

None.

12. Closed Session

COW2025-020

Moved By: Councillor Cathy Moore Coburn

Seconded By: Councillor Rick Winters

That the closed session item be deferred to the March 19, 2025, Council meeting.

Approved

13. Adjournment

Date of next regular meeting:

Council - March 19, 2025 @ 5:00 p.m.

Moved By: Councillor Cathy Moore Coburn

Seconded By: Councillor Rick Winters

That the meeting be adjourned at 8:14 p.m.

Approved

Mayor, Sue Carleton

Clerk, Carly Craig