



TOWN OF COLLINGWOOD

Council - Committee of the Whole Meeting Minutes

October 7, 2024, 2:00 p.m.

Council Chambers and by Videoconference

97 Hurontario Street, Collingwood ON

Council Present: Deputy Mayor Tim Fryer (arrived late)
Councillor Kathy Jeffery
Councillor Deb Doherty
Councillor Chris Potts
Councillor Rob Ring
Councillor Christopher Baines
Councillor Steve Perry

Council Absent: Mayor Yvonne Hamlin
Councillor Brandon Houston

Staff Present: Sonya Skinner, CAO
Sara Almas, Director of Legislative Services/Clerk
Karen Cubitt, Director, Parks Recreation and Culture
Peggy Slama, Director, Public Works and Engineering
Summer Valentine, Director of Planning, Building and Economic Development
Jennifer Graham, Acting Director, Finance

Others: Lindsay Ayers, Manager of Planning

Sustainable, Connected, Vibrant

Collingwood is an inclusive community that offers a healthy and active lifestyle in a beautiful waterfront setting, anchored by a responsible government, strong business and nonprofit networks, and an animated downtown.

1. Call of Council to Order

Chair Councillor Jeffery called the meeting to order at 2:00 p.m. and Councillor Potts provided the recognition and acknowledgement of the traditional territory of the Indigenous peoples.

2. Adoption of the Agenda

RES-446-2024

Moved by: Councillor Deb Doherty

Seconded by: Councillor Rob Ring

THAT the content of the Council-Committee of the Whole Agenda for October 7, 2024 be adopted as amended:

- Addition of Item 13.2 Notice of Motion re: the Upgraded Sound System for the Eddie Bush Memorial Arena for inclusion in the 2025 Budget.

CARRIED**3. Declarations of Pecuniary Interest****3.1 Deputy Mayor Tim Fryer - Other Business**

Deputy Mayor declared a Non-Pecuniary Code of Conduct Disqualifying Interest under Other Business to the discussions surrounding Ace Cabs as his sibling has ownership of Ace Cabs.

4. Community Announcements

Council reported on various community announcements and events. Chair Councillor Jeffery noted the Town's sister city of Boone, North Carolina, which has been impacted by a Hurricane, requesting that a letter of support be drafted and endorsed by Mayor Hamlin providing encouragement from Council during this devastating time. CAO Skinner confirmed support of this request.

5. Deputations

Catherine Daw, Collingwood Climate Action Team (CCAT) addressed Council regarding the Green Economy Southern Georgian Bay Hub Pilot Project noting that Green Economy Canada is partnering with the Collingwood Climate Action Team, as the local supporting organization, to run a Region Hub pilot of their sustainable business program in Southern Georgian Bay. The goal of the pilot is to determine the viability of executing a Hub on an ongoing basis to build sustainability practices within businesses. The projects funding model was outlined confirming that CCAT is actively seeking funding from all municipalities within the Southern Georgian Bay Region, the various ways in which this initiative will support the regions businesses and organizations, people and community, and the Town of Collingwood. She noted supporting this undertaking recognizes the goals of SDG#11 and having a seat at the table of the Advisory Committee as a funder.

Questions from Council were addressed regarding the amount of funding being requested; clarification on representation on the Advisory Committee (Staff or Council member) further noting the only way to have a seat on the Committee table is if the Town provides funding. CAO Skinner noted the 2025 grant application program, confirming that the 2024 grant budget is depleted at this

time. Councillor Doherty noted that she will bring forward a Notice of Motion to support this initiative and funds being requested.

6. Public Meetings

6.1 35 Elgin Street: Zoning By-Law Amendment

Chair Councillor Jeffery reviewed the process regarding the public meeting requirements.

Community Planner Erica Rose briefed Council on the Proposed By-law Amendment for 35 Elgin Street. Community Planner Rose confirmed the circulation of the Public Meeting Notice as per the *Planning Act* and provided an update on the Development Review Process. Community Planner Rose reviewed the application details, site context, preliminary concept plan, existing official land designation, and proposed zoning By-law Amendment. The Purpose and Effect of the proposed Zoning By-law Amendment is:

- To rezone the subject property from Downtown Core Commercial (C1) to Downtown Core Commercial Exception XX (C1-XX) to facilitate the expansion of an existing detached accessory building (garage) and permit an Additional Residential Unit (ARU) on the upper level; and
- To establish site-specific provisions for one (1) detached accessory building (garage) including reduced minimum interior side yard setback; increased maximum height; and increased maximum gross floor area.

Community Planner Rose noted comments received to date and confirmed next steps.

Krystin Rennie, Georgian Planning Solutions, addressed Council on behalf of the property owners of 35 Elgin Street providing Council with an overview of the proposed work to the property, displayed photos of the subject and adjacent properties, and confirmed that a Heritage Permit application has been submitted and a Heritage assessment has been completed.

Chair Councillor Jeffery opened the floor for public comment.

Dan Fotopoulos owner of Everlove Yoga Studio located at 136 St. Paul Street expressed his support for the zoning by-law amendment and the work being done to the property.

Michelle Sly, resident of 114 St. Paul Street, expressed concern to the increase in height and larger footprint of the proposed structure as it will completely eliminate the view of the Anglican Church from her property, increase in traffic, noise and turnover on the street if the units above the garage are being used for Short Term Rentals and her inability to enjoy

her outdoor space or sleep with windows open in the summer months, and noted the importance of considering the residential properties that back on to Tremont Lane.

Ryan Jay, owner of 35 Elgin Street addressed concerns to sightlines and noise, noting the work he has done on his property since he purchased it. He does not believe that the proposed work will impede any view and any noise that is being heard by neighbours is coming from Black Bellows or Low Down. Ryan Jay confirmed that parking will not be an issue, as there will be plenty of parking and outdoor living space.

Chair Councillor Jeffery closed the public comment period and opened the floor to Council for comments and questions.

Community Planner Rose and Krystin Rennie answered questions of Council regarding the set-backs; the width and configuration of the garage; location of recycling and garbage bins; if heritage components are being considered in the design; the number of bedrooms in the dwelling and the square footage of the living space.

6.2 Linksview (780 Tenth Line) Zoning By-law Amendment

Chair Councillor Jeffery reviewed the process regarding the public meeting requirements.

Community Planner Beckett Frisch briefed Council on the Proposed Zoning By-law Amendment for 780 Tenth Line confirming circulation of the Public Meeting Notice as per the *Planning Act*. Community Planner Frisch provided an update on the Development Review Process and provided a background on the subject lands. Community Planner Frisch reviewed the application details, site context, and preliminary revised draft plan. The purpose and effect of the proposed Zoning By-law Amendment is:

- To rezone a portion of the subject lands from Residential Third Density Exception Forty (R3-40) to Residential Third Density Exception (R3-XX) to permit a reduced minimum lot frontage for a street townhouse of 7.0 m, a reduced minimum lot area for a street townhouse of 215 m², and a reduced minimum lot area for a single detached dwelling of 315 m². The R3-40 zone currently permits a minimum lot frontage of 7.5 m and minimum lot area of 225 m² for a street townhouse, and a minimum lot area of 325 m² for a single detached dwelling;
- To rezone a portion of the subject lands from Residential Third Density Exception Forty (R3-40) to Recreation (REC) to permit a park block; and
- To amend the Environmental Protection (EP) zone on the northeast corner of the subject lands to reflect the proposed revised layout of the Stormwater Management Pond.

Community Planner Fisch confirmed comments received to date and next steps.

Kory Chisholm, MHBC Planning addressed Council on behalf of the applicant, regarding the proposed Zoning By-law Amendment for 780 Tenth Street, provided a review of the Draft Approved Plan of Subdivision from 2016 and reviewed the proposed revised development plan. Kory Chisholm provided Council with conceptual renderings and confirmed the proposed amendments to current zoning, reviewed zoning provisions based on lot size and request for minor reductions to single-detached and townhouse lot areas and frontages. Kory Chisholm reviewed the Planning Policy framework, supporting documents and studies and confirmed next steps.

Chair Councillor Jeffery opened the floor for public comment.

David Finbow, on behalf of Blue Mountain Golf and Country Club located at 706 10th Line, providing a history of the Club, noting that he has no objections to the ZBA but has concerns regarding the draft plan of subdivisions and the draft plan conditions. Mr. Finbow noted the importance that future homeowners in the subdivision live harmoniously with the Club and requested to be kept informed on all matters pertaining to this file, including future meetings, staff reports and Council meetings.

Ron Minette, resident of 72 Georgian Meadows Drive, expressed concern with access and egress into the subdivision, safety and that there will be an increase of traffic on the 10th Line. Ron Minette noted concern with the location of the apartment buildings proposed and would like to know more details of the plan.

Chair Councillor Jeffery closed the public comment period and opened the floor to Council. There were no comments or questions from Council.

Councillor Perry left the Council table at this time.

Director Valentine and Manager Ayers left the meeting at this time.

7. Adoption of Minutes

7.1 Council Minutes

Chair Councillor Jeffery noted an amendment requested by Deputy Mayor Fryer on the September 23, 2024 Council and Committee of the Whole minutes pertaining to Agenda Item 6.1 Public Meeting - Re: 180 Ontario Street Zoning By-law to have comments regarding affordable housing and how consideration of the Affordable Housing Master Plan has been taken into account added to the minutes.

RES-447-2024

Moved by: Councillor Chris Potts

Seconded by: Councillor Rob Ring

THAT the minutes of Council-Committee of the Whole meeting held September 23, 2024 (excluding Committee of the Whole recommendations), be approved as amended.

CARRIED

7.2 Business Arising from Previous Minutes

None.

7.3 Approval of Committee of the Whole Recommendations

7.3.1 Committee of the Whole - September 23, 2024

Councillor Perry returned to the Council table at this time.

RES-448-2024

Moved by: Councillor Christopher Baines

Seconded by: Councillor Steve Perry

THAT the Committee of the Whole recommendations from its meeting held September 23, 2024 contained within the 23 September 2024, Council minutes be hereby approved as presented.

- T2024-18 Community Benefit Charges (CBC) - Information and Sensitivity Testing
- T2024-19 Q2 Financial Report
- T2024-20 2025 Budget Guidelines and Preliminary Environmental Scan
- PW2024-12 Semi-Annual Water and Wastewater Uncommitted Hydraulic Reserve Capacity Update
- P2024-24 Major Redevelopment Heritage Tax Grant (40 Simcoe St)

CARRIED

8. Staff Reports

None.

9. By-Laws

9.1 Museum Advisory Committee - Appointment

RES-449-2024

Moved by: Councillor Christopher Baines

Seconded by: Councillor Chris Potts

THAT By-law 2024-068, being a by-law to appoint members to the Museum Advisory Committee, be enacted and passed this 7th day of October, 2024.

CARRIED

10. Departmental Updates

10.1 Poplar Regional Health Wellness Village MZO

CAO Skinner provided an update regarding the Poplar Health and Wellness Village Development and addressed questions from Council. CAO Skinner noted that monthly updates will continue to be provided, per Council's direction, though over time Council may wish to adjust this direction pending the amount to report.

11. Consent Agenda

RES-450-2024

Moved by: Councillor Deb Doherty

Seconded by: Councillor Steve Perry

THAT Council herein receive the General Consent Agenda;

AND FURTHER THAT the information and opinions provided in the General Consent Agenda Items are that of the author(s) and are not verified or approved as being correct.

CARRIED

11.1 Proclamation: Franco-Ontarian Day

11.2 Proclamation: Probus Month

12. County Report

None.

13. Motions

13.1 Outdoor Rink Roof - Pre-budget Approval, CSRIF Application

Director Cubitt and CAO Skinner answered questions from Council regarding the roof only being one part of the project; if upgrades are needed to the structure; upgrades the washroom or change room facilities; rink rentals for Collingwood Minor Hockey; pending outcome of the MURFA; concern that the ice pad might not be rented; concern if whether adding a roof to the facility will really assist with 'green energy'; clarification regarding the support request for \$1,930,000 in the 2025 budget; appreciation for Staff to move quickly on the funding request; if the

solar panels would be a source of future revenue; that upgrades need to be done to the change room facility and if Staff are exploring this need; and that there is a lot of dependency on the grant being approved.

RES-451-2024

Moved by: Councillor Kathy Jeffery

Seconded by: Councillor Christopher Baines

AMENDMENT:

THEREFORE Council support the installation of the Outdoor Rink roof in the amount of \$1,930,000 in the 2025 budget **contingent on receiving the CSRIF Grant;**

CARRIED

RES-452-2024

Moved by: Councillor Chris Potts

Seconded by: Councillor Deb Doherty

WHEREAS the Province of Ontario announced the \$200 million Community Sport and Recreation Infrastructure Fund at the AMO Conference this August with an application deadline of October 29 for Stream 1 projects, with a 50/50 cost sharing for municipalities up to \$1 million;

WHEREAS the installation of a roof over the Outdoor Rink has been identified in the ten-year capital plan since 2021 with engineered drawings approved and completed in 2024, with sufficient funding available in the Development Charges reserve fund;

WHEREAS a roof over the Outdoor Rink will extend use of the facility during the winter months, help alleviate the ever increasing pressure of ice demand, increase rental opportunities as programming and event space Spring through Fall, support the Town's Greenhouse Gas (GHG) reduction commitment by helping maintain cooler ice temperatures decreasing energy consumption through the refrigeration system, and will be built to accommodate the future installation of solar panels for further climate change mitigation efforts;

WHEREAS it is the intention of staff to also apply to the Green and Inclusive Community Buildings (GICB) Program, a federal program that advances the Government's climate priorities by improving energy efficiency, reducing GHG emissions, and enhancing the climate resilience of community buildings;

WHEREAS the installation of solar panels on a roof over the Outdoor Rink was identified within the GHG Reduction Pathway Feasibility Study as one

of several projects that would support GHG reduction for which GICB funding would be pursued;

THEREFORE Council support the installation of the Outdoor Rink roof in the amount of \$1,930,000 in the 2025 budget ***contingent on receiving the CSRIF Grant;***

AND FURTHER endorse the submission of an application to the Community Sport and Recreation Infrastructure Fund by the deadline, for the installation of the Outdoor Rink roof.

CARRIED

13.2 Addition - Eddie Bush Arena Soundsystem Upgrades

RES-453-2024

Moved by: Councillor Chris Potts

Seconded by: Councillor Rob Ring

THAT Council herein waive notice in accordance with the Procedural By-law to consider the proposed motion pertaining to adding Upgraded Sound System for the Eddie Bush Memorial Arena in the 2025 Budget.

CARRIED

RES-454-2024

Moved by: Councillor Chris Potts

Seconded by: Councillor Kathy Jeffery

WHEREAS the Town of Collingwood is aspiring to be connected and specifically to foster belonging through arts, culture, and events, to promote Collingwood as a centre for healthy and active living and support a community that is safe and well;

AND WHEREAS the Town of Collingwood has signed a 10 + 10 year tenancy agreement with the Collingwood Jr. A. Blues, the defending 2024 National Champions and 22/23 and 23/24 Buckland Cup Champions;

AND WHEREAS the Collingwood Minor Hockey Association has been successful in its bid to host the U15A Ontario Hockey Federation Championships in 2025;

AND WHEREAS the Eddie Bush Memorial Arena is home to the Collingwood Skating Club, recreational hockey and many more special events;

AND WHEREAS the Collingwood Jr. A. Blues have bid on hosting the 2025 World Junior A Challenge, an international tournament between teams from Switzerland, Germany, Canada West and Canada East;

AND WHEREAS under an emergency plan it is critical that all users within the Eddie Bush Memorial Arena are able to hear instructions for evacuation or other directions as required;

THEREFORE BE IT RESOLVED THAT Council direct staff to include in the 2025 budget capital funds necessary to update the sound system and potential video streaming equipment in the Eddie Bush Memorial Arena and to provide the utmost safety to the users of the arena;

AND THAT Staff be directed to consult with the arena major user groups to scope the correct equipment that can be compatible to standards required for sound systems for Provincial, National and International broadcasting of events at the Eddie Bush Memorial Arena.

CARRIED

14. Move into Committee of the Whole

14.1 Motion to move into Committee of the Whole (Mayor Hamlin)

RES-455-2024

Moved by: Councillor Steve Perry

Seconded by: Councillor Deb Doherty

THAT Council herein move into Committee the Whole Session.

CARRIED

Committee recessed at 4:11 p.m. and resumed at 4:22 p.m.

Deputy Mayor Fryer joined the meeting at 4:22 p.m.

14.2 Staff Reports

14.2.1 T2024-21 Water and Wastewater Rate Study

Acting Treasurer Graham briefed Council on the 2024 Water and Wastewater Study noting the purpose of the Staff Report and the objectives of the study, key recommendations that have come out of the Study, financial implications and reserve fund projections. Acting Treasurer Graham confirmed the request for Council to adopt a 5.5% annual increase for water and 3.5% for wastewater rates.

Andrew Mirabella and Christopher Balette, Hemson Consulting Ltd. answered questions regarding consideration regarding wastewater rates matching water rates considering that the Town's wastewater treatment plant will need to be reviewed in the future; how the rates compare to other municipalities of similar size; if municipalities that share similar rates are also in the Georgian Bay region; consideration of dept related to repairs and if repairs will be recovered via reserve

funds; clarification on the difference between rate funded capital projects versus growth funded capital projects; importance of being open and transparent regarding the use of reserve funds; and concern with an overall increase in rates.

RES-456-2024

Moved by: Councillor Christopher Baines

Seconded by: Councillor Chris Potts

THAT Staff Report T2024-21, 2024 Water and Wastewater Rate Study be received;

AND THAT Council approve the Water and Wastewater Rate Study by Hemson Consulting Ltd and approve the recommended water and wastewater rates for 2025.

RES-457-2024

Moved by: Deputy Mayor Tim Fryer

Seconded by: Councillor Kathy Jeffery

THAT Staff conduct a review of the impacts on debt and reserves over a 10 year period with the proposed rate increase of 4.5% for Water and 2.5% for Wastewater.

CARRIED

14.3 Deputations (unregistered)

None.

14.4 Reports/Minutes of Other Committees/Boards

RES-458-2024

Moved by: Councillor Steve Perry

Seconded by: Councillor Deb Doherty

THAT the following minutes of Other Committees and Boards be received and the recommendations contained be approved:

CARRIED

14.4.1 Accessibility Advisory Committee Meeting Minutes - August 15, 2024

14.4.2 Museum Advisory Committee Meeting Minutes - July 18, 2024

14.4.3 Collingwood Public Library Board Meeting Minutes - June 27, 2024

14.4.4 Special Heritage Committee Meeting Minutes - September 24, 2024

14.5 Old or Deferred Business

None.

14.6 Other Business

Deputy Mayor Tim Fryer declared a conflict on this item. (Deputy Mayor declared a Non-Pecuniary Code of Conduct Disqualifying Interest under Other Business to the discussions surrounding Ace Cabs as his sibling has ownership of Ace Cabs.)

Committee discussed concerns regarding the Ace Cabs and request for an update on their operations and operating hours; if the Heritage Committee has provided comment regarding the Arts Feasibility Study; the loss of access at the waterfront due to the construction of the Water Treatment Plant and its impact to fishing for those without boats.

Deputy Mayor Fryer left the room for the discussions surrounding Ace Cabs noting a previous declared conflict of interest and Councillor Potts noted he would be bringing a motion forward regarding Ace Cabs and a request for a fulsome update from Staff.

14.7 Notice of Motions

Councillor Doherty noted that she will work with Staff to prepare a Notice of Motion to bring forward at an upcoming meeting regarding how Council can best support CCAT and the Green Economy SGB Hub Pilot Project.

14.8 Rise from Committee of the Whole

14.8.1 Motion to rise from Committee of the Whole (Councillor Ring)

RES-459-2024

Moved by: Deputy Mayor Tim Fryer

Seconded by: Councillor Chris Potts

THAT Council herein rise from Committee of Whole and return to the regular Council meeting.

CARRIED

15. Confirmatory By-Law

RES-460-2024

Moved by: Councillor Christopher Baines

Seconded by: Councillor Steve Perry

THAT By-law No. 2024-067, being a by-law to confirm the proceedings of the regular meeting of Council held October 7, 2024, 2024, be enacted and passed this 7th day of October, 2024.

CARRIED

16. Adjournment

Moved by Councillor Potts

THAT the Council meeting be hereby adjourned at 5:09 p.m. **CARRIED.**

Mayor

Clerk