

Staff Report

Report To: Community Services Committee
Report From: David Aston & Liam Murphy, MHBC Planning
Meeting Date: June 16, 2021
Report Code: CS-21-076
Subject: Official Plan Update – Final Official Plan

Recommendations:

THAT in consideration of Staff Report CS-21-076 respecting the Official Plan Update – Final Official Plan, the Community Services Committee recommends that City Council:

1. Endorse the proposed final Official Plan as written and attached as Schedule 'A';
2. Confirm consideration of written submissions received to date and oral submissions made at the public meeting held on February 8, 2021 and the special meeting of Council held on March 15, 2021 as further described in the minutes of those dates;
3. Find the proposed final Official Plan to be consistent with the Provincial Policy Statement and conforms with the County of Grey Official Plan, Niagara Escarpment Plan, and other applicable policy and legislation;
4. Confirm it has ensured that:
 - a. the approval authority was consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;
 - b. the prescribed public bodies were consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;

- c. adequate information and material, including a copy of the current proposed plan, is made available to the public, in the prescribed manner, if any; and
 - d. at least one public meeting and one open house were held for the purpose of giving the public an opportunity to make representations in respect of the current proposed plan;
5. Direct staff to issue Notice of Adoption of the final Official Plan as Council is satisfied that the plan as finally prepared is suitable for adoption;
6. Direct staff to bring forward a by-law to authorize the Mayor and Clerk to execute a by-law to adopt all of the plan; and
7. Direct staff to submit the final Official Plan to the County of Grey in its capacity as the approval authority, along with the confirmation of the City Council's endorsement, application fee, and all other required submission materials.

Highlights:

- In 2006, the City of Owen Sound adopted a new Official Plan, which was approved by the County of Grey on August 10, 2006. In accordance with the Planning Act, the Official Plan was updated in 2012 as part of a five-year review.
- The Planning Act requires that municipalities conduct a review of their Official Plan every 10 years, and the City of Owen Sound has initiated the current review in order to meet this requirement. City Council approved the Official Plan review through its 2019 budgetary review.
- The Official Plan is a long-range planning policy document that manages land use, growth, and development over a 20-year time horizon identifying where like and compatible uses may collocate or locate in proximity to one another.
- The Official Plan contains goals, objectives, and policies to manage and direct physical development within the context of social, economic, built and natural environmental matters in the City.
- Given written and verbal comments received and the completion of a thorough review exercise, Staff recommend adoption of the proposed Final Official Plan.

Strategic Plan Alignment:

[Strategic Plan](#) Priority: This report supports the delivery of Core Service and is a legislated review process.

Background:

The City of Owen Sound Official Plan Update process began in October, 2019. Since this time, MHBC Planning Ltd. and City Staff have undertaken background review as summarized in four discussion papers, public consultation, stakeholder (agency, Committee, Council) consultation, and working meetings with City staff to update the policy direction of the Official Plan and prepare the new Official Plan. The Official Plan establishes the policy framework and includes Land Use Schedules that will guide the development of the City for the next 25 years. The Official Plan establishes the policies for implementing provincial direction, guiding long-term land use planning decisions and setting the framework to shape the physical, economic, and social development of the City.

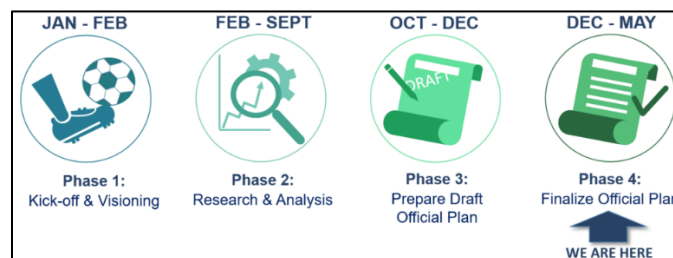
The Official Plan Review was initiated to:

- Update the City's policy framework and plan for the future;
- Review and ensure consistency with Provincial Policy Statement (PPS);
- Assess conformity with applicable planning policies (Grey County Official Plan, NEP); and
- Implement recommendations from other adopted Master Plans & Studies.

The purpose of this report is to conclude the review exercise, which began in January 2020 and present the proposed final Official Plan to Committee/Council for adoption.

Overview of the Official Plan Review Process

The Official Plan Review has been undertaken in four phases. The four project phases, including the current phase of the project, are identified below:



The Official Plan incorporates input received from the various consultation sessions, the direction of the four Discussion Papers, the inclusion of policy recommendations from other key studies and plans, and County and Agency comments.

Summary of Official Plan Updates

The following summarizes the key updates included in the proposed Final OP:

- Vision and Objectives
 - The Official Plan review comprehensively assessed the OP’s vision, goals, and objectives. A new Vision Statement was developed:

“The City of Owen Sound is where you want to live. A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that sustainability, resiliency, and quality of life are considered in every decision.”
- Climate Change
 - Introduced new Climate Change Section in Official Plan to include policy support for the development of a Climate Action Plan (CAP) and incorporate further policies with a climate change focus for the City.
- Equity, Diversity & Inclusion
 - Introduced new policy language and terminology to be inclusive of all residents and visitors to the City.
- Natural Heritage
 - Introduced new Natural Heritage Goals & Objectives section in Official Plan and updated policy to provide direction on tree management.
- Waste Management
 - Updated policy language to include specific direction and terms for waste management and waste reduction items. Included policy to support the undertaking of a Waste Management Study.
- Housing
 - Included policy to support attainable housing and accessory dwelling units on residential properties. Established new policy framework for Additional Residential Units.

- Heritage
 - Confirmed policies to support the retention of heritage buildings.
- Urban Design
 - Updated urban design policy to direct quality architectural design throughout the City.
- Implementation
 - Updated consultation policies with specific language for consultation with Indigenous Communities.
 - Established policy framework for 'complete' applications.

The Official Plan includes new policies and recommendations for policy modifications from previous studies and Master Plans completed by the City and adopted by Council:

- Multi-Year Accessibility Plan, 2021
- Community Improvement Plan, 2020
- Retail & Commercial Policy Review, 2018
- Recreation, Parks and Facilities Master Plan, 2018
- Transportation Master Plan, 2010
- Harbour and Downtown Urban Design/Master Plan, 2000

Since the last update to the Official Plan, there have been changes to the *Provincial Policy Statement* and County of Grey Official Plan. The Official Plan review process assessed changes in planning legislation, including the *Planning Act*, Provincial Policy Statement, Niagara Escarpment Plan and County of Grey Official Plan. Policy updates and modifications to ensure consistency and conformity were completed and are reflected in the Official Plan.

Public Consultation

The Official Plan review included public consultation sessions and opportunity for public input. Through the process, hundreds of comments from various community members and stakeholders were received. The comments included a range of items from broad policy goals and objectives, proposed new policies and suggestions for specific policy modifications.

Public consultation occurred throughout all phases of the process and exceeded the public consultation requirements of the Planning Act as follows:

Phase 1: Kick-off & Visioning

- Online Survey opens (January 13, 2020)
- Council Visioning Session (January 27, 2020)

Phase 2: Research & Analysis

- Community Visioning Session (March 2, 2020)
- Online Survey closes (March 31, 2020)

Phase 3: Prepare Draft Official Plan

- Discussion Paper release (November 5, 2020)
- CSC Discussion Paper Summary/Presentation (November 18, 2020)
- Draft Official Plan release (December 24, 2020)

Phase 4: Finalize Official Plan

- Open House (January 20, 2021)
- Public Meeting (February 8, 2021)
- AAC Presentation (February 23, 2021)
- Special Meeting of Council and Technical Report (March 15, 2021)
- DIA Presentation (April 6, 2021)
- Official Plan release (June 2021)

County and Agency Review

The Official Plan has considered and addressed comments received from the County of Grey, Niagara Escarpment Commission, Grey Sauble Conservation Authority and Historic Saugeen Metis.

The first draft Official Plan was circulated to the County of Grey, Niagara Escarpment Commission, Grey Sauble Conservation Authority and Historic Saugeen Metis. A Technical Report was prepared and presented to Council at a Special Meeting on March 15, 2021. The Technical Report provided a review of the County and Agency comments received following the release of the first draft Official Plan. The Technical Report categorized comments received and identified how the comments would be considered and incorporated into the final Official Plan. A response to each comment received from the County, Niagara Escarpment Commission, Grey Sauble Conservation Authority and Historic Saugeen Metis were provided. The report also included a brief overview of how policy changes would be included into existing policies or involve the development of new policies. The Technical Report is included as 'Schedule B' to this report.

City Department Review and Technical Input

The first draft Official Plan was circulated to City Department Staff for review and technical input. Comments were received from the City's Public Works and Engineering Department, Community Services Department, and Fire and Emergency Services Department.

Comments from all City Departments were reviewed and considered in preparation of the Official Plan.

Review of Council Comments from Public Meeting

A Public Meeting was held following the release of the first draft Official Plan. Following input from the public, Council provided comments and requested consideration in the following key areas:

- Commercial Planned Function and Retail Impact Study
 - Confirm continued need for Retail Impact Study in the East and West City Commercial Designations
 - Review Retail Impact Study test requirements
 - Maintain designated commercial areas
- River District Policies
 - Replace 'Downtown' nomenclature to 'River District' in accordance with the River District Action Plan
 - Simplify River District area policies
 - Include plain language that supports compatible development
 - Review policies for residential uses accessory to a permitted commercial or retail use
 - Support policies for desired height and density
- Attainable Housing and Additional Dwelling Units (ADUs)
 - Provide clear policy direction on attainable housing
 - Clarify and provide additional policies for ADUs

Comments received from Council were reviewed and considered in preparation of the Official Plan, as follows:

- Commercial Planned Function and Retail Impact Study
 - The proposed policies in the Official Plan provide a new structure that minimizes the need for the completion on retail impact studies, while maintaining a level of analysis as it relates to maintaining the planned function of the River District. The policy intent is to provide flexibility for commercial uses in designated commercial areas such that the planned function of the commercial areas (e.g., East City Commercial) is also supported.
- River District Policies
 - The River District Area policies have been consolidated and streamlined. New policy is included that supports compatible development and intensification in the River District, including policy direction on additional height and density. Policies for

residential uses accessory to a permitted commercial or retail use have been reviewed and discussion occurred with the DIA. The policies provide for residential on the ground floor in specific geographic settings and along key streets the residential use is permitted to the rear of the commercial use on the ground floor to ensure the commercial streetscape is maintained.

- Attainable Housing and Additional Dwelling Units (ADUs)
 - The policy framework was reviewed and has been updated to include additional policies for ADUs. The Official Plan supports the development of attainable housing through policies associated with providing a mix and range of housing types, supporting intensification and additional density to provide housing choices, establishing policies to discourage conversion of rental units.

Other modifications to existing policies and the creation of new policies have been undertaken in response to comments provided at the Public Meeting and by Council.

Timing and Next Steps:

The next step is to provide Notice of Council's decision to adopt the Official Plan through the website, notice on the City banner in the Sun Times newspaper, and directly to those who requested receiving the notice of decision.

The adopted Official Plan will be forwarded to the County of Grey as the approval authority. Once the Final Official Plan is approved, notice will be given by the County in accordance with the *Planning Act*.

Financial Implications:

The OP Review process was allocated a budget of \$80,000. The review is projected to be completed on budget.

Communication Strategy:

Throughout the process, notices and supporting materials for the Official Plan review have been posted on the dedicated [webpage](#). Staff continue to endeavour to share information regularly through social media.

The Official Plan Review process has followed the legislative process and notice requirements as outlined in the *Planning Act*.

Consultation:

City Staff, prescribed persons/bodies, the public, and Committee/Council have been consulted in accordance with and above the requirements of the Planning Act on an ongoing basis beginning in January 2020.

Attachments:

Schedule 'A': City of Owen Sound Official Plan, June 2021

Schedule 'B': Technical Report, including all comments received to date

Recommended by:

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Reviewed by:

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Tim Simmonds, City Manager

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OWEN SOUND **OFFICIAL PLAN**

June 8, 2021



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Schedules

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Schedule 'A1' – East Bluffs Planning Area

Schedule 'A2' – Sydenham Heights Planning Area

Schedule 'A3' – West Harbour Planning Area

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Schedule 'B' – Planning Areas and Study Areas

Schedule 'C' – Transportation

Schedule 'D' – Active Transportation and Trails Master Plan

Schedule 'E' – Additional Information and Supporting Studies

Appendices

Appendix A – Transportation Cross Sections



1 INTRODUCTION

<i>PURPOSE</i>	<i>1</i>
<i>STRUCTURE</i>	<i>2</i>
<i>HOW TO READ THIS PLAN</i>	<i>2</i>



1. Introduction

The City of Owen Sound Official Plan was first adopted in 1984 and was subsequently amended in 2006 and 2012. In 2019 the City initiated a review of the Official Plan that included analysis of existing policy, trends and issues; consideration of recommendations from City-approved Master Plans; and, public consultation. The process led to the preparation of an amended Official Plan in 2021.

This Official Plan (2021) provides a long-term vision for all lands within the City of Owen Sound and has status in law pursuant to the provisions of the Planning Act. The Official Plan contains the vision, goals, objectives and policies to manage and direct physical change and the effects on the social, economic, built and natural environment of the City. This Official Plan has the effect of requiring that the City conform to the Official Plan when undertaking public works or passing by-laws.

1.1 Purpose

The purpose of this Plan is to:

1. Provide policies, goals and objectives to guide the development and redevelopment of lands within the City for a period of 25 years.
2. Promote the health, safety and quality of life for the residents of Owen Sound.
3. Provide policy direction to assist Council in determining criteria for the consideration of development and land use policy.
4. Assist in the coordination and delivery of public services and programs.
5. Inform the City's residents and private interests of local objectives and policies regarding planning and land use matters.
6. Provide a standard for evaluating the achievement of the goals and objectives of this Plan.
7. Guide physical growth within the context of economic, social and environmental matters.
8. Ensure land use planning in the City is consistent with the Provincial Policy Statement.
9. Ensure that land use planning in the City is not in conflict with the Niagara Escarpment Plan.
10. Ensure that land use planning in the City is in conformity with the County of Grey Official Plan.



1.2 Structure

The nine sections of this Plan are described below:

Section 1 Introduction describes the purpose and structure of the Official Plan and information on how to interpret and use the Official Plan.

Section 2 Vision, Goals and Objectives sets out general goals and objectives the City aims to achieve through the implementation of the policies of this Plan. The goals and objectives assist in understanding the intent of the policies.

Section 3 Land Use contains policies for the land use designations of the Plan.

Section 4 Planning Areas contains secondary plans for certain areas of the City identified as 'Planning Areas' on Schedule 'B'. These secondary plans provide more specific policy to guide growth and development.

Section 5 Infrastructure provides policy relating to the road network, parking, pedestrian/bicycle trails, public transit, water transportation, rail transportation, air transportation and telecommunications. Municipal services including water supply, sanitary wastewater treatment, servicing capacity, stormwater and waste management are also addressed.

Section 6 Environment provides policy direction with respect to the protection, management, and stewardship of the environment.

Section 7 Culture and Community provides direction on how the City will support and provide access to cultural heritage, community services, culture and arts, parks, recreation and tourism throughout the City.

Section 8 Urban Design contains urban design policies and guidelines.

Section 9 Implementation describes the tools and programs available to the City for the implementation of the goals and policies of the Plan.

The policies of the Plan and the Schedules constitute the Official Plan for the City of Owen Sound which shall be referred to as 'this Plan'.

1.3 How to Read this Plan

The policies, tables and schedules of this Plan are to be read within the context of all other policies, tables and schedules contained in this Plan. The introduction, goals and objectives and land use policy and implementation sections of this Plan provide essential background information to help explain the underlying basis of this Plan.

In order to provide some flexibility in the interpretation of this Plan, all figures, numbers, land use designation boundaries, and road patterns or locations shall be considered as approximate and minor changes may be permitted without an amendment to this Plan as long as the intent of this Plan is maintained. The



boundaries of the land use designations shown on Schedule 'A' - Land Use of this Plan shall be considered as approximate, except where they coincide with roads or other definite physical features.

Policies within this Plan are intended to be consistent with the policies of the relevant Provincial agency, in conformity with the Official Plan for the County of Grey and address requirements and regulations of other agencies and related regulated authorities.

Where there is a conflict between the provisions of this Plan and the Niagara Escarpment Plan (NEP) the policies and provisions of the NEP will prevail, except where the policies and provisions of the Plan are more restrictive than the NEP.



2 VISION, GOALS & OBJECTIVES

VISION	4	MANAGING GROWTH	7
GOALS & OBJECTIVES	4	QUALITY OF LIFE	7
CLIMATE CHANGE	4	EQUITY, DIVERSITY & INCLUSION	8
NATURAL HERITAGE	5	URBAN DESIGN	9
ECONOMIC VITALITY	6	INFRASTRUCTURE	9



2. Vision, Goals and Objectives

2.1 Vision

The City of Owen Sound is **where you want to live**. A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that equity, inclusion, diversity, sustainability, resiliency, and quality of life are considered in every decision.

2.2 Goals and Objectives

The goals and objectives establish the City's commitment to being a complete community and focuses on opportunities to support: Climate Change; Natural Heritage; Economic Vitality; Managing Growth; Quality of Life; Equity, Diversity and Inclusion; Urban Design; and, Infrastructure.

2.2.1 Climate Change

Goal:

To respond and adapt to the impacts of a changing climate and acting on the City's responsibility to provide mitigation and adaptation measures to reduce greenhouse gas emissions and increase resiliency to a changing climate.

Objectives:

- a. To establish policy tools and operational practices that address both, climate change mitigation efforts to lower or remove greenhouse gas emissions and adaptation efforts to build the City's capacity to withstand the impacts of a changing climate.
- b. To capitalize on partnership opportunities with the Province, County, adjoining municipalities and Grey Sauble Conservation Authority in the interest of supporting climate change adaptation and mitigation efforts.
- c. To be progressive in adopting new methods and technologies for waste management and diversion, water and energy conservation, sustainable transportation, and green infrastructure.
- d. To encourage the remediation and reuse of brownfield sites under the Environmental Protection Act through the Community



Improvement Plan and transparent and efficient City approvals processes.

- e. To consistently apply a climate lens to City asset management, infrastructure projects, and policy development that guides our approach to long-term growth and development planning.

2.2.2 Natural Heritage

Goal:

To protect and enhance the quality of the natural environment through a planning framework that maintains and improves the diversity and connectivity of the natural forms, features and functions of the City's natural heritage, that also mitigates the impacts of development on these features.

Objectives:

- a. To conserve and enhance the City's natural environment and its linkages through clear policies that support an environmentally-focused land use policy framework and through partnerships with adjoining municipalities and partner agencies.
- b. To facilitate the responsible use and enjoyment of the City's natural heritage system, through the development of trails, protection of vistas and escarpment landscapes, and the protection of the City's rivers and shoreline.
- c. To increase the coverage and resiliency of the urban forest by facilitating increased planting initiatives using diverse, native species selection.
- d. To improve and restore stormwater quality and quantity by utilizing stormwater management best practices to minimize stormwater volumes and contaminant loads through low impact development and maintaining pervious surfaces wherever possible.
- e. To engage in source water protection through watershed based planning by managing development within the City's Intake Protection Zones to prevent threats to the quality or quantity of the City's drinking water source.
- f. To protect human life and property through managing development in proximity to hazards due to slopes and flooding.



2.2.3 Economic Vitality

Goal:

To foster a vital and diverse local and regional economy and to strengthen the City's employment and economic base through the attraction, retention, rehabilitation and expansion of businesses and institutions.

Objectives:

- a. Promote and strengthen the City's role as the regional centre for business, culture, education, tourism and health. Support initiatives that develop a globally competitive and renewable workforce throughout the City and region.
- b. Ensure that economic development and employment activities consider a balance of social, economic and environmental demands, and operate in a manner that is compatible with other land uses.
- c. Maintain and enhance the viability and vitality of the River District Commercial and Harbour as the primary economic, commercial, financial, cultural, tourism and employment focus of the City and region.
- d. Maintain and enhance the planned function of Employment lands by preventing encroachment and/or non-compatible uses.
- e. Support the industrial sector and the industrial park, recognizing its importance for employment and economic development throughout the City and region.
- f. Implement an Economic Development Strategy, in conjunction with the County of Grey, focused on attracting and retaining businesses and that achieves the creation of a positive investment climate and partnerships among educational institutions, businesses, industries and government.
- g. Provide services and financial incentive programs available under the Municipal Act and the Community Improvement Plan aimed at retaining and attracting businesses and investment in a financially responsible and sustainable manner and in partnership with other levels of government and external agencies.



2.2.4 Managing Growth

Goal:

To promote and encourage the growth and development of the City through a planning framework that supports sustainability, healthy communities, planned growth and quality of life for all residents of the City.

Objectives:

- a. To plan for a complete community and promote a healthy, active City for the benefit of all residents and visitors.
- b. To accommodate the population and development anticipated for the City within the planning period in a sustainable, compact urban form and to avoid land use patterns that may cause environmental or public health and safety concerns or promote non-compatible land uses.
- c. To maintain and promote the importance of the River District Commercial and Harbour as a focus of growth and investment and a key cultural and tourism resource in the City.
- d. To increase housing supply by identifying and promoting opportunities for intensification and redevelopment where appropriate, and plan for a full range and mix of housing options in terms of dwelling types, densities and tenure.
- e. To consistently apply a diversity lens to growth management through planning for persons having diverse abilities and circumstances.

2.2.5 Quality of Life

Goal:

To be a community that celebrates its cultural heritage, cultural diversity and offers an exceptionally supportive and healthy environment, providing leadership as the social, cultural, and recreational focus for City residents and visitors.

Objectives:

- a. To encourage the provision of an appropriate range and distribution of health and wellness, safety, educational, cultural and recreational facilities and services throughout the community.



- b. To identify, protect, enhance and celebrate the cultural City's heritage resources through historical recordkeeping and interpretation, archaeological assessment, artifact preservation, and built heritage conservation.
- c. To achieve a highly integrated system of educational, cultural and recreational areas, trails, programs and facilities, and demonstrate leadership in cultural initiatives and events throughout the City, particularly within the River District Commercial, Environmentally Sensitive Landscape Area, Harbour Area and Escarpment parks.
- d. To demonstrate leadership in being an interactive, transparent local government through an open system of consultation, collaboration and partnerships with members of the public, Indigenous Communities, other levels of government, and external agencies.

2.2.6 Equity, Diversity and Inclusion

Goal:

To be a welcoming, safe and supportive community that provides for the diverse needs of all residents and visitors.

Objectives:

- a. To provide a safe and accessible urban environment with a mix of uses, activities, experiences and opportunities, for persons of all abilities in accordance with the Accessibility for Ontarian's with Disabilities Act and the City's Multi-year Accessibility Plan and Transit Accessibility Plan.
- b. To recognize and respond to the demographic changes in the community and develop strategies to encourage all residents to maintain their residency and employment within the City.
- c. To recognize and respond to the increasing diversity in the community through the development of strategies and relevant policies.
- d. To apply a diversity lens to all decisions and work to capture opportunities to address homelessness and combat inequity in the City's built environment and planning policy framework.



2.2.7 Urban Design

Goal:

To facilitate 'experiencing the City' by recognizing the exceptional natural setting, maintaining the built heritage of the City, protecting significant natural features, establishing complete communities and ensuring quality urban design.

Objectives:

- a. To protect, enhance and clearly define the City's unique character and built heritage, including its natural setting, distinct planning areas, and unique residential neighbourhoods.
- b. To increase the vibrancy, attractiveness, interconnectedness, visibility, activation and heritage qualities of the River District Commercial and Harbour area.
- c. To provide streetscapes and pedestrian environments that are designed to be safe, attractive, accessible, and inviting.
- d. To ensure that new development and redevelopment employs high quality architectural and landscape design, is progressive, aesthetically appropriate, and compatible with the City's built heritage resources, cultural heritage landscapes, and surrounding neighbourhood character.
- e. To maintain residential areas that are safe, convenient, quiet, well-landscaped, diverse, and coherent in scale.
- f. To enhance the functionality and attractiveness of the City's gateways and arterial corridors through City infrastructure projects and through enhanced design expectation in private development projects.

2.2.8 Infrastructure

Goal:

To improve, maintain and expand the City's infrastructure network, including transportation, servicing infrastructure, waste management, telecommunications, and other public utilities in order to better serve residents, businesses and visitors.

Objectives:

- a. To develop and improve the necessary public services and utilities, including water, sanitary, storm infrastructure, and



telecommunication required for existing and future development in a cost effective and efficient manner to support the objectives and policies of this Plan.

- b. To plan and operate a multi-modal public transportation system, including roads, public transit, and cycling and pedestrian infrastructure, in order to maximum efficiency, accessibility, sustainability, and safety of people and goods.
- c. To provide an integrated parking system in the River District Commercial and Harbour that offers adequate quality on-and off-street parking in safe, visible, well-landscaped locations.
- d. To integrate long-term consideration of transportation, infrastructure and asset management in land use planning decisions in order to achieve the City's overall environmental, economic and urban design goals and objectives.



3 LAND USE

RESIDENTIAL	12	WATERFRONT MIXED USE	37
GENERAL COMMERCIAL	21	EMPLOYMENT	41
RIVER DISTRICT COMMERCIAL	23	INSTITUTIONAL	45
REGIONAL SHOPPING CENTRE	29	OPEN SPACE	48
EAST CITY COMMERCIAL	31	RURAL	53
WEST CITY COMMERCIAL	34	HAZARD LANDS	56
ARTERIAL COMMERCIAL	35	NIAGARA ESCARPMENT PLAN AREA	60



3. Land Use

Land within the City shall be developed in accordance with the Land Use Plan attached as Schedule 'A'. Subject to Section 1.3, boundaries between land uses are intended to follow property lines and public streets.

Land use patterns within the City shall be based on densities and a mix of land uses which:

- promote energy efficiency; and,
- prepare for the impacts of a changing climate to minimize negative impacts to air quality and climate change.

Schedule 'A' – Land Use to this Plan establishes the pattern of land use in accordance with the following land use categories:

- a. Residential
- b. Commercial
 - i. River District Commercial
 - ii. Regional Shopping Centre
 - iii. East City Commercial
 - iv. West City Commercial
 - v. Arterial Commercial
- c. Waterfront Mixed Use
- d. Industrial Transitional
- e. Employment
- f. Institutional
- g. Open Space
- h. Rural
- i. Hazard Lands
- j. Niagara Escarpment Plan Area



3.1 Residential

The Residential designation permits the development of lands for residential uses, which shall be the predominant area for housing within the City. Residential uses may include single detached, semi-detached, various forms of townhouse, and apartment buildings. Residential uses shall be permitted at low, medium and high density. Other uses that are complementary and provide service to residential uses, such as elementary schools, parks, places of worship and convenience commercial type uses are also permitted in this designation, subject to criteria in this Plan.

3.1.1 Permitted Uses

Where lands are designated Residential on Schedule 'A' – Land Use, the predominant use shall be for residential uses and related purposes including the following:

- a. Single detached, semi-detached, duplex, linked homes.
- b. Street townhouse, cluster townhouse, stacked townhouse, back-to-back townhouse, apartment dwellings and other forms of multiple housing dwellings.
- c. Accessory Residential Units (ARUs) in single detached dwellings, semi-detached dwellings or row houses, subject to the policies of Section 3.1.7.1 of this Plan.
- d. ARUs in a building accessory to a single detached dwelling, semi-detached dwelling or row house if the single detached dwelling, semi-detached dwelling or row house contains a single residential unit on one lot and subject to the policies of Section 3.1.7.1.
- e. Secondary uses of a non-residential nature known as local institutional uses that are considered compatible or form part of a residential area will be permitted including schools, libraries, fire stations, community centres, long term care facilities, places of worship, day care centres, and similar local institutional uses. Local institutional uses are generally to be located along arterial roads with access to public transit and full municipal services.
- f. Neighbourhood commercial uses, such as small scale retail and service shops, serving the adjacent residential area, such as convenience stores, laundromats, beauty salons, and small restaurants.
- g. Home business established in accordance with the policies of Section 3.1.9 of this Plan.
- h. Congregate housing in accordance with the policies of Section 3.1.3.4 of this Plan.



- i. The City will work to establish short-term accommodation guidelines and policies to be regulated through such means as a regulatory bylaw and business licensing.

3.1.2 Residential Density

3.1.2.1 Lands designated Residential uses shall be developed at the following densities:

Land Use	Permitted Density
Low-density Residential	Maximum 25 units per net residential hectare
Medium-density Residential	26 to 60 units per net residential hectare
High-density Residential	61 to 125 units per net residential hectare

3.1.2.2 High-density Residential may be permitted up to a maximum density of 125 units per net residential hectare subject to the satisfaction of the following criteria:

- i. The proposed density is deemed appropriate and compatible within the neighbourhood and provides an acceptable height and density transition to existing residential uses and lands designated Medium-density or Low-density Residential;
- ii. Surface parking is minimized in favour of more intensive forms of parking;
- iii. The proposal demonstrates a high standard of urban design and architectural design;
- iv. Appropriate consideration has been given to screening, landscaping, over-look, shadow impacts and other conflict mitigation measures;
- v. The proposal identifies and implements any required transportation improvements;
- vi. Infrastructure capacity is not exceeded;
- vii. If applicable, safe access, flood prevention and geotechnical stability is achieved to the satisfaction of the City and the Grey Sauble Conservation Authority; and,



viii. The proposal satisfies all other applicable policies of this Official Plan.

- 3.1.2.3 Development on residential land in new planning areas shall be planned to provide for a mix of housing types and achieve a minimum density of 25 dwelling units per net hectare.
- 3.1.2.4 Gross residential density is defined as the total number of residential units per hectare of land and shall include all residential land, local roads, school sites, parks, places of worship sites, and neighbourhood commercial sites, but exclude arterial roads and lands designated Hazard Lands. Net residential density is defined as the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, and neighbourhood commercial sites, and lands designated Hazard Lands.
- 3.1.2.5 Density shall be allocated in residential areas in accordance with the following:
- a. Lands shall have access to hard services at sufficient capacity for the intended density.
 - b. Adequate soft services such as parks, schools, emergency services, transit and similar shall be available as required to support the intended density.
 - c. Lands intended for medium and high-density uses should have direct access to collector or arterial roads and proximity to compatible land uses including but not limited to local institutional and neighbourhood commercial uses.

3.1.3 General Policies

- 3.1.3.1 Lands designated Residential shall have access to full municipal services, including piped water supply, storm drainage and sanitary sewer systems, installed according to requirements of the City and other applicable agencies.
- 3.1.3.2 Local institutional uses listed in 3.1.1e may be permitted in areas designated Residential provided that:
- a. The local institutional use does not introduce unwanted and inappropriate impacts in the residential area on residential uses in terms of noise, odour, dust, storage, and traffic.
 - b. The outward appearance, scale and design of the local institution use shall be compatible with the character of the



residential area and appropriate buffering shall be included to minimize negative impacts on abutting residential uses.

- c. Local institutional uses will be limited in size, scale and location through the Zoning By-law.

3.1.3.3 Neighbourhood commercial uses listed in 3.1.1f may be permitted in areas designated Residential provided that:

- a. The scale and design of the neighbourhood commercial use is compatible with the character of the residential area and surrounding residential uses and does not introduce unwanted and inappropriate impacts in terms of noise, odour, vibrations, outside storage, traffic and parking. Appropriate buffering is to be provided within the commercial site to minimize negative impacts on adjacent residential uses.
- b. The neighbourhood commercial uses will generally be permitted at intersections of arterial or collector roads so as to minimize traffic generation problems in adjacent residential areas.
- c. Neighbourhood commercial uses are encouraged adjacent to other non-residential uses or medium and high-density residential uses.
- d. Adequate on-site parking to serve the neighbourhood commercial development is provided.
- e. The City shall consider the concentration of neighbourhood commercial uses in any single neighbourhood when reviewing a rezoning application to permit a neighbourhood commercial use.
- f. Neighbourhood commercial uses will be limited in size, scale and location through the Zoning By-law.

3.1.3.4 Congregate housing refers to housing with shared communal facilities, such as kitchens, dining areas, recreational rooms, and/or housing access, such as stairwells or elevators. Congregate housing and crisis care facilities shall be permitted in all areas of the city where residential uses are allowed in accordance with the policies of this Plan, and provided that:

- a. Adequate residential amenities and services are available nearby; and,
- b. In instances where a group home is greater than 10 people, located within a residential designation, it is of a size and land



use character, which is similar to, or compatible with the existing area.

- 3.1.3.5 The City will plan to assist the County in achieving the growth allocation targets established in the County Official Plan by establishing a target of 15% of new residential units by way of intensification. For the purposes of this Plan, intensification may include: redevelopment and revitalization; enabling 'as of-right' permissions for ARUs in residential areas and residential over retail; the development of vacant and/or underutilized lots within previously developed areas or existing built-up areas; and the expansion or conversion of existing buildings.
- 3.1.3.6 The City will work in cooperation with the County to monitor the level of intensification throughout the City and support a balanced approach to growth in which the focus for new development will increasingly be shifted to achieve intensification.

3.1.4 Housing Supply

- 3.1.4.1 An objective of this Plan is to provide for a full range of housing types and densities required to meet projected requirements of current and future residents of the regional market area. Regional market area refers to an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. An appropriate range of housing types and densities will be provided by maintaining:
- a. The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment as well as having available lands designated and available for new residential development.
 - b. Land suitably zoned and with servicing capacity sufficient to provide at least a three year supply of residential units available through intensification, redevelopment and in draft approved and registered plans.
- 3.1.4.2 In consultation with the County, the land and unit supply maintained by the City shall be based on an allocation of population and units provided by the County in recognition of the City as a fully serviced urban area and regional centre.
- 3.1.4.3 The City recognizes that the County has completed a housing and homelessness strategy which identifies targets for affordable housing within the County. The City will work in consultation with



the County to achieve the targets of the County of Grey Housing and Homelessness 10-Year Plan when considering new development applications and strategies or plans that would relate to the provision of housing within the City. The City may complete further study specific to the City to provide further direction as it relates to implementation of an appropriate housing strategy for the City.

3.1.5 Attainable & Rental Housing

- 3.1.5.1 The City will support a range of attainable housing development 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.
- 3.1.5.2 The City may utilize incentive programs, Community Improvement Plans, Zoning By-laws, to support the construction and maintenance of attainable housing units.
- 3.1.5.3 The City will support the integration of attainable housing units within the existing community fabric in all designations and Planning Areas, where residential uses are permitted.
- 3.1.5.4 The City may complete an assessment report and work to develop inclusionary zoning policies.

3.1.6 Conversion & Demolition

- 3.1.6.1 The conversion of rental dwelling units to condominium ownership may be permitted only where the following criteria are addressed through study by a qualified person:
 - a. The vacancy rates of rental housing in the City is greater than three (3) percent for two (2) or more consecutive years; and
 - b. The physical condition of the building stock to be converted to condominium warrants conversion.
- 3.1.6.2 The demolition or removal of rental units is discouraged, except where full replacement of rental units is being proposed.

3.1.7 Additional Residential Units (ARUs)

- 3.1.7.1 ARUs shall be defined as a separate dwelling unit containing a bathroom and separate cooking facilities and contained within the structure of a single detached, semi-detached or row house residential dwelling or in a building or structure ancillary to a



single detached, semi-detached or row house residential dwelling and may be established in accordance with the following:

- a. Not more than two accessory dwelling units are permitted in association with an existing legal dwelling unit on a lot and a lot may not contain more than two accessory dwelling units.
- b. All requirements of the Zoning By-law, the Ontario Building Code, the Ontario Fire Code, the Property Standards By-law and relevant municipal and provincial regulations can be satisfied.
- c. Adequate on-site parking to serve the ARU on one driveway.
- d. Municipal services and community facilities are adequate to meet the anticipated demand in the neighbourhood to the satisfaction of the City.
- e. The outward appearance of the principle dwelling is not changed and the neighbourhood character is maintained.

3.1.8 Residential Intensification

3.1.8.1 The City will support innovative residential development that meets the City's housing objectives.

3.1.8.2 Housing intensification, infill development, and/or conversion of non-residential buildings to a residential use is supported subject to the following policies:

- a. The proposed development meets locational and other criteria of this Plan.
- b. The type, size and scale of the proposed development is compatible with adjacent development and planned land use.
- c. The existing infrastructure, including sewer and water services, can support additional development.
- d. The existing community and recreational facilities, such as schools and parks are adequate to meet the additional demand.
- e. Required parking can be accommodated.
- f. The local road network can accommodate any additional traffic.
- g. Intensification of a heritage building or a building in a Heritage Conservation District shall be subject to the protection and



preservation of the heritage character of the building or area in accordance with Heritage Conservation policies.

- 3.1.8.3 The conversion of larger single detached dwellings into multiple units shall be permitted subject to the policies of Section 3.1.8.2 above and the applicable Zoning By-law.
- 3.1.8.4 To ensure the better use of existing resources, and to enable or facilitate intensification, the City will support the maintenance, rehabilitation and renewal of housing in existing developed areas through such means as:
 - a. Regular maintenance and/or improvement of the existing water, sanitary and stormwater services.
 - b. Regular maintenance and/or improvement of existing community and recreational facilities.
 - c. Use of federal and provincial programs to fund improvements to existing communities.
 - d. Enforcement of the Property Standards By-law.

3.1.9 Home Business

- 3.1.9.1 The home business shall be secondary to the residential use of the lot and shall be operated solely by the resident(s) of the property with no employees except those residing within the dwelling unit containing the home based business. The Zoning By-law may include provisions to permit employees not residing within the dwelling unit.
- 3.1.9.2 An office for a professional person operated as a home business may have one employee not residing in the dwelling unit containing the home based business where one parking space is provided for the non-resident employee.
- 3.1.9.3 The home business shall be conducted entirely within the dwelling or accessory building and the gross floor area of the home business shall be limited in accordance with the Zoning By-law.
- 3.1.9.4 The home business shall not introduce unwanted and inappropriate impacts in the residential area, is appropriate for the site and is compatible with the character of the neighbourhood.



- 3.1.9.5 The outward appearance of the residential use containing the home business shall be compatible with the character of the neighbourhood.
- 3.1.9.6 The home business shall not adversely impact the residential area in terms of noise, odour, vibrations, outside storage, traffic and parking.
- 3.1.9.7 Adequate on-site parking can be accommodated.
- 3.1.9.8 All requirements of the Zoning By-law including required off-street parking provisions, the Ontario Building Code, the Property Standards By-law and other relevant municipal and provincial regulations can be satisfied.

3.1.10 Site Specific Residential Policies

- 3.1.10.1 In addition to other applicable policies of this plan, on lands located on the west side of 3rd Avenue East (County Road 15), described as Lot 26, Plan 838, Part 1, Plan 16R-2345, a one single detached residential dwelling may be permitted where the site has, among other requirements, access to full municipal services and an approved grading, drainage and storm water management plan, adequate minimum elevation of 178.5, flood proofing and suitable access.
- 3.1.10.2 In addition to other applicable policies of this plan, on lands located on the west side of 3rd Avenue East (County Road 15), described as Lot 26, Plan 838, Part of Part 11, Plan 16R-639, one single detached residential dwelling may be permitted where the site has, among other requirements, access to full municipal services and an approved grading, drainage and storm water management plan, adequate minimum elevation of 178.5, flood proofing and suitable access.
- 3.1.10.3 In addition to other applicable policies of this plan, on the lands located on the east side of East Bayshore Road described as Plan 838, Lot 53 & 54, Part Lot 7 and known municipally as 3195 East Bayshore Road, shall be subject to the policies of Section 9.1.2 "Holding Provisions", and;

In order to remove the "H" provision, the submission and approval of the following is required:
 - a. The completion of land use compatibility studies, such as stationary noise, dust and odour studies at the time of any future site plan or plan of subdivision application to



understand the need for specific mitigation measures, as may be required;

- b. That any future plan of subdivision or site plan application include the submission and approval of an urban design brief to address: overall plan design and layout; land use compatibility considerations such as implementation of recommended mitigation measures from approved noise/dust/odour study; lot/building orientation and interface with existing industrial uses, built form and location of driveways; architectural design and control; and, pedestrian connections;
- c. Compliance with the Environmental Protection Act and its regulations;
- d. Archaeological Study;
- e. Servicing Studies and entering into agreements with the City with respect to the implementation of these upgrades;
- f. That those portions of the subject property located in the southwest quadrant, subject to periodic flooding, and as shown in the attached Schedule are subject to a holding provision. The City of Owen Sound shall not remove the "Holding" provision until such time as the flooding hazard has been removed through the regrading of the site. These works will be carried out with appropriate permits to the satisfaction of the City of Owen Sound and the Grey Sauble Conservation Authority.

3.2 General Commercial

A comprehensive commercial framework is established for the City with a series of commercial land use designations to provide for an appropriate diversity of commercial land uses to meet the needs of the City's residents, employees and businesses. Commercial land use designations have been established with distinct planned function for each commercial area.

3.2.1 Commercial Designations

Lands designated commercial are shown on Schedule 'A' – Land Use Plan. The commercial designation is further divided into a hierarchy of commercial areas, including:

- River District Commercial
- Regional Shopping Centre



- East City Commercial
- West City Commercial
- Arterial Commercial
- Waterfront Mixed Use

3.2.2 Planned Function

The planned function for each commercial designation is described in the policies for each designation. It is not the intent of this Plan to permit all commercial uses in every commercial designation and permitted uses within individual commercial designations may be further defined in the Zoning By-law.

3.2.3 General Policies

- 3.2.3.1 All commercial development shall be consistent with the City's urban design objectives and policies as set out in this Plan and any supporting implementation studies or documents.
- 3.2.3.2 Drive-through and curbside pickup facilities may be permitted on lands designated for commercial use. Drive-through facilities are discouraged in the River District. Provisions to permit and/or regulate drive-through facilities will be implemented in the Zoning By-law.
- 3.2.3.3 All development shall be consistent with the urban design policies of Section 8 and any approved design guidelines.
- 3.2.3.4 Additional urban design guidelines may be prepared for the continuing development and redevelopment of lands within a Commercial designation, addressing, among other things, access, landscaping, pedestrian connections and signage as well as gateway opportunities to create an appropriate entrance to the City as described in Section 8.3.2.1.
- 3.2.3.5 Parking areas and points of access are to be developed in accordance with Section 8.6.6, relevant urban design guidelines and relevant engineering standards.
- 3.2.3.6 Vehicular access points will be controlled to minimize disruption to traffic flow and new development may be required to share common driveways and provide for maneuverability between sites to reduce traffic impacts on abutting streets.
- 3.2.3.7 The approval authority will consider the traffic generating characteristics of the proposed use, parking and access



requirements and site issues such as building setback in determining the applicable requirements.

- 3.2.3.8 High traffic generating uses should be located at intersections with larger lots wherever possible to provide greater access options.
- 3.2.3.9 The zoning of individual sites within the commercial land use designations may not allow the full range of permitted commercial uses or the full extent of development intensity at every location based on site specific factors.
- 3.2.3.10 The City may impose minimum and maximum size and height with respect to restrictions and special use provisions upon specified uses within the Zoning By-law.
- 3.2.3.11 Lots adjacent to residential uses shall be developed and used in accordance with Section 8.6.7 and relevant urban design guidelines for compatibility.
- 3.2.3.12 A strong and diverse commercial sector will be promoted by:
 - a. Permitting a broad range of shopping opportunities for local residents and employees in a variety of settings.
 - b. Supporting specialty retailing opportunities that attract tourists and residents of the broader region.
 - c. Encouraging quality development in terms of type, density and form that is compatible with the character of the area and adjacent uses.
 - d. Improving public amenities such as transit, parking facilities, street furniture, landscaping, public art, patios, outdoor eating areas, and a high quality pedestrian environment.
 - e. Encouraging and supporting effective business associations in retail areas.
 - f. Supporting the development and/or redevelopment of sustainable and efficient buildings for commercial uses.

3.3 River District Commercial

Lands designated as River District Commercial on Schedule 'A' are intended to provide a full range of commercial, institutional, recreational, and residential uses. Generally, this area shall function as the social, cultural, business, and recreational focal point of the City.



3.3.1 Permitted Uses

- 3.3.1.1 Lands designated River District Commercial may be used for a variety of commercial and non-commercial uses including, but not restricted to the following:
- a. A wide range of small and medium scale retail stores, financial institutions, food services.
 - b. Hotels, motels, visitor accommodations, restaurants, entertainment, bars, nightclubs and theatres.
 - c. Business, professional, government and medical offices, and clinics.
 - d. Personal services, excluding body rub parlours.
 - e. Business services, digital/print media production, and communications services.
 - f. Service uses, repair stores, and parking.
 - g. Community facilities such as day care centres, schools, libraries, galleries, places of worship, recreation facilities, emergency shelters and other institutional uses.
 - h. Other non-commercial uses such as medium or high-density forms of housing, housing combined with commercial uses, or congregate housing.
 - i. Certain light industrial uses accessory to, or in combination with retail or business uses, where they do not detract from the character of the area and are compatible with adjacent uses.
 - j. Drive-through facilities are not permitted in the River District.

3.3.2 Intensification

- 3.3.2.1 Increased densities may be permitted in the River District Commercial area, where:
- a. The retail and service component is supported and contributes to a strong and vibrant River District.
 - b. Intensification of land use is consistent with the heritage character of the area.
 - c. Intensification of land use compatible in terms of building mass and scale with adjacent development and a pedestrian focused environment is maintained.



- d. Adequate parking is available.
 - e. Adequate infrastructure and community services are available.
 - f. A high level of urban design is maintained consistent with Design Guidelines established by the City.
- 3.3.2.2 Intensification of office and residential uses may be appropriate in parts of River District Commercial area. Significant retail uses should not extend east of 3rd Avenue East.
- 3.3.2.3 Redevelopment for office and higher density residential is encouraged within the River District Commercial area.
- 3.3.2.4 Redevelopment of the lands abutting the inner harbour should be subject to development criteria consistent with development criteria for the West Harbour and East Harbour Area and may include mixed commercial and live-work opportunities being residential uses with commercial uses at the ground level and housing above, provided the mass and scale of buildings is controlled to maintain public access and views.
- ### 3.3.3 Retail
- 3.3.3.1 In order to maintain the River District Commercial as an active, vibrant City centre, the City will promote the planned function of the River District Commercial area as the primary retail and commercial node in the City.
- 3.3.3.2 The City will plan and implement appropriate supporting programs to market the River District Commercial area and to promote building and parking improvements. New development should be permitted which supports and contributes to a focused and vibrant commercial area.
- 3.3.3.3 The River District Commercial area should provide continuous street-front retail shopping and restaurants in a compact pedestrian environment, primarily focused on 2nd Avenue East from 10th Street East to 6th Street East and the adjacent blocks of 8th, 9th and 10th Streets East.
- 3.3.3.4 The City will encourage the infilling of vacant sites along pedestrian retail frontages and the upgrading of storefronts and signage. The Community Improvement Plan shall continue to provide programs which support these initiatives.
- 3.3.3.5 The City will encourage the accommodation of uses, such as restaurants, patios and entertainment facilities, to maintain the attraction to both local and tourist business.



- 3.3.3.6 Redevelopment along 1st Avenue East shall be encouraged to open the rear of main street businesses toward the river and to provide public spaces, restaurant or entertainment uses that create an attractive, lively area and allow public views of the river.

3.3.4 Office and Institutional Use

- 3.3.4.1 Within the River District Commercial area, office and institutional uses are permitted in accordance with the following:
- a. The City shall actively encourage the development of major office and public administration uses within the River District Commercial area as the first location for consideration in the community provided adequately sized parcels are available with appropriate municipal services necessary to service such major office uses.
 - b. The City shall encourage the location of other support services in the River District Commercial area in sectors such as education and training, community based health, information based businesses, and professional services.

3.3.5 Residential Development

- 3.3.5.1 Residential development is permitted in accordance with the following:
- a. High-density residential development, as defined in Section 3.1.2.2 may be permitted where compatible with adjacent uses, subject to the provisions of Section 3.3.2 of this Plan. Such uses shall be located predominantly above the first storey of buildings located within the River District Commercial area, with the exception of entrances, lobbies, parking or amenity areas at ground level.
 - b. In areas of the River District Commercial adjacent to existing residential areas, medium density residential development, as defined in Section 3.1.2, may be permitted as an appropriate transition to the mixed uses of the River District Commercial area subject to the provisions of Section 3.3.
 - c. Parking must be adequately provided for all residential uses in accordance with the Zoning By-law.
 - d. Landscaped open space and/or outdoor living areas for higher density residential uses within the River District Commercial



area may be provided in rooftop gardens, balconies, patios, interior recreation areas or similar facilities where sufficient space is not available on-site at ground level.

3.3.6 Parking

- 3.3.6.1 Within the River District Commercial designation, parking uses are permitted in accordance with the following:
- a. The City will promote an integrated public parking system in the River District Commercial area that offers adequate affordable on-street and off-street parking in safe and visible locations.
 - b. Parking in the River District Commercial area should be integrated with development within the blocks in a manner that reduces the street frontage dedicated to parking lots while providing a compatible pedestrian environment, efficient flow of traffic and ease of access.
 - c. Parking areas should maintain distinct street edges through appropriate mix of landscaping, street furniture, and other appropriate structures.
 - d. Pedestrian connections to parking areas should be frequent and easily identified with clear directional signage. They should provide safe, well-lit and comfortable access while also providing intermittent rest areas.
 - e. Loading for adjacent businesses should be integrated within the parking system.
 - f. New development should contribute, where possible, to the consolidation, improvement, and efficient use of private parking areas.
 - g. The City may allow for reduced private parking and loading requirements for the development or redevelopment of any use within the River District Commercial area designation.
 - h. The City will monitor the use of parking in the River District Commercial area and explore opportunities to expand municipal parking when warranted by demand.
 - i. New development is encouraged to provide electric vehicle (EV) charging stations.
- 3.3.6.2 New development should not permanently reduce the supply of parking required for the immediate area.



3.3.7 Heritage

- 3.3.7.1 All development on lands designated River District Commercial shall support and be compatible with the heritage character of the area.
- 3.3.7.2 The City shall promote and encourage the retention and remediation of heritage features of buildings in the River District Commercial area.
- 3.3.7.3 The heritage street-front retail area shall be maintained, strengthened and supported.
- 3.3.7.4 New development shall consider the heritage character of the area and be sympathetic in design. Modern design is encouraged where appropriate.

3.3.8 Urban Design

- 3.3.8.1 The City will encourage and provide the highest quality of urban design in the River District Commercial area, consistent with the Harbour and Downtown Urban Design/Master Plan Strategy and other applicable design guidelines. Decorative paving, signage, light standards, banners and landscaping all contribute to making this an area of specialized design and visual significance.
- 3.3.8.2 New development shall be consistent with the scale and height of existing street-front development.
- 3.3.8.3 Buildings in the River District Commercial area should not exceed eight stories in height. The City shall require that all buildings over four stories in height be subject to rezoning to ensure that issues such as the scale of surrounding buildings and maintaining view corridors are addressed through appropriate study. Development in the River District Commercial area will be subject to the urban design policies identified in Section 8.
- 3.3.8.4 The City may strengthen the image of the River District Commercial area by creating a node or symbolic point of arrival on 10th Street East, as described in the Harbour and Downtown Urban Design/Master Plan Strategy and in Section 8.3.2.1, which clearly identifies the retail area and leads visitors to parking and destinations such as the Farmers' Market, Roxy Theatre and City Hall.
- 3.3.8.5 Pedestrian connections and view corridors should be maintained between 2nd Avenue East and the harbour. Street front retail uses should provide a comfortable pedestrian area and definition



to the street. On the harbour side, cafés, restaurants and shops related to the harbour location shall be encouraged free standing or as a second façade.

- 3.3.8.6 Development or redevelopment of the lands adjacent to the east side of the river, along 1st Avenue East is encouraged to be open and provide public spaces, patios, restaurants and entertainment uses which create an attractive, lively area and allow public views of the river.
- 3.3.8.7 The pedestrian environment of the area shall be strengthened and supported.
- 3.3.8.8 Public spaces suitable for large events should be developed on both sides of the river, with visual linkages between Queen's Park and the Farmers' Market and 2nd Avenue East.
- 3.3.8.9 The river open space system should be developed to provide and strengthen connections between the River District Commercial area and the Harbour.
- 3.3.8.10 Public access to the river edge should be developed and protected throughout this area and linked to other precincts within the River District Commercial area.
- 3.3.8.11 All development shall be consistent with the Urban Design policies of Section 8 and all relevant design guidelines.
- 3.3.8.12 The City may undertake further urban design studies of the River District Commercial area and develop detailed urban design guidelines and standards to provide guidance for redevelopment, infill projects, parking and streetscape design where development is proposed.

3.4 Regional Shopping Centre

The Regional Shopping Centre is a commercial designation that contains the existing Heritage Place Mall and is planned to serve as a location for a range of commercial uses, including retail, entertainment uses and appropriate residential.

3.4.1 Permitted Uses

- 3.4.1.1 Within the area designated Regional Shopping Centre, a Regional Shopping Centre and accessory uses may be developed.
- 3.4.1.2 The Regional Shopping Centre is planned as group of commercial uses conceived, designed, developed and managed as a single interdependent and inter-related unit intended to serve the City



and the surrounding regional market area. The Regional Shopping Centre may include one or all of the following uses to maintain the function as a regional shopping centre: a Major Department Store, a Supermarket, or a Discount/Promotional Department Store. The Zoning By-law will establish the definition of uses and regulations associated with the Regional Shopping Centre.

- 3.4.1.3 The Regional Shopping Centre designation may permit residential uses, subject to an Official Plan Amendment and/or Zoning By-law Amendment with appropriate studies, to create a well-balanced and integrated, mixed use commercial centre. Residential development shall be subject to provision of the following:
- a. Adequate parking for residential and non-residential uses.
 - b. Appropriate buffering and/or integration of the residential uses and other permitted uses.
 - c. Analysis of land use compatibility considerations, such as noise and traffic.
 - d. Implementation of urban design policies, any approved urban design guidelines and objectives of this Plan.

3.4.2 General Policies

- 3.4.2.1 One Regional Shopping Centre is considered adequate to serve the needs of the City and its surrounding region. Expansion to the existing Regional Shopping Centre or an application to amend the Official Plan to add a second Regional Shopping Centre, the City shall require the necessary studies, including a retail market analysis to address the need for the proposed development and the impact of the proposed development on the commercial structure of the City and the Region, including all commercial areas within and close to the City.
- 3.4.2.2 Off-street vehicle parking areas shall be established at a rate that will adequately serve the Regional Shopping Centre, including parking for all employees and customers. Parking areas and points of access are to be developed in accordance with Section 8.6.6 and relevant urban design guidelines.
- 3.4.2.3 The urban design policies of Section 8.6.5 apply to this area.



3.5 East City Commercial

16th Street East from 9th Avenue East to 28th Avenue East

The East City Commercial designation applies to the major vehicle related commercial area in Owen Sound. It is the main eastern entrance to the City and is a key element in the image of the City. The principle planned function of the East City Commercial designation is to accommodate large format retail uses requiring relatively large sites. Such development serves as a regional destination and may accommodate single or multiple purpose sites. The locational attributes of these sites lend themselves to the accommodation of certain other complementary uses such as offices, large entertainment and community facilities as well as service commercial uses, and high density residential which are also contemplated under this designation.

3.5.1 Permitted Uses

- 3.5.1.1 The following uses may be permitted within lands designated East City Commercial:
- a. Large format retail and service commercial uses such as garden centres, warehouse stores, vehicle services, furniture, hotel, and home-furnishing uses having significant needs for on-site storage and parking.
 - b. Limited smaller scale retail on underutilized or infill type lots, service commercial and personal uses, financial institutions and services, business, professional and medical offices, restaurants, entertainment and other community facilities, such as day care centres, ancillary to and in support of large format retail and service commercial uses.
 - c. High density residential uses and non-ground oriented multiple dwelling units in combination with uses permitted in Section 3.5.1.1a.

3.5.2 General Policies

- 3.5.2.1 The East City Area shall be developed in an orderly and coordinated manner to provide a cohesive and attractive pedestrian and vehicle oriented retail environment to serve the community and surrounding region.
- 3.5.2.2 The area shall be capable of providing both large-scale lots to accommodate large format retail uses and medium scale properties to accommodate service and support businesses.



- 3.5.2.3 Off-street vehicle parking areas shall be established at a rate that will adequately serve the related commercial facilities, including parking for all employees and customers. Parking areas and points of access are to be developed in accordance with Section 8.6.6 and relevant urban design guidelines for the East City Commercial Area.
- 3.5.2.4 In order to sustain the planned function for the East City Area, the City may limit the minimum and maximum gross floor area of any permitted use through the Zoning By-law.
- 3.5.2.5 For any application in the East City Commercial designation for the uses listed in Section 3.5.1.1 a) and b) that are less than 465 square metres and greater than 1,400 square metres, the City shall require the following information and studies acceptable to the City:
- a. A retail market analysis of the need for the proposed development and the impact of the proposed use on the commercial structure of the City and the County. Such a study shall confirm that:
 - i. Designated commercial property, suitable for the intended scale and type of development is not available within the River District Commercial area.
 - ii. Available commercial property in the River District Commercial area is not economically viable for the intended scale and type of development.
 - iii. The proposed increase in commercial floor space will not be premature by increasing the amount of commercial floor space in the City beyond the 5 year market demand.
 - iv. The proposed development will not undermine the economic viability or planned function of a significant commercial component of the River District Commercial area or impair the function of a designated commercial district as identified in this Plan.
 - b. An assessment of the traffic, land use, ecological and servicing impacts of the proposed use, including recommended infrastructure improvements necessary to accommodate the proposed use.
 - c. Site development information to ensure high quality urban design, safe access for pedestrians and vehicles, on-site



environmental controls, store size and function, and similar information necessary to assess the impact of the use on the area.

- 3.5.2.6 Residential uses permitted in Section 3.5.1.1 (c) shall be subject to provision of the following:
- a. Adequate parking for residential and non-residential uses.
 - b. Appropriate buffering and/or integration of the residential uses and other permitted uses.
 - c. Analysis of land use compatibility considerations, such as noise and traffic.
 - d. Implementation of urban design policies, any approved urban design guidelines and objectives of this Plan.

3.5.3 Site Specific East City Commercial Policies

- 3.5.3.1 Commercial development shall be permitted on the Wal-Mart and Home Depot Lands (Part of Park Lot 7 and 8, Range 5, East of the Garafraxa Road) in accordance with the following conditions:
- a. That the development is not a Regional Shopping Centre as described in Section 3.4;
 - b. The maximum permitted size of the major retail store shall not exceed 9,800 square metres;
 - c. The maximum permitted size of the major home improvement warehouse outlet shall not exceed 12,077 square metres;
 - d. Individual freestanding commercial building totaling 5,500 square metres maximum may be permitted in addition to the major retail store and major home improvement warehouse outlet;
 - e. The City may use holding provisions to ensure that appropriate arrangements for improvements to the road system are provided for in terms of sufficient access to the subject lands and lands in the vicinity;
 - f. Prior to the approval of development of lands adjoining the lands subject to this Section, the City may require an assessment as to appropriate locations for the open space area.
- 3.5.3.2 Notwithstanding the uses permitted by the “East City Commercial” designation, those lands known municipally as 1300



16th Avenue East and legally described as PART PARK LOT 5 RANGE 5 EAST OF THE GARAFRAXA ROAD PLAN OWEN SOUND PART 1, PLAN 16R8622, may also be used for a “Long Term Care Facility” in addition to all other permitted uses of Section 3.5.1.

3.6 West City Commercial

10th Street West from 6th Avenue West to 9th Avenue West

10th Street West connects the commercial development on the “Sunset Strip” in Georgian Bluffs to the River District Commercial area. It is the main entrance to the City from the west and the north and is an important aspect of the City’s image. This area consists mainly of arterial commercial development, with parking areas between the buildings and the street. Typically, the commercial development abuts low-density residential and institutional uses to the rear.

3.6.1 Permitted Uses

- 3.6.1.1 The following types of uses may be appropriate within the lands designated West City Commercial:
- a. A wide variety of small commercial uses such as food services, restaurants, convenience stores, specialty automotive services, commercial and personal services, specialty retail, funeral homes, and motels.
 - b. Small business, professional and medical offices, and clinics.
 - c. Non-commercial uses such as medium density forms of housing, congregate housing, churches and other institutional uses.

3.6.2 General Policies

- 3.6.2.1 The West City Commercial Area should be maintained and developed as a cohesive and attractive pedestrian and vehicle oriented retail and service area to serve local and regional needs.
- 3.6.2.2 Commercial intensification within the area is encouraged and promoted over an extended period of time.
- 3.6.2.3 The limited lot depths make this area most suitable for smaller format stores less than 500 square metres in size.
- 3.6.2.4 In order to sustain the planned function for the West City Area, the City may limit the minimum and maximum gross floor area of any permitted use through the Zoning By-law.



- 3.6.2.5 Should an expansion of the West City Commercial designation be proposed, the City shall require the following information and studies acceptable to the City:
- a. A retail market analysis of the need for the proposed development and the impact of the proposed use on the commercial structure of the City and the County. Such a study shall confirm that:
 - i. Designated commercial property, suitable for the intended scale and type of development is not available within the River District Commercial area.
 - ii. Available commercial property in the River District Commercial area is not economically viable for the intended scale and type of development.
 - iii. The proposed increase in commercial floor space will not be premature by increasing the amount of commercial floor space in the City beyond the 5 year market demand.
 - iv. The proposed development will not undermine the economic viability or planned function of a significant commercial component of the River District Commercial area or impair the function of a designated commercial district as identified in this Plan.
 - b. An assessment of the traffic, land use, ecological and servicing impacts of the proposed use, including recommended infrastructure improvements necessary to accommodate the proposed use and potential impacts on adjacent residential areas.
 - c. Site development information to ensure high quality urban design, safe access, on-site environmental controls, store size and function, and similar information necessary to assess the impact of the use on the area

3.7 Arterial Commercial

Areas designated Arterial Commercial, located on arterial roads as shown on Schedule 'A' – Land Use, provide for local convenience shopping and certain specialized uses.



3.7.1 Permitted Uses

- 3.7.1.1 The following types of uses shall be permitted on the lands designated Arterial Commercial:
- a. Retail or service businesses of a local convenience nature, generally providing for the local shopping needs of the adjacent residential area. Examples include, but are not limited to, convenience stores, laundromats, personal service, vehicle services, restaurants, food services and other retail and service shops.
 - b. Specialized uses such as hotel accommodation, medical clinics, professional offices and similar.
 - c. Non-commercial uses such as medium density forms of housing, congregate housing, places of worship, day care centres and other institutional uses.

3.7.2 General Policies

- 3.7.2.1 Individual uses should be limited in size so as to minimize their influence on the immediate neighbourhood, limit their traffic generating potential and maintain the planned function of the area.
- 3.7.2.2 Secondary commercial development intended to accommodate neighbourhood commercial needs should be located on arterial roads in locations where they have minimal impact on adjacent residential development.

3.7.3 Southern Gateway to the City

9th Avenue East from Superior Street to 16th Street East

Major institutions, small commercial development, motel accommodation, and residential uses characterize the main southern entrance to the City.

- 3.7.3.1 This area should continue to develop with a mixture of commercial, institutional and limited industrial uses, with medium to high density residential intensification encouraged at appropriate locations and on sites of sufficient frontage and area.
- 3.7.3.2 Access to 9th Avenue East shall be carefully controlled and sited to ensure the arterial function of the street is maintained.
- 3.7.3.3 The City shall require a high level of urban design within this area to enhance its attractions as a main entrance to the City.



- 3.7.3.4 At the intersections with east/west streets providing direct access to the River District Commercial area, the City shall encourage the development of gateway nodes in accordance with Section 8.3.2 and design guidelines prepared by the City.
- 3.7.3.5 Within this area, buildings shall be oriented towards the street with parking areas provided to the side or rear as described in Section 8.6.3.
- 3.7.3.6 Where redevelopment is undertaken, building height should be considered to reduce the impact of redevelopment on adjacent properties.

3.7.4 Health & Education District

8th Street East from 10th Avenue East to 17th Avenue East

Proposed Commercial areas on 8th Street East (Grey Road 5), east of 9th Avenue East, are intended to serve existing and future residential neighbourhoods, educational facilities and the regional health centre.

- 3.7.4.1 This area should continue to develop with a mixture of service and convenience commercial, medical clinics, institutional, and medium to high-density residential uses at appropriate locations and sites of sufficient frontage and area.
- 3.7.4.2 Access to 8th Street East shall be carefully controlled and sited to maintain the arterial function of the street. To that end, the City and/or County may require a road widening along 8th Street East as a condition of applicable planning approvals to achieve the desired road standard outlined in this Plan.
- 3.7.4.3 Any retail development involving convenience stores, food outlets or recreation aimed at school aged children should encouraged to be located on the north side of 8th Street East or accessible only at a traffic light crossing.
- 3.7.4.4 Site design shall address integration of land uses, transition tactics, and buffering/screening of the adjacent residential use and similar urban design objectives of the City.

3.8 Waterfront Mixed Use

The Waterfront Mixed Use designation applies within four distinct areas, the West Harbour Planning Area, the East Harbour Planning Area, the West Waterfront Study Area and the East Waterfront Study Area as set out on Schedule 'B' – Planning and Study Areas and described in Section 4, Planning Areas.



3.8.1 Permitted Uses

The Waterfront Mixed Use designation is intended to integrate a broad array of industrial, residential, office, retail and service uses, institutions, entertainment, recreation and cultural activities, and parks and open space, in a compact urban form, at higher development densities. With appropriate separation from industrial uses, medium to high density residential uses, alone and in combination with commercial uses such as offices and retail, will be accommodated throughout a large area of the waterfront.

An active harbour is to be retained with small boat marinas. Activities and uses that support recreation and tourism, such as hotels, convention facilities, restaurants, theatres, parks and museums would be appropriate to locate here. This new neighbourhood will also include a future vehicular bridge connection with the West Harbour Planning Area as well as supportive retail, institutional and service uses.

3.8.2 General Policies

- 3.8.2.1 Redevelopment in the Harbour Area is intended to support the River District Commercial area through physical and visual linkages.
- 3.8.2.2 Redevelopment will be permitted that supports the objectives of existing master plans of the City and applicable design guidelines.

3.8.3 Public Parks and Access

- 3.8.3.1 The River District Commercial area and harbour area is intended to be a focus for recreational and tourist activity.
- 3.8.3.2 Public access to the water's edge is a key objective for the Harbour Area in the development of tourism, recreational and industrial opportunities. The water's edge land should be developed for public enjoyment with park use, walkways, and access to water activities as set out in Section 3.11.5.
- 3.8.3.3 The City supports the provision of special events and activities within the Harbour Area as a means to facilitate economic development and tourism initiatives in the City. It will encourage public and private initiatives to expand existing special events and development of new special events on public lands where such events are consistent with the policies of the City and the impact on adjacent residential areas can be addressed to the satisfaction of the City.



3.8.4 Water Activities

The City supports the creation of a vital active harbour with small craft facilities, fishing opportunities and dockage for larger boats such as cruise ships and freighters.

- 3.8.4.1 Convenient short-term mooring and boat launch facilities should be provided for visiting boaters, rental boat operators and fishing charter operators. These facilities should be centrally located close to the River District Commercial area for convenience shopping.
- 3.8.4.2 The harbour should provide for the docking of ships such as bulk freighters for loading and unloading to existing industries on the waterfront and winter mooring for large commercial vessels. Storage facilities for shipped goods and materials should also be accommodated.
- 3.8.4.3 The Harbour should provide a wide range of water activities designed to bring recreational boats to the centre of the City while accommodating the working harbour, such as the mooring of larger vessels.

3.8.5 Residential Development

- 3.8.5.1 Certain sites within the Waterfront Mixed Use designation may be suitable for higher density residential development, alone or in a mixed-use context.
- 3.8.5.2 In areas adjacent to existing residential areas, low-rise townhouse development may be permitted as an appropriate transition to the mixed uses of the Harbour Area.
- 3.8.5.3 In the process of change from previous industrial uses to residential uses, it is necessary to be sensitive to the impacts of incompatible uses. Where a development is proposed close to an existing industrial use, the proponent should provide studies, satisfactory to the City, of noise, traffic, air quality and potential health risks related to the industrial use with necessary mitigation measures.
- 3.8.5.4 Where existing low density residential uses are being redeveloped and/or lots are being consolidated, individual units should not be left isolated by piecemeal lot development.



3.8.6 Commercial Development

- 3.8.6.1 Larger office buildings that cannot be accommodated in the River District Commercial area would be appropriately located on the East Harbour Planning Area.
- 3.8.6.2 New commercial uses along 2nd Avenue East should, where possible, be incorporated within mixed commercial/residential developments.
- 3.8.6.3 Direct water-related uses such as marinas, boat rental, boat launch and boat tour facilities and associated services and repair uses should be clustered in specific locations that have suitable access from land and water.

3.8.7 Marine Industrial Uses

- 3.8.7.1 Industrial uses that rely on shipping are encouraged to operate in the Harbour Planning Areas.
- 3.8.7.2 New industrial uses that are not dependent on water access are not appropriate to locate in the Waterfront Mixed Use designation and shall instead be accommodated in the Industrial Park on lands designated Employment.
- 3.8.7.3 Loading facilities for ships should be designed to optimize continuous pedestrian access along the water's edge. In areas of active ship unloading and loading, safe pedestrian passage along the waterfront should be provided.
- 3.8.7.4 When marine related industries cease to operate in a waterfront location, the City shall consider suitable alternative uses for the land within the objectives of the Harbour and Downtown Urban Design/Master Plan Strategy.

3.8.8 East Waterfront Study Area

- 3.8.8.1 The East Waterfront Study Area consists of former industrial lands and areas of limited residential and commercial development north of 20th Street East, as shown on Schedule 'B' – Planning and Study Areas. The water and wastewater treatment plants are located here.
- 3.8.8.2 The lands designated Waterfront Mixed Use in this area provides a 150-metre buffer between the wastewater treatment plant and adjacent land uses. Redevelopment must comply with recommended buffer separation guidelines as presented in the



Ministry of the Environment, Conservation and Parks (MECP) D-2 Guideline or its successor document, for compatibility between wastewater treatment facilities/wastewater treatment works. Lands outside of the buffer within the East Waterfront Study Area may be suitable for recreational use, hotel and convention facilities or limited commercial uses.

3.8.9 West Waterfront Study Area

- 3.8.9.1 The shoreline is publicly accessible through Kelso and Newash Parks and through the municipally operated boat launch. To the north, development consists of two private marinas, high density residential buildings and low-density housing.
- 3.8.9.2 The West Waterfront Study Area has limited development potential. Redevelopment of this area should be subject to an Amendment to this Plan.

3.9 Employment

For lands designated Employment the predominant use of land shall be manufacturing, assembly, fabricating, processing, packaging, printing, warehousing uses, and the storage of goods and materials. Also permitted are sales and service uses ancillary to employment uses, offices and research establishment and recreational uses such as fitness centres.

3.9.1 Permitted Uses

- 3.9.1.1 Where lands are designated Employment on Schedule 'A' – Land Use, the predominant use shall be for employment uses and ancillary sales and service uses including the following uses:
 - a. Wide range of employment and business uses including but not limited to manufacturing, fabricating, packaging, and warehousing.
 - b. Controlled outdoor storage, including contractor yards.
 - c. Commercial self-storage facilities.
 - d. Food and Beverage Production and Cannabis Production Facilities.
 - e. Retail sales accessory to a manufacturing use.
 - f. Utilities, technology and industrial innovation centres.
 - g. Vehicle service stations, vehicle repair, auto body paint and repair, car washes, transportation depots.



- h. Commercial schools.
- i. Sports, health and fitness recreational centres.
- j. Adult entertainment and body rub parlours.
- k. An accessory sleeping quarters for a custodian or maintenance person.
- l. Open space.

3.9.2 General Policies

3.9.2.1 Employment areas will be developed in accordance with the following:

- a. The focus of employment development will be the retention of existing employment uses and attraction of a wide range of employment and business uses within the Employment Lands.
- b. In locations adjacent to residential areas, light employment and ancillary uses that would have a limited impact on the surrounding area will be permitted, subject to Provincial separation guidelines for noise, odour and vibration and the following:
 - i. Locating off-street parking, open storage and loading spaces to minimize impact on adjacent uses including requiring enclosed storage areas.
 - ii. Situating driveway access to public streets to ensure safe traffic movements.
 - iii. Directing lighting and building openings to minimize impacts on adjacent residential uses and requiring buffering and screening and urban design improvements.
 - iv. Providing enhanced landscape and other buffering techniques to ensure separation of incompatible uses.

3.9.2.2 Proposals for the designation of new employment lands shall be evaluated based on the following criteria:

- a. The availability of access to arterial or major collector roads.
- b. Access to public transit or other means of pedestrian access to the area.
- c. Full municipal services including sewer, water, stormwater management and utilities are available.
- d. Compatibility with existing and proposed uses in the surrounding area.



e. Demand and need for the lands based on availability of existing employment lands.

- 3.9.2.3 Accessory retail and commercial uses shall not exceed 10% of the total building floor area. Freestanding retail and commercial uses shall not be permitted within the Employment designation.
- 3.9.2.4 Noxious uses meaning the use of premises in any manner that causes a nuisance or is offensive by the creation or transmission of noise, vibration, illumination, emissions, fumes, odour, dust or radiation, or any combination of these, beyond any lot lines of the premises shall be limited on lands designated Employment in accordance with MECP D-6 Guidelines.
- 3.9.2.5 Adult entertainment and body rub parlours are permitted on lands designated Employment subject to site specific rezoning and the establishment of applicable licensing requirements to protect public health and safety.
- 3.9.2.6 The conversion of lands designated Employment to a non-employment use requires a comprehensive review in accordance with the provisions of the Provincial Policy Statement demonstrating that the land is not required for employment purposes over the long term and that there is a need for the conversion.
- 3.9.2.7 Where lands are subject to intermittent flooding along natural or engineered drainage courses, appropriate drainage controls and facilities to eliminate any potential hazard to development are required, which may include at-source stormwater retention, control of water quality and quantity, or similar treatment.
- 3.9.2.8 This plan recognizes that some areas within the City may be appropriate to transition from one use, such as industrial to another use during the planning horizon of this Plan.

To facilitate this transition, certain areas within the City that have historically been designated and/or zoned for industrial uses are illustrated on Schedule 'A' – Land Use as Industrial Transition Areas. These areas are now contemplated to permit a wider mix of land uses and may be the subject of planning studies to determine appropriate land use designations. Where industrial uses exist or historically existed within the Industrial Transition Areas, it is considered in this Plan that the industrial use may cease to exist in the long term.

Where it is necessary or desirable to zone lands to a zone category that would permit new land uses in conformity with the



Official Plan designation prior to the industrial facility ceasing operation or where the City requires documentation to resolve any concerns with respect to soil contamination, the City may apply site-specific zoning provisions to limit permitted uses and/or may utilize holding provisions to restrict development in conjunction with the implementing zoning for the area. Removal of holding provisions will be contingent on the completion of appropriate studies.

Should an application to amend this Plan be proposed to expand the range of uses from industrial to other appropriate land use designations for sites within the Industrial Transition Areas the application will be subject to study acceptable to the City which will address:

- a. A comprehensive review and need/justification analysis in accordance with the PPS and other policy direction in this Plan. Such a study shall also address:
 - i. Condition of soil in accordance with the Environmental Protection Act;
 - ii. Impact on existing industrial uses and land use compatibility associated with any new use;
 - iii. Existing infrastructure and any recommended infrastructure improvements required to accommodate the proposed use
- b. An assessment of traffic, servicing, ecological and land use impacts of the proposed use will also be required. A retail market analysis may be required should commercial and retail uses be proposed.
- c. The scope of such required studies will be determined through a Pre-Submission Consultation meeting with City staff.

The application and studies will be considered in accordance with the policies of this Plan and the requirements of provincial policy for a comprehensive review. The City may require a peer review for any of the studies and costs related to the peer review will be covered by the proponent.

- 3.9.2.9 To support employment uses, the City may acquire lands for industrial and business activity purposes and encourage development of new compatible employment opportunities in the City owned Industrial/Business Park.



3.9.3 Employment Site Specific Policies

- 3.9.3.1 The Gord Close and WD Keeling Printers lands on the west side of Highway 6 & 10, south of 9th Avenue East are designated Employment to recognize the existing employment uses with water but no sewer services. Any expansion of the existing employment uses will be limited.
- 3.9.3.2 In addition to the uses permitted by Section 3.9.1, home improvement showroom and warehouse uses shall also be permitted on lands located at the northwest corner of Highway 26 and 28th Avenue East and designated Employment. Prior to development of these lands, the City shall determine through an urban design study special architectural features, landscaping and signage, which will reflect the gateway character of this area of the City.

3.10 Institutional

The Institutional designation is intended primarily for public and private institutions including community, environmental treatment and protection, educational, health care, governmental or religious purposes, and may include uses that are limited in scale and accessory to the principal use. Certain ancillary and support uses may be permitted if they do not interfere with the development or operation of the area for institutional uses and are compatible with abutting land uses.

3.10.1 Permitted Uses

- 3.10.1.1 Where lands are designated Institutional on Schedule 'A' – Land Use, the predominant use shall be for institutional uses and ancillary commercial uses, including but not limited to the following uses:
- a. Community institutional uses including community centres, civic arenas, libraries, publicly operated museums, art galleries and theatres or similar cultural centres, day care centres, and open space associated with community institutional uses.
 - b. Educational institutional uses, including public and private schools, including colleges and specialized training facilities.
 - c. Student Residences.
 - d. Innovation, research facilities and non-industrial uses.



- e. Healthcare institutional uses including hospitals, long-term care facilities, specialized healthcare facilities, hospice, and clinics.
- f. Public uses including government offices and facilities operated by or on behalf of federal, provincial or local governments and may include government services such as libraries, postal, fire, ambulance and police stations.
- g. Religious institutional uses shall include places of worship and the homes of religious orders such as monasteries and convents.
- h. Accessory commercial uses shall include offices, small retail and personal service stores that are accessory to health care or institutional uses.
- i. Ancillary uses which are of an appropriate scale and intended to service the main permitted use, such as a variety store, gift shop, financial institution, pharmacy or residence.
- j. Uses accessory to any of the permitted uses in the Institutional designation are permitted.

3.10.2 General Policies

- 3.10.2.1 Joint or multiple use of community and educational facilities as well as the grouping of these facilities is encouraged.
- 3.10.2.2 Institutional uses should be located to adequately serve the principle user groups. Adequate site area should be provided to accommodate buildings, off-street parking, and landscaping, with suitable access to an arterial or collector road to discourage traffic from using local roads. Consideration should be given to ensuring safety and mobility for pedestrians and alternative modes of transportation.

Institutional uses should be located only where they are complementary to adjacent land uses.
- 3.10.2.3 Elementary and secondary schools shall be located with good access to arterial or major collector roads and, where feasible, adjacent to areas of public open space and generally shall be located in areas where the safety of children can be protected.

Appropriate visual screening, planting and/or fencing shall be provided between institutional uses and adjacent residential uses.



- 3.10.2.4 Where an existing use in an Institutional designation ceases, Council may consider the redesignation of the site to an appropriate alternative designation after examination of the following options for part or all of the site:
- a. The use of the site for a suitable alternative institutional purpose.
 - b. Acquisition of the site or a portion of it by the City for institutional or open space, based on the park needs of the surrounding area.
 - c. The use of the site to meet housing targets, including the consideration of partnerships for affordable housing.
 - d. The subject property is designated under the Ontario Heritage Act or is listed on the City's Heritage Register and the proposal represents an adaptive reuse option that ensures longevity for the heritage asset.
- 3.10.2.5 Where institutionally designated lands are located in areas designated predominantly for residential land use and/or are occupied by a building, Council may, subject to the residential policies of this Plan, permit the conversion of the existing building for residential use or permit the use of any part of these lands for residential purposes without requiring an amendment to this Plan, by rezoning where Council has determined to its satisfaction that:
- a. There is no suitable alternative institutional purpose for the lands.
 - b. The proposed residential use is appropriate and compatible with the surrounding uses.
 - c. The subject property is designated under the Ontario Heritage Act or is listed on the City's Heritage Register and the proposal represents an adaptive reuse option that ensures longevity for the heritage asset.
- 3.10.2.6 The lands located south of 6th Street East, west of 9th Avenue East and north of 4th Street East are used currently for publicly and privately owned housing for the elderly and persons who require supervised or extended care. This Plan recognizes the existing uses and encourages the expansion of these facilities which would include various types of housing based on various levels of care, from self-sufficient apartments to complete nursing care.



- 3.10.2.7 The lands located north of 8th Street East, east of 16th Avenue East, and south of 16th Street East are known as the Grey Bruce Regional Health Centre. This Plan recognizes the Health Centre as a significant facility and encourages its existing uses and the expansion of the Centre. In addition to the uses permitted in accordance with Section 3.10.1, the Plan provides for the redevelopment of surplus areas of the site for a variety of uses, including a full range of residential housing types. In addition, limited commercial uses such as pharmacy and personal service uses as associated with the health use would also be permitted. Residential and limited commercial uses are subject to rezoning where Council has determined to its satisfaction that:
- a. The use, density, height and character of the development is compatible with adjacent uses.
 - b. The site can accommodate necessary facilities and amenities, such as parking and landscaping.
 - c. The site can be serviced by municipal water mains and sanitary sewers or the proponent shall commit to extending services at no cost to the City.
 - d. The use shall be subject to site plan control, in accordance with the policies of Section 9.3.4 of this Plan.
 - e. The lands to be redeveloped are surplus to the long term needs of the facility.
- 3.10.2.8 The lands located north of 8th Street East, west of 16th Avenue East, and south of 10th Street East are known as Georgian College. This Plan recognizes this institution as a regional educational facility, recognizing the existing uses and encouraging the expansion of the College. This Plan promotes a variety of residential housing and densities to support student and faculty residency.

3.11 Open Space

The open space system constitutes the principle resource to achieve the City's recreation objectives as set out in Section 2.2.6 Equity, Diversity and Inclusion. It is made up of all publicly and privately owned parks, playgrounds, recreational lands, natural preserves, schools, cemeteries and such which are available for public use for recreation and enjoyment.



3.11.1 Permitted Uses

- 3.11.1.1 Lands designated as Open Space on Schedule 'A' – Land Use are to be used primarily for recreational and cultural purposes, both indoor and outdoor. Lands designated Open Space may be used for a variety of recreational and cultural uses including the following:
- a. Active and passive parks, trails, beaches, playgrounds, skate and bike parks, splash pads, resource preserves, and athletic fields.
 - b. Stadiums, swimming pools, arenas, sports facilities, community gardens, and community centres.
 - c. Golf courses, tennis courts, lawn bowling and curling facilities.
 - d. Campgrounds, cemeteries, zoological facilities, marinas, boat launches, and race courses.
 - e. Ancillary uses such as event and programming grounds, food services and boat/equipment rentals.

3.11.2 General Policies

- 3.11.2.1 The City will encourage multiple permitted use of publicly owned open space areas to serve a wide variety of users.
- 3.11.2.2 Where possible, space for cultural activities and events shall be provided in public spaces, parks and public buildings.
- 3.11.2.3 Lands designated Open Space will be used to facilitate the development of linked trail systems for walking, cycling, snow-shoeing and/or cross-country skiing.
- 3.11.2.4 Generally, only buildings and structures necessary to establish and support permitted uses should be allowed in open space areas.
- 3.11.2.5 Where natural wooded areas exist on publicly owned lands designated Open Space, they shall be managed and improved in accordance with the policies of this Plan.

3.11.3 Provision of Parks and Open Space

- 3.11.3.1 A variety of types of public parks and open space shall be provided to meet the differing needs of users.



3.11.3.2 Public Parks and open space shall provide the following minimum standards of provisions in accordance with the Recreation Parks and Facilities Master Plan:

Park Classification	Standard Provision	Walking Distance / Radius Served
Neighbourhood Park	0.5 hectares per 1000 population	0.5 km
Community Park	1.5 hectares per 1000 population	1.5 – 2.5 km
City Park	1.5 hectares per 1000 population	N/A
Open Space Corridor	Strategic Linkages	N/A
Regional Park	No minimum requirement	N/A

- a. Neighbourhood Parks are generally a small open space area serving a local neighbourhood area of 2,000 to 3,000 people, and contain recreation facilities and complementary services primarily for younger children and their parents or guardians.
- b. Community Parks provide a range of recreational facilities and services primarily for teenaged children and adults. These include larger recreational services for the community like sports fields and major green spaces and serve a community of between 4,000 and 10,000.
- c. City Parks provide unique, specialized recreational facilities and services for the whole community. Harrison Park, Victoria Park, Kelso Beach and the Kiwanis Soccer complex all play this role as well as serving their immediate communities.
- d. Open Space Links are linear parks and trails that provide connection between the various park and open space elements. They often serve as wildlife corridors, riverbanks and recreation trails.



- e. Regional Parks are usually major nature preserves as well as recreational facilities or areas for residents and visitors from a large surrounding area and are usually provided by a senior level of government or a Conservation Authority. Within the City, West Rocks is an open space that fits within this category.

3.11.4 Sydenham River

The Sydenham River provides the opportunity for a continuous open space through the River District Commercial area. It links the River District to the Harbour. It is a unique feature of the River District area. It is a hard-packed natural path that runs along the Sydenham River (and local streets) and connects Harrison Park to the Owen Sound Harbour pathway.

- 3.11.4.1 A large part of the riverbanks are designated Hazard Lands and may be integrated into an open space linkage system.
- 3.11.4.2 The Sydenham River is an important natural heritage feature that shall be maintained and enhanced.
- 3.11.4.3 The City will protect the Sydenham River and a continuous open space system along its banks from the Mill Dam to the Harbour. A footpath connection should be developed from 8th Street to the Mill Dam.
- 3.11.4.4 The open space system within the River District Commercial area should be developed in a manner that will support recreation, public special events and provide a continuous pedestrian connection along or in proximity to the Sydenham River.

3.11.5 Waterfront Parklands

- 3.11.5.1 In order to provide continuous access to the waterfront, a public multi-modal path should be developed along the entire shoreline in accordance with the Recreation Trails Master Plan. Pedestrian connections from the road to the walkway should be frequent at not more than 500 metre intervals.
- 3.11.5.2 The City will seek to secure, in public ownership, a continuous strip of land, adequate to accommodate a public walkway and bicycle path and associated parkland, along the entire east shore north of 10th Street East and along the west shoreline from 10th Street West to the north end of Kelso Beach. This land should be acquired by the City through dedication, as part of a development project or reserved for this use on lands leased by the City to others. Where present agreements or ownership do



not provide for this, the City will seek to secure a right of access for this use across these lands.

- 3.11.5.3 In addition to the waterfront trail, the City should acquire lands along the waterfront to link areas of public open space and natural areas where possible.
- 3.11.5.4 New parkland and trails on the waterfront should be located and developed in accordance with a Parks, Recreation and Culture Master Plan and applicable urban design guidelines.
- 3.11.5.5 Where parkland is proposed to transition from a passive to an active park or where an existing park is proposed to contain new amenities, such transition or addition/change of amenities shall not be considered a change of use in the context of the implementation of this Plan or the Recreation, Parks and Facilities Master Plan.

3.11.6 Private Recreation

- 3.11.6.1 Private recreational facilities shall be encouraged to develop in a manner that will complement public recreational uses.
- 3.11.6.2 Privately owned lands that are designated Open Space are not regarded as free and open to the general public. Where a proposal to redevelop any such lands is made, and the City or other government agency does not wish to purchase the lands to maintain the open space, redesignation of the lands to an alternative appropriate land use will be given due consideration by the City.

3.11.7 Development of the Open Space System

- 3.11.7.1 The City may purchase, or secure by agreement, further lands for Open Space use in accordance with its objectives and policies for the provision of public parks and recreation facilities. The redesignation of such lands would proceed through an amendment to this Plan.
- 3.11.7.2 The development of any Open Space lands shall be done in a manner that protects and enhances the natural features, plants and wildlife and of the site, retains a maximum amount of useable open space and avoids negative impacts on adjacent lands.
- 3.11.7.3 The City may enter into contracts with private businesses or other public agencies for the operation, maintenance and/or



development of lands and facilities on lands designated Open Space, including, but not limited to, trail development, food service and rental services.

- 3.11.7.4 Disposition of any park of the City of Owen Sound shall be considered through a public process detailed in the Recreation Parks and Facilities Master Plan.

3.12 Rural

The Rural designation is intended to prevent the premature urbanization of lands outside of urban designations and to encourage the continuation of agricultural and other appropriate land uses. The primary land uses permitted on lands designated Rural are agricultural and uses related to agriculture and other uses including limited residential, agricultural related commercial or industrial, non-intensive recreation, stewardship and environmental protection activities, municipally owned sanitary landfill/waste disposal and public uses.

3.12.1 Permitted Uses

- 3.12.1.1 Where lands are designated Rural on Schedule 'A' – Land Use, the predominant use shall be for agricultural and rural uses including but not limited to the following uses:
- 3.12.1.2 Other permitted uses include:
- i. Nurseries, greenhouses, forestry and recreational uses.
 - ii. Agricultural-related limited commercial and limited industrial uses.
 - iii. Limited non-farm single-detached dwellings on lots having a minimum area of 10 hectares on individual on-site wastewater and water services,
 - iv. Home business subject to Section 3.1.9.
 - v. Low intensity, space extensive, outdoor recreational uses such as golf courses and sports fields.
 - vi. Municipally owned sanitary landfill/waste disposal, transfer stations and composting sites.
 - vii. Cemeteries.



3.12.2 General Policies

- 3.12.2.1 At such time as lands designated Rural are required for urban development, this Plan shall be amended to place these lands into an appropriate land use category.
- 3.12.2.2 The Province regulates the land application of manure, biosolids and septage in accordance with the Nutrient Management Act and the Environmental Protection Act. Land application of manure, biosolids and septage shall address the requirements of the above noted legislation, as appropriate.
- 3.12.2.3 Restricted rural home businesses including bed and breakfast establishments may be permitted subject to rezoning if the site has approved individual on-site wastewater services and individual on-site water services with sustainable capacity.
- 3.12.2.4 New or expanding uses on lands designated Rural shall be compatible with adjacent uses and may require the submission and approval by the City of an analysis of the potential impacts of the proposed development on surrounding properties such as odours, noise, dust, water and wastewater servicing, traffic, visibility, emissions, chemical storage, safety, character, scale and visual impact and the identification of any required mitigation and approvals under the Nutrient Management Act.
- 3.12.2.5 New lot creation, on lands designated Rural, will generally be discouraged, except for minor boundary adjustments. Any consent for severances for minor boundary adjustments shall not have any adverse impacts on surrounding uses or create a separate building lot or undersized lot.
- 3.12.2.6 Creation of lots should not result in any costs to a public authority, including costs associated with the extension of any service.
- 3.12.2.7 Combined public and private partial services shall be discouraged on lands designated Rural.
- 3.12.2.8 Reforestation and improvement of existing natural wooded areas that fall within lands designated Rural shall be encouraged. Programs for such improvement shall be developed in accordance with this Plan, and in co-operation with the Ministry of Natural Resources and Forestry (MNR) and conducted under good forestry practices, in accordance with the provisions of the City or Grey Sauble Conservation Authority Tree By-law. Management and harvest of timber in a woodlot pursuant to provincial statutes



and regulations and municipal by-laws, if applicable, may be permitted. When such cutting is proposed, the effect upon wildlife and water management, recreation should be considered.

- 3.12.2.9 The City will discourage the removal of topsoil and limit the addition of non-native topsoil/fill onto rural lands to material that may enhance the soil structure and meets applicable legislation. Consideration will be given to regulating such activities through a Topsoil Preservation By-law or Fill By-law. Rehabilitation of the lands from which the topsoil has been removed, if taken from with the City, should be a consideration.
- 3.12.2.10 Wayside pits may be permitted on lands designated Rural provided appropriate access is available, adequate setbacks can be provided from abutting uses, and a permit or license is obtained from the MNR. The City should ensure that adequate arrangements and provisions are made to guarantee rehabilitation of the site for subsequent land uses. The City should consider the nature of future land uses for such an area when determining the appropriateness of such an operation.
- 3.12.2.11 A municipally owned sanitary landfill/waste disposal, transfer station or composting facility may be established provided such use is developed in accordance with the requirements of various government ministries, and that the City obtains all necessary approvals in accordance with applicable legislation including the Environmental Assessment Act. Adequate protection from site noise and other nuisances should be given to all adjacent lands through proper setbacks, screening, and buffer planting.
- 3.12.2.12 Low intensity, outdoor recreational uses may require site plan approval and must satisfy the following criteria:
- a. The principal activity or pastime shall be conducted out-of-doors.
 - b. The principal activity or any accessory activity shall not require the use of motorized vehicles or equipment.
 - c. Buildings and other structures accessory to the principal activity shall be primarily for the use of persons engaged in the principal activity, and shall be small in scale and occupy a relatively small portion of the subject property.
 - d. The principal activity, including associated buildings and structures shall be compatible with uses on surrounding lands, and shall not result in any noise, odour, fumes, lighting or



similar effect, detrimental to the activity, amenity or general rural character on surrounding lands.

3.13 Hazard Lands

The Hazard Lands designation is intended primarily for the preservation and conservation of lands in their natural state. Lands designated Hazard Lands are lands having qualities that, in combination with their location, present a risk to human safety, potential for property damage, or have physical limitations to development. Hazard Lands within the City include those lands that are susceptible to flooding, wave uprush, erosion or slope instability and in many cases are characterized by steep slopes, organic soils or poor drainage.

3.13.1 Permitted Uses

- 3.13.1.1 Where lands are designated Hazard Lands on Schedule 'A' – Land Use, the predominant use shall be for preservation and conservation including the following uses:
- a. No buildings or structures other than those necessary for flood or erosion control, and conservation purposes and related private access.
 - b. Passive and active outdoor recreation uses, including trails for walking, cycling or cross-country skiing provided they can operate without adversely affecting the hazardous conditions of Hazard Lands or be subject to excessive damage due to potential hazardous conditions.
 - c. Existing at-grade parking as of the date of the approval of this Plan where Hazard Lands are subject to periodic flooding but which otherwise would be suitable for development
 - d. Minor additions to an existing flood vulnerable structure subject to the approval of the Grey Sauble Conservation Authority and any other concerned public agency and on condition that the extension or enlargement conforms with the policies in Section 3.13.2.
 - e. Municipal utilities subject to any required approvals by authorized agencies

3.13.2 General Policies

- 3.13.2.1 Flood plain mapping has been completed for some areas of the City. In the absence of such mapping the Grey Sauble Conservation Authority has delineated lands that may be



susceptible to flooding on Schedule 'A' – Land Use. This Plan shall be amended if necessary to adjust the boundaries of the Hazard Land designation to bring the designation into conformity with the flood plain mapping, consultation with Grey Sauble Conservation Authority.

- 3.13.2.2 The Hazard Lands designation is intended to be consistent with guidance developed by the Province as amended from time to time. Where Hazard Lands are under private ownership, it shall not be construed as implying that the Hazard Land areas are free and open to the general public nor will they be purchased by the City or other government agency.
- 3.13.2.3 An application for the redesignation of hazard lands for other purposes may be given due consideration by the City, in consultation with the Grey Sauble Conservation Authority and in accordance with Provincial planning policies and technical guidelines.
- 3.13.2.4 The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

The following types of development are not permitted to locate in hazardous lands, hazardous sites and flood plains:

- a. An institutional use, including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b. An essential emergency service such as fire, police and/or ambulance stations and electrical substations;
 - c. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- 3.13.2.5 Along the shoreline of Owen Sound Bay and the Sydenham and Pottawatami Rivers, this Plan encourages, where necessary, the placement of appropriate devices and materials to control erosive forces and/or prevent erosion. In determining the nature of such materials, the City should consider aesthetics of such materials,



the severity of the localized problem and any wave up rush potential. These provisions would not prevent the establishment of docks and marinas adjacent to and on such lands and in the water, subject to receipt of all necessary approval from the MNRF, Grey Sauble Conservation Authority, and other applicable agencies, and recreational areas such as beaches, trails, and boat launches.

- 3.13.2.6 Planting of trees and other vegetation to stabilize slopes, the placement of topsoil and other fill materials in accordance with approved engineering plans to prevent or control erosion, and the placement of appropriate devices to guard against or correct erosion problems are encouraged.
- 3.13.2.7 Tree cutting shall be prohibited in accordance with the City Tree By-law where the stability of the slope would be affected and management of treed areas to ensure continued slope stability should be encouraged.
- 3.13.2.8 The City will require that lands designated Hazard Lands be set aside for environmental protection purposes. The City will encourage public conveyance of these lands through the development approval process, land trusts, easements, development agreements or other means at its disposal. This land is not considered part of the required parkland dedication.
- 3.13.2.9 Where development lands are adjacent to steep slopes designated Hazard Lands, development shall proceed in accordance with the following:
 - a. Hazard Lands shall be set aside for environmental protection purposes. The City will encourage public conveyance of these lands through the development approval process, land trusts, easements, development agreements or other means at its disposal. No buildings or structures shall be located within Hazard Lands.
 - b. New subdivisions located adjacent to steep slopes should be designed in accordance with the following:
 - i. Lot lines should not extend into the hazard zone unless the hazard land block is small or cannot be consolidated with other hazard lands under (or to become under) public ownership. Wherever possible, lot lines should be setback from hazard zone to accommodate access for maintenance and to guard against abuse of the sloped lands by abutting landowners.



- ii. Lots adjacent to steep slopes generally should be deeper to increase the separation between the slope and future buildings.
 - iii. If the potential of slope failure exists, the City and the Conservation Authority, as a condition of approval of a plan of subdivision, may require the developer to complete a soils study to ascertain the potential for slope failure, and possibly to carry out remedial works if recommended. If such works are not feasible, the City may require the subdivision be designed with lot setbacks greater than those set out above.
 - iv. If the potential for negative impacts to the natural hazards and/or related natural heritage features exist, the City and the Conservation Authority shall require the completion of an impact study as part of a complete planning application as described in Section 6.1.5 of this Plan.
- 3.13.2.10 As a condition of development of lands adjacent to steep slopes, the City should endeavour to acquire significant areas of sloped lands particularly if such lands can be consolidated with other lands that are to be or have been acquired by the City to protect such lands as Hazard Lands.
- 3.13.2.11 Considerable development has occurred beyond the stable slope line or close to the base of a slope throughout the City within the hazard fringe. Expansion of such existing buildings closer to the slope shall not be allowed. Where reconstruction is proposed without relocation outside the stable slope line, the City's Chief Building Official may require an engineer's report on slope stability and the means by which reconstruction can occur safely. The City shall encourage maintenance of the adjoining slope in a manner that will ensure its continued stability.
- 3.13.2.12 Lands designated Hazard Lands and located west of 3rd Avenue East, north of 32nd Street East, may be subject to consideration for future City ownership should the lands be required for erosion control or other purposes related to protection of persons and/or property. Acquisition of these lands by the City may be pursued through purchase from willing sellers or as parkland dedication pursuant to development.



3.14 Niagara Escarpment Plan Area

The Niagara Escarpment is a prominent landform feature and ecological area in the City of Owen Sound. Special legislation for the preservation of the Niagara Escarpment was passed the Province of Ontario in 1973. The Niagara Escarpment Plan provides for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and ensures that development is compatible with that natural environment.

In 1990, the United Nations Educational, Cultural, Scientific and Cultural Organization (UNESCO) designated the Niagara Escarpment Plan (NEP) area as a World Biosphere Reserve. This designation recognizes the natural features and the ecological importance of the Escarpment and endorses the Niagara Escarpment Plan in its protection of the Escarpment environment.

The Niagara Escarpment Plan, as amended from time to time, prescribes designations, policies and development criteria to regulate the use of land within the Niagara Escarpment Plan Area within the City. The outer boundary of the Niagara Escarpment Plan Area is fixed and inflexible and shall only be changed by an amendment to the Niagara Escarpment Plan. The Niagara Escarpment Plan Area is shown on Map 8 of the NEP.

Development within the Niagara Escarpment Area of Development Control is regulated by the Niagara Escarpment Commission through the issuance of development permits.

The Niagara Escarpment Plan contains policies and a framework for the Niagara Escarpment Plan Area. It shall be the policy of the City to support the development of the Niagara Escarpment Parks and Open Space System.

In the event of a conflict between the policies of the Owen Sound Official Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail, unless the policies of the City of Owen Sound Official Plan are more restrictive, then the more restrictive policies will prevail.



<i>EAST BLUFFS PLANNING AREA</i>	<i>61</i>
<i>SYDENHAM HEIGHTS PLANNING AREA</i>	<i>65</i>
<i>WEST HARBOUR PLANNING AREA</i>	<i>72</i>
<i>EAST HARBOUR PLANNING AREA</i>	<i>75</i>



4. Planning Areas

This Section contains secondary plans for certain areas of the City identified as Planning Areas, as shown on Schedule 'B' – Planning and Study Areas. These secondary plans provide more specific policies to plan for the growth and development in terms of density, type, form, timing, scheduling and servicing of future development. Secondary Plans may be prepared in accordance with the criteria outlined in Section 9.2.1.

Land use policies established in secondary plans are consistent with the general policies established in Section 3, Land Use, Section 5, Infrastructure, Section 6, Environment and Section 7, Culture and Community, are intended to be read in conjunction with the entire Official Plan.

4.1 East Bluffs Planning Area

The purpose of this section is to provide more specific development policies for the area described as the East Bluffs Planning Area to guide decisions on development applications and to establish a framework for the provision of services to the area. Section 4.1 East Bluffs Planning Area must be read in conjunction with the entire Official Plan.

The East Bluffs Planning Area is outlined on Schedule 'B', Planning and Study Areas.

4.1.1 Permitted Uses

- 4.1.1.1 The East Bluffs Planning Area shall primarily accommodate residential land uses together with compatible institutional, commercial and open space uses to support and service the local residential area in accordance with the policies of Section 3.1 of this Plan. This area shall also provide for a community park to service the northeast portion of the City and a small portion of industrial land adjacent to the designated industrial area to the east.
- 4.1.1.2 The distribution of residential, institutional, commercial, open space (parkland), hazard, and industrial uses shall generally conform to the plan set out on Schedule 'A1', East Bluffs Secondary Plan.
- 4.1.1.3 In areas designated for high density residential, low density residential and medium density residential uses shall also be permitted. In areas designated for medium density residential, low density residential uses shall also be permitted. With appropriate consideration of specific site conditions, small-scale



medium density residential uses may be permitted in areas designated Low Density Residential adjacent to 3rd Avenue East.

- 4.1.1.4 The residential development of lands north of 26th Street East and east of the existing housing on 9th Avenue East may not proceed until a joint service corridor, emergency access and pedestrian walkway are secured to link the proposed cul-de-sac to 9th Avenue East.
- 4.1.1.5 Residential development will occur at medium and low densities, approximately 55 hectares of land is intended for housing which will provide for an area population of approximately 2,119 persons.
- 4.1.1.6 Local institutional uses such as daycares, schools, and churches may be permitted in areas designated low density residential, medium density residential and high density residential provided access to such facilities from arterial or collector streets is readily available and subject to a rezoning and the policies of Section 3.10, Institutional, of this Plan.
- 4.1.1.7 In areas designated Commercial on Schedule 'A1', convenience stores and other neighbourhood commercial uses that serve the needs of local residential areas and/or are compatible with residential uses shall be permitted. As an alternative to, or in combination with commercial uses, such lands may be used for residential uses at the densities permitted on adjacent residential lands.
- 4.1.1.8 Certain light industrial uses may be permitted within the area designated Industrial in Schedule 'A1'. Such uses shall be limited to light industrial, quasi-industrial and other compatible uses that are least likely to impact negatively on the nearby residential areas. In particular, air emissions, noise and visual impacts should be considered in accordance with MECP D-6 Guidelines. To assist in buffering the industrial land uses from the residential areas, the hazard lands that constitute the Kenny Drain and a local park shall be employed as buffers by virtue of separation distances, plantings, berms and other measures.

4.1.2 Parkland

- 4.1.2.1 The City shall use the area designated Open Space on Schedule 'A1' and labelled "Stoney Orchard Park" for a Community Park. This park will cater to the needs of persons beyond the bounds of the East Bluffs Planning Area, but will be developed in a manner



to also provide local service. The Park will be developed to preserve the natural character of the site and park amenities including parking will be established through the future parks master plan.

- 4.1.2.2 The City will develop a linear park at a minimum of 15 metres, where possible, in width above the rock face along the top of the East Bluff to facilitate continuation of the link and public walkway from High (Timber-McArthur) Park north to link with Stoney Orchard Park and the rail trail.
- 4.1.2.3 Two neighbourhood parks are to be provided west of 9th Avenue East that will provide for the local parkland needs of residents in this part of the planning area. The southerly park is of adequate size to provide for a range of active and passive activities. The park area north of 26th Street East is smaller and partially within the flood plain of the Kenny Drain. The park will have to be designed and developed in recognition that at times these lands will be subject to flooding.
- 4.1.2.4 Parkland dedication in the form of land may be considered if there is no existing park of an appropriate nature within 500 metres of the proposed development and there is a sufficient land base associated with the dedication to create one or more meaningful neighbourhood parks (0.5 hectares or greater).
- 4.1.2.5 The lands designated Hazard Lands east of 9th Avenue East form part of the flood plain of the Kenny Drain, a permanent stream system that serves a large portion of the industrial park and lands north of 16th Street East. It is intended that these lands be developed to handle regional storm events in a manner whereby erosion is controlled. In addition, due to the need for these lands to buffer residential from industrial uses, tree planting will be encouraged. Due to the linear nature of these lands, a trail system will be encouraged to provide for alternative recreation activities for the area residents.
- 4.1.2.6 Lands designated Hazard Lands will not be considered as parkland dedication.

4.1.3 Road System

- 4.1.3.1 All lands shall be developed in general conformity with the schematic road system plan illustrated on Schedule 'A1', subject to the policies contained herein. For local roads, the road system plan may be considered illustrative only and changes to the



location and configuration of such streets shall be permitted without amendment to this Plan, provided the planned street does not adversely impact the development ability of adjoining lands or the general traffic flow system provided, and the layout is in accordance with proper design principles.

- 4.1.3.2 Development of a property fronting onto a County road shall be in accordance with Section 5.1.3.

4.1.4 Services

- 4.1.4.1 The City shall ensure that, as development occurs, measures to reduce the impact of runoff and manage storm water quality are undertaken, particularly on the Kenny Drain and works downstream in accordance with stormwater management policies contained in Section 5.2.4 of this Plan.
- 4.1.4.2 The City will extend existing water supply and sewers with adequate capacity as development occurs at the applicants cost.

4.1.5 Implementation

- 4.1.5.1 Where any lands are proposed for development and a significant tree community is located on the same lands, the City may require, as a condition to the approval of development of such land, that a study be carried out by a qualified individual to identify any species at risk and to ascertain methods of preserving as many trees as possible in accordance with City by-laws. Any procedures related thereto may be set out in a Terms of Reference or development or subdivision agreement to the satisfaction of the City, including the preparation of a removals plan and/or planting plan.
- 4.1.5.2 Where the City or the Grey Sauble Conservation Authority determine that a proposed development project will require extensive blasting that may pose a hazard to adjacent lands, or that the proposed development project is in close proximity to the East Bluff and may pose or be subject to a potential hazard, the developer shall be required to conduct a geo-technical study to the satisfaction of the Conservation Authority and the City. Such study must ascertain the impact of the proposed development activity upon adjacent lands and/or the bluff. The development project shall be designed and the services installed in accordance with the directives of the approved geo-technical study.



4.2 Sydenham Heights Planning Area

The Sydenham Heights Planning Area is located in the south eastern portion of the City and has been intended and planned for development since being incorporated within the City boundary.

The purpose of this secondary plan is to provide the basis for the development of a diverse community area in a manner that has the greatest positive impact on the quality of life in Owen Sound. The secondary plan provides more specific development policies for the Sydenham Heights Planning Area to guide decisions on development applications and to incorporate the findings of the recently completed engineering studies for the Planning Area.

4.2.1 Secondary Plan Vision

The Sydenham Heights Planning Area is proposed to be largely a residential mixed use community. The Planning Area is to be distinguished by its natural environmental features, existing major institutional uses, a mixed use node at 16th Avenue East and 8th Street East and residential development to accommodate future growth in the City.

4.2.2 Permitted Uses

- 4.2.2.1 The Sydenham Heights Phase I and II Planning Areas shall primarily accommodate residential land uses together with a mix of compatible institutional, commercial and open space uses to support and service the local residential area in accordance with the policies of Section 3.1 of this Plan.
- 4.2.2.2 This area shall provide for a Future Mixed Use Node, Arterial Commercial, higher order commercial development such, as East City Commercial, and create open space and trail systems in accordance with the Recreation Parks and Facilities Master Plan. A proposed trail network through the boundary of the Phase I and Phase II Planning Areas connect three proposed parks between Superior Street and 16th Street East. Development will respect the Hazard lands and Escarpment lands within the Planning Area.
- 4.2.2.3 The distribution of land uses shall generally conform to the plan set out on Schedule 'A2', Sydenham Heights Planning Area.
- 4.2.2.4 A range of low density, medium density and high density dwelling types are anticipated for the Sydenham Heights Planning Area.



- 4.2.2.5 The overall density target for the Planning Area is not less than 25 units per net hectare. This target shall be planned for in an equitable manner across the entire secondary plan area.
- 4.2.2.6 A future mixed use node is planned for the intersection of 16th Avenue East and 8th Street East to provide services to the surrounding community and create opportunity for higher density to support transit. The following land uses are permitted in the mixed use node, in accordance with the land use policies in Section 4.2 of this Planning Area:
- Institutional
 - Arterial Commercial
 - Residential - Medium Density
 - Residential – Medium / High Density
- 4.2.2.7 Development within the mixed use node shall be considered on the basis of:
- a. mixed use multi-storey buildings in the Arterial Commercial designation and encourage these types of buildings along the street frontages;
 - b. appropriate height transitions between buildings in the node to surrounding residential uses;
 - c. pedestrian linkages between institutional, residential and open space uses;
 - d. a density and mix of uses that supports transit;
 - e. building locations to frame the intersection as a focal point;
and,
 - f. implement urban design guidelines and objectives of the City.
- 4.2.2.8 Local institutional uses such as schools and churches may be permitted in areas designated Residential provided access to such facilities from arterial or collector streets are readily available, are subject to rezoning and the policies of Section 3.10 of this Plan.
- 4.2.2.9 In areas designated East City Commercial on Schedule 'A2', development shall take place in accordance with Section 3.5 of this Plan. The East City Commercial designation is generally an extension of this land use as located in the area south of Highway No. 26 and west of 20th Avenue East.



- 4.2.2.10 In areas designated Arterial Commercial on Schedule 'A2', development shall take place in accordance with Section 3.7 of this Plan. Designation of new Arterial Commercial areas is not permitted without an amendment to this Plan, in accordance with the applicable policies.

4.2.3 General Policies

- 4.2.3.1 The Sydenham Heights Planning Area is comprised of a mix of residential, commercial and open space designations with a future mixed use node. Low-medium density residential development may be primarily located north of 8th Street East, adjacent to the hazard lands and the trail system. Medium and Medium/High density residential is focused to the mixed use node.
- 4.2.3.2 The City may require a study to assess the impact of proposed development on the heliport's flight paths.
- 4.2.3.3 To minimize the potential land use conflict between lands designated medium density and medium/high density residential development should be adequately buffered and/or physically separated. This can be accomplished with screening, fencing, tree buffering and landscaping. The City may require a study to assess any noise impacts.

4.2.4 Parkland

- 4.2.4.1 Relocation of the trail network to facilitate development of abutting lands may be permitted without amendment to this Plan provided that the trail remains continuous in a linear fashion with safe road crossings and that the design is consistent with the needs of a variety of trail users. Any potential trail relocation shall require agreements with and approval from the County of Grey.
- 4.2.4.2 Neighbourhood parks with links to the trail system are to be provided as identified in the Recreation Parks and Facilities Master Plan to provide local parkland needs of residents in the Sydenham Heights Planning Area. The southerly park is adjacent to lands designated Niagara Escarpment Plan Area on Schedule 'A2' and shall be designed and developed for passive recreational activities for the area residents. The City may require the completion of a landscape plan for any park area and may enter



into a development or subdivision agreement for the construction of a park.

- 4.2.4.3 The lands designated Hazard Lands form part of the flood plain of a tributary of Bothwell's Creek. It is intended that these lands be maintained to manage regional storm events in a manner whereby erosion is controlled. Appropriate setbacks are required from the hazard lands. Prior to development, the City may request an Engineered Floodplain Study in accordance with the policies of Section 6.1.5, should the lands abut the hazard lands designation. The City and the Grey Sauble Conservation Authority will review the setbacks. Correction to hazard land boundaries are permitted without amendment to this plan.
- 4.2.4.4 The trail system that will follow the former railway corridor will bisect the north portion of the Hazard Lands, allowing the trail system to continue uninterrupted as it traverses the Sydenham Heights Planning Area.
- 4.2.4.5 Lands designated Hazard Lands will not be considered as parkland dedication.

4.2.5 Road System

- 4.2.5.1 All lands shall be developed in general conformity with the schematic road system plan illustrated on Schedule 'A2', subject to the policies contained herein. For local and collector roads, the road system plan may be considered illustrative only and changes to the location and configuration of such streets shall be permitted without amendment to this Plan, provided the planned street does not adversely impact the development ability of adjoining lands or the general traffic flow system provided, and the layout is in accordance with suitable design principles.
- 4.2.5.2 The portion of Highway No. 26 (16th Street East) located within the Sydenham Heights Planning Area is a Provincial highway connecting link. Access to this portion of the highway may be restricted and will be subject to approval of the City and may include consultation with the Ministry of Transportation and address any applicable permit requirement.
- 4.2.5.3 There are two collector roadways within this Planning Area:
 - a. A collector road (20th Avenue East) is proposed from 16th Street (Highway No. 26) extending in a north-south direction to 8th Street East (Grey County Road 5).



- b. A second collector roadway shall provide an alternative route between 28th Avenue East and 8th Street East.

These collector roads are conceptual and changes to their alignment are not subject to an official plan amendment. The City or County may request a traffic study to determine the alignment

- 4.2.5.4 Direct access from individual lots in low and medium density residential developments onto connecting links and arterial streets is strongly discouraged.
- 4.2.5.5 Between 16th Street East and 8th Street East, new road access across the proposed trail system (abandoned railway corridor) and the Hazard Lands is prohibited due to environmental constraints.
- 4.2.5.6 The City may require noise impact studies for lands adjacent to major roads prior to final approval of residential development to determine the need for noise attenuation and buffering in accordance with the Ministry of the Environment, Conservation and Parks (MECP) requirements.
- 4.2.5.7 Development of a property fronting onto a County road shall be in accordance with Section 5.1.3.12. The City will consult with the County on new development applications to assess impacts on the County Road system.

4.2.6 Services and Infrastructure

- 4.2.6.1 All development within the Sydenham Heights Planning Area shall proceed on the basis of full municipal wastewater and water services.
- 4.2.6.2 The East Owen Sound Master Servicing Study serves as a base reference document for the City and property owners wishing to undertake development relative to servicing the remaining land in the eastern part of the City to allow for orderly development.
- 4.2.6.3 Parts of three drainage basins named Kenny Drain, Telfer Creek West Branch and Bothwell's Creek are within the Sydenham Heights Planning Area. The Stormwater Management Strategy developed as part of the East Owen Sound Master Servicing Study contains servicing strategies for Kenny Drain, Telfer Creek West Branch and Bothwell's Creek. The following provides a summary of the directions which are to be considered as part of development applications for the lands:
 - a. Criteria for design of SWM facilities.



- b. Recommendation to establish centralized SWM facilities at low points in the local topography to service more than one development.
 - c. Identification of preliminary SWM facility locations.
- 4.2.6.4 Where an adequate and secure storm water outlet is not available, interim private on-site storm water management will be required.
- 4.2.6.5 Phasing of developments will be linked to the extension of the sanitary services as identified in the East Owen Sound Master Servicing Study as the introduction of developments proceed.
- 4.2.6.6 The East Owen Sound Master Servicing Study identified a deficiency in available water servicing capacity from the East Hill Booster Pumping Station (EHBPS), water distribution truck and storage system to service existing and future development in the Sydenham Heights Planning Area (Phase 1 and Phase 2) and the East Hill Pressure Zone. This would have required upgrading the EHBPS, upgrading the trunk watermain on 8th Street East from 16th Avenue East to the future 20th Avenue East (at a minimum) and construction of a new water storage facility. A further study completed following the EOSMSS determined that upgrading the EHBPS and 8th Street East truck watermain alone would be sufficient to meet the water servicing needs of Phase 1 area development build-out, while construction of a new water storage facility could be deferred until development proceeds in the Phase 2 area. These upgrades (EHBPS and trunk watermain) have been completed and development may now proceed in the Phase 1 area. Additional water storage is required when development proceeds in Phase 2 of the Secondary Plan but a location of this facility is recommended to be identified and sited within the Phase 1 area.
- 4.2.6.7 The East Hill Pressure Zone Water Storage Facility (Phase 2) location has not been finally determined. Site selection analysis has been completed and generally locates the water tower in the northwestern portion of the Phase I Planning Area along 8th Street East between the Grey Bruce Regional Health Centre and Georgian College, as shown on Schedule 'A2'. Given the development potential for these lands, engineering solutions can be developed to find an alternate location in the general area, or within the vicinity of the general area, for the required water storage facility. Prior to any development approval, the City shall be satisfied that a location has been identified for the water



storage facility that will not affect the construction or the operation of the facility.

4.2.7 Phasing of Development

- 4.2.7.1 To provide for the orderly development and extension of physical services into the Sydenham Heights Planning Area, priority development areas and phasing has been established. The Sydenham Heights Planning Area includes two (2) phases, as outlined on Schedules 'B' and 'A2'.
- 4.2.7.2 Phase 1 development is projected to accommodate up to 1,350 units providing a range and mix of unit types in support of the overall planned density target, excluding any infill, intensification or redevelopment. The City will monitor the unit numbers and density target through the development approvals process.
- 4.2.7.3 Development beyond 1,350 units in Phase 1 before 2026 will be subject to further assessment and approval in accordance with the projected growth needs, to the satisfaction of the City. No development will be permitted beyond Phase 1 as shown on Schedule 'A2' until development in Phase 1 is substantially complete, there is justification for additional development and the necessary water and wastewater infrastructure construction has proceeded such that Phase 2 can be adequately serviced. No amendment will be required to the plan for additional growth beyond Phase 1 provided the development is within the servicing capacity and the above-noted criteria have been satisfied.
- 4.2.7.4 The City may use a holding provision to phase development or alternatively maintain the existing Rural and/or Agricultural zoning on lands until such time as servicing is available and the land is needed to satisfy growth projections.

4.2.8 Implementation

- 4.2.8.1 It is a policy of this secondary plan that new development shall be responsible for the cost of upgrades to existing infrastructure and new infrastructure that will benefit such new development. Area Specific Development Charges for the Sydenham Heights Development Area are identified in Schedule C and Schedule D of the City's Development Charges By-law (By-law No. 2020-112) to recover costs the City incurred to extend water and sanitary to service lands in Phase 1.



- 4.2.8.2 Where any lands are proposed for development and a significant tree community is located on the same lands, the City may require, as a condition to the approval of development of such land, that a study (i.e., tree inventory and management plan, EIS) be carried out by a qualified professional to ascertain methods of preserving as many trees as possible. Any procedures related thereto may be set out in development or subdivision agreements.
- 4.2.8.3 The City may require the completion of Master Plan or Block Plan for submission with a plan of subdivision. This plan shall identify the proposed development and illustrate how the development is planned to integrate with surrounding lands.
- 4.2.8.4 Existing legal uses are recognized and shall be permitted in accordance with Section 9.3.2.8 of this Plan.

4.2.9 Site Specific Policies

- 4.2.9.1 Notwithstanding the policies of Section 3.1.2.1 and Section 4.2.2.4, the maximum residential density, for those lands located on the west side of 16th Avenue East, north of 10th Street East and south of 16th Street East and legally described as Part of Park Lots 4 and 5, East Garafraxa Road, Geographic Township of Sydenham in the City of Owen Sound and designated 'Residential-High Density', shall be 130 units per hectare.

4.3 West Harbour Planning Area

The purpose of this section is to provide more specific development policies to guide decisions on development applications and to establish a framework for the provision of services to the area identified as the West Harbour Planning Area, on Schedule 'B', Planning Areas, of this Plan.

The West Harbour Planning Area is generally located between the water's edge and 2nd Avenue West and between 10th Street West and 15th Street West. It includes sites of former industrial uses and provides significant opportunities for redevelopment and intensification. It is described on Schedule 'A3' of this Plan.

4.3.1 Permitted Uses

- 4.3.1.1 The West Harbour Planning Area shall primarily accommodate mixed land uses together with compatible residential, institutional, commercial and open space uses. It also includes hazard lands along the Pottawatami River.



- 4.3.1.2 The distribution of land uses shall generally conform to the plan set out on Schedule 'A3', West Harbour Planning Area.
- 4.3.1.3 In areas designated Waterfront Mixed Use on Schedule 'A3'; development generally shall take place in accordance with Section 3.8 except that no new industrial uses shall be permitted within this designation. Development will proceed in an orderly fashion and any development application will need to address any impacts related to existing industrial uses.
- 4.3.1.4 In areas designated Residential on Schedule 'A3', development shall take place in accordance with Section 3.1 of this Plan.
- 4.3.1.5 In areas designated Industrial on Schedule A3; the primary industrial uses shall be limited to those that rely on shipping and access to the harbour. Other accessory industrial uses as identified in Section 3.9 may be permitted where compatible and appropriate with other permitted uses. Reasonable measures will be undertaken to ensure that noise and dust emissions from industrial uses are minimized.
- 4.3.1.6 In areas designated Open Space on Schedule 'A3'; development shall take place in accordance with Section 3.11 of this Plan.
- 4.3.1.7 In areas designated Hazard Land on Schedule 'A3', development shall take place in accordance with Section 3.13, Hazard Land, of this Plan.
- 4.3.1.8 Former industrial sites in the West Harbour Planning Area may be developed for uses permitted under the land use designation shown on Schedule 'A3' of this Plan, provided that remediation and remedial measures are taken, in accordance with the Environmental Protection Act.
- 4.3.1.9 The City may limit the extent of retail and shopping centre development permitted in the West Harbour Area where traffic access concerns, driveway configuration and land use conditions are not appropriate for such uses and will detract from the planned function of the River District Commercial area.

4.3.2 Parkland

- 4.3.2.1 The City shall encourage the development of a continuous public park along the harbour edge east of 1st Avenue West. It shall also encourage transient small craft public dockage and appropriate marina support facilities, particularly between 11th and 12th Streets West.



- 4.3.2.2 The City shall require parkland dedication as a condition of development of lands within the West Harbour Planning Area in accordance with the provisions of Section 9.7.4 of this Plan. Where the City does not require dedication of land for park purposes, cash-in-lieu of parkland dedication shall be required with such funds used to provide for physical improvements to lands within the West Harbour Planning Area.
- 4.3.2.3 Where a development within the West Harbour Planning Area is proposed and a parkland dedication exceeding the requirements of Section 9.7.4 of this Plan is agreed upon, the City may provide that Section 9.1.5 of this Plan respecting a by-law for increased density applies subject to the requirements of the Planning Act. It is acknowledged that the City has entered into a lease agreement with Transport Canada for the East and West waterfront lands.

4.3.3 Road System

- 4.3.3.1 Where significant redevelopment is proposed for former industrial lands or major development with a regional focus is proposed within the West Harbour Planning Area, the City may require a comprehensive traffic analysis to assess impacts on the area. To that end the City may require the developer to execute an agreement with the City and/or the County providing for financial contributions to provide for any improvements to the traffic system necessary to support the development.
- 4.3.3.2 Traffic improvements that may be required by the City and/or the County may include, but are not limited to, intersection improvements, road widening, pedestrian access and contributions to future bridge construction. The City shall ensure bridge corridors, consistent with the Transportation Plan, are maintained, free of significant development, through the lands east of 1st Avenue West at the end of 14th Street West and north of 11th Street West so as to leave various options open for a future bridge across the inner harbour.
- 4.3.3.3 Development of a property fronting onto a County road shall be in accordance with Section 5.1.3.12.

4.3.4 Urban Design

- 4.3.4.1 The design of any proposed buildings or improvements shall be consistent with the policies of Section 8 and reflect the urban design guidelines set out for this area. The development will



provide a scale of building, site organization and quality of detail in the streetscape and site development that is commensurate with the importance of this significant waterfront site.

- 4.3.4.2 The streetscape shall be developed in a manner consistent with the design standards identified in the West Harbour Redevelopment Plan, the Harbour and Downtown Urban Design/Master Plan Strategy and such further urban design studies which the City may undertake or adopt. The design theme is intended to identify the area's proximity to the River District Commercial area and inner harbour and to emphasize its importance for activities, events and tourism.
- 4.3.4.3 Design standards shall include sidewalk improvements, benches, banners, waste receptacles, light standards, landscaping and similar features intended to support and encourage pedestrian walkability and access in the area and tourism activities.
- 4.3.4.4 Buildings should be sited in a manner that recognizes the character of nearby residential areas and maximizes views of the inner harbour.
- 4.3.4.5 The City shall ensure that any capital works or maintenance of public infrastructure in the West Harbour Planning Area occurs in a manner consistent with area design requirements.

4.3.5 Implementation

- 4.3.5.1 The City supports the provision of special events and activities within the West Harbour Area as a means to facilitate economic development and tourism initiatives in the City. The City supports public and private initiatives to expand existing special events and development of new special events on public lands where such events are consistent with the policies of the City and the impact on adjacent residential areas can be addressed to the satisfaction of the City.
- 4.3.5.2 Where deemed appropriate by City Council, the City may employ the "holding" zoning provisions of the Planning Act as referred to in Section 9.1.2 of this Plan.

4.4 East Harbour Planning Area

The purpose of this section is to provide more specific development policies to guide decisions on development applications and to establish a framework for the



provision of services to the area identified as the East Harbour Planning Area on Schedule 'B', Planning Areas, of this Plan.

The East Harbour Planning Area is located west of 3rd Avenue East between 11th Street East and 20th Street East. It includes sites of former industrial uses and provides significant opportunities for redevelopment and intensification. It is described on Schedule 'A4', East Harbour Planning Area, of this Plan.

4.4.1 Permitted Uses

- 4.4.1.1 The East Harbour Planning Area shall primarily accommodate a mix of waterfront mixed use, residential, institutional, neighbourhood commercial, marine industrial and open space uses, with continuous public access to the waterfront through a walkway/bike path/park connection along the waterfront with linkages to 1st Avenue East.
- 4.4.1.2 The distribution of land uses shall generally conform to the plan set out on Schedule 'A4', East Harbour Planning Area.
- 4.4.1.3 In areas designated Waterfront Mixed Use "A" on Schedule 'A4'; residential, neighbourhood commercial and institutional uses shall be permitted in accordance with Section 3.8 of this Plan. Development in an integrated manner is encouraged providing a wide array of commercial, residential and institutional uses and purposes with intensification over time. Commercial development can serve the needs of the neighbourhood and the City, however the mixed land use designation is not primarily intended for commercial development. This designation strongly encourages medium and high-density residential uses.
- 4.4.1.4 In areas designated Waterfront Mixed Use "B"; neighbourhood commercial, institutional and marine related industrial uses shall be permitted in accordance with Section 3.8 of this Plan. The intent is to incorporate an array of development opportunities while supporting the marine related industrial uses of the working harbour. Within this designation the Grey Bruce Health Unit is located at the south side of 17th Street East. Development is to proceed in an orderly fashion and any development application will need to address impacts related to existing former industrial uses. Appropriate setbacks are necessary and are subject to the MECP regulations.
- 4.4.1.5 Former industrial sites in the East Harbour Planning Area may be developed for uses permitted under the land use designation shown on Schedule 'A4' of this Plan, provided that remediation



and remedial measures are taken, in accordance with the Environmental Protection Act.

- 4.4.1.6 In areas designated Residential on Schedule 'A4', low density residential development shall take place in accordance with Section 3.1 of this Plan. This land use will encourage a variety of housing types including single, semi-detached and duplex dwellings.
- 4.4.1.7 In areas designated Open Space on Schedule 'A4'; development shall take place in accordance with Section 3.11 of this Plan. Where indicated, marine industrial uses may be permitted within open space areas to permit loading and unloading of ships. This reflects the importance of this activity in maintaining an active working harbour. Storage buildings not associated with shipping and load/unloading shall not be permitted within this area. A major open space is to be maintained on the Bayshore Community Centre lands.

4.4.2 General Policies

- 4.4.2.1 Continuous public access to the harbour is to be promoted and maintained. A variety of open spaces, destinations and places for recreation experiences are to be developed along the waterfront.
- 4.4.2.2 Land uses are to be selected that encourage a year round active waterfront with commercial, residential, institutional, recreational and tourism uses occurring simultaneously. Active ground floor uses are essential to the pedestrian nature of the waterfront. Uses must respect the current active industrial uses of the harbour.

4.4.3 Parkland

- 4.4.3.1 The City shall require parkland dedication as a condition of development of lands within the East Harbour Planning Area in accordance with the Parkland Dedication provisions of this Plan. Where the City does not require dedication of land for park purposes, cash-in-lieu of parkland dedication shall be required with such funds used to provide for physical improvements to lands within the East Harbour Planning Area.

4.4.4 Road System

- 4.4.4.1 Where significant redevelopment is proposed within the East Harbour Planning Area, the City may require a comprehensive



traffic analysis to assess impacts on the area. To that end the City may require the applicant to execute an agreement with the City and/or the County providing for financial contributions to provide for any improvements to the traffic system necessary to support the development.

- 4.4.4.2 Traffic improvements that may be required by the City may include, but are not limited to, intersection improvements, road widening and contributions to future bridge construction. The City shall ensure bridge corridors, consistent with the Transportation Plan, are maintained, free of significant development, through the lands west of 1st Avenue East at the ends of 11th Street East and 12th Street East to leave various options open for a future bridge across the inner harbour.
- 4.4.4.3 The City will prioritize the improvement of the 2nd Avenue East corridor from 12th Street East to 18th Street East to a multiple use urban cross-section in accordance with Section 8.4.2.
- 4.4.4.4 New development should provide for expanded pedestrian and bicycle access connections particularly along the harbour shoreline while maintaining adequate vehicular circulation and parking opportunities. These pedestrian and bicycle connections will be dedicated to the City as development of the lands occur.
- 4.4.4.5 Development of a property fronting onto a County road shall be in accordance with Section 5.1.3.12.

4.4.5 Urban Design

- 4.4.5.1 New developments and open spaces are to consider the mass, scale, texture, proportion and history of the adjacent uses at the City. Buildings should generally step down to the waterfront. Smaller parcels and building floor plates should be encouraged. Development should occur in tandem with a unified urban skyline when viewed from across the harbour.
- 4.4.5.2 Design standards shall include sidewalk improvements, benches, banners, patios, waste receptacles, light standards, landscaping and similar features intended to encourage pedestrian traffic in the area and create a pleasing streetscape conducive to the conduct of pedestrian oriented events and tourism activities.
- 4.4.5.3 Buildings located near property lines are to be designed at a scale that recognizes and accommodates pedestrian access from adjacent streets and sidewalks. Buildings should be sited in a



manner that recognizes the character of nearby residential areas and maximizes views of the inner harbour.

- 4.4.5.4 The City shall ensure that any capital works or maintenance of public infrastructure in the East Harbour Planning Area occurs in a manner consistent with area design requirements.
- 4.4.5.5 The east-west axial relationship between the inner harbour and the City is quintessential to the City's urban structure. Views of the harbour are vital. Development proposals are to protect street views corridors and encourage physical open space connections from east-west routes.
- 4.4.5.6 The City will encourage a focal point or Node as shown on Schedule 'A4', East Harbour Planning Area, within this area at the northwest corner of 2nd Avenue East and 17th Street East. The City will encourage a pedestrian connection that will contribute to the vista of the East Harbour and a prominent entrance to this area.
- 4.4.5.7 New developments are to preserve and incorporate the historic industrial character of the waterfront.
- 4.4.5.8 The City may request an urban design study to accompany a development application within this area.

4.4.6 Implementation

- 4.4.6.1 Where deemed appropriate by City Council, the City may employ the "holding" zoning provisions of the Planning Act as referred to in Section 9.1.2 of this Plan.



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5. Infrastructure

5.1 Transportation

The City's transportation network is designed to facilitate the safe, convenient and reliable movement of people, goods and services between within the City and to external destinations. Ensuring the future of the transportation network requires an emphasis on managing travel in order to reduce reliance on the automobile in favour of transit and active transportation.

5.1.1 General Policies

- 5.1.1.1 The City shall establish a coordinated transportation system in accordance with Schedule 'C' – Transportation Plan, designed to facilitate the satisfactory movement of both people and goods. The transportation system is intended to facilitate safe and efficient movement of powered vehicles and public transit plus active transport modes between areas within the City as well as to ensure traffic movement through the City and external linkages with the overall transportation system in the regional setting.
- 5.1.1.2 The Transportation Master Plan should be considered for an update following the Official Plan review to update existing and projected traffic conditions and confirm whether the conclusions are still valid and achieve the City's goal of ensuring an efficient, reliable and safe transportation system.
- 5.1.1.3 The City will endeavour to coordinate transportation planning initiatives and activities with other levels of government and transportation agencies in order to maximize the efficiency of the transportation system.
- 5.1.1.4 The City shall ensure a bridge corridor is maintained, free of significant development, through 12th Street West so as to leave an option open for a future bridge across the inner harbour. An alternative bridge route is along 11th Street West/11th Street East. Where private lands are proposed for development within this corridor the City may require the dedication of land for the purposes of securing ownership of the said corridor. The final route is to be determined by the Transportation Master Plan referred to in Section 5.1.1.2. The final route as determined by Council may require an amendment to this Plan.



- 5.1.1.5 The planning and construction of all transportation services are to support the policies of this Plan. Approval in accordance with the Environmental Assessment Act may be required for improvements to transportation services.
- 5.1.1.6 Abandoned Rail corridors into the City through to industrial areas shall be preserved and re-used, where possible. Rail corridors along the waterfront and River District Commercial area may be transferred, relocated and redeveloped where a more favourable waterfront location or similar site preserving public access is determined.
- 5.1.1.7 Adverse environmental effects, such as noise, vibration and air quality deterioration, will be mitigated in the planning, design and construction of the transportation system and for development in proximity to transportation links. This shall apply to all air, road and water transportation facilities.
- 5.1.1.8 The City will continue to develop a viable public transit system that integrates alternate modes of transportation, including walking and cycling, and facilitates a land use pattern that reduces vehicular reliance by lowering total vehicle trips (number and length). In addition, the City will consider the Ministry of Transportation's Transit Support Guidelines, which aim to create an environment that is supportive of transit, when developing services and programs to increase transit ridership
- 5.1.1.9 The City will continue to develop an Active Transportation Network that is safe, efficient, convenient, equitable, and based upon good policy and planning principles that will serve present and future generations and that can easily expand as the city grows.
- 5.1.1.10 Travel Demand Management (TDM) is intended to encourage greater reductions in vehicle travel through coordination of alternative modes. The City acknowledges the important role of public transit, walking and cycling in TDM.
- 5.1.1.11 Where development is proposed the City may require a comprehensive traffic analysis to assess impacts on the area. Costs related to peer review to evaluate the proposal are to be covered by the proponent. The City may require the developer to execute an agreement with the City providing for financial contributions to provide for any improvements to the transportation system necessary to support the development. Transportation improvements required by the City may include



but are not limited to intersection improvements, road widening, and integrating the proposed development into the surrounding public access system of roads, walkways, bicycle paths and transit facilities. Development applications, where appropriate, should make provision for pedestrian and cycling facilities in accordance with the Transportation Master Plan.

5.1.1.12 The City will encourage the use of future technologies that will support a safe and efficient transportation system.

5.1.1.13 When undertaking capital works projects, the City will improve the streetscape and implement accessibility standards through urban design and amenity features in accordance with Section 8.4.2.

5.1.2 Movement of Goods

5.1.2.1 Employment areas shall have an appropriate level of road service.

5.1.2.2 Commercial areas are to be serviced by roads having appropriate levels of traffic capacity.

5.1.2.3 The City may pass by-laws that establish truck routes along Provincial Highways, arterial roads and major collector roads avoiding truck traffic on local residential roads and environmental impacts on residential areas.

5.1.2.4 Community safety is to be protected by facilitating the efficient movement of goods by road, water and air by improving and maintaining an appropriate level of service.

5.1.2.5 An appropriate balance between the growth of the community and the improvements to the transportation system are to be achieved.

5.1.3 Roads

5.1.3.1 Existing and proposed roads shall be classified and maintained on the basis of their function and design as shown in Appendix 'A':

- a. Provincial Highway/Connecting Links
- b. County Roads
- c. Arterial Roads
- d. Collector Roads
- e. Local Roads



- 5.1.3.2 Roads shall be built according to principles of proper engineering design and incorporate tree planting, landscaping, crosswalks, bicycle paths, safe pedestrian interfaces, median strips and boulevards where appropriate as shown in Appendix 'A'.
- 5.1.3.3 The City will endeavour to promote the principles of "Living Streets" by:
- a. Reducing potential pedestrian conflict with vehicles and separating pedestrian paths from roadways where possible;
 - b. Considering the reduction of vehicular speeds on local roads;
 - c. Allowing narrower pavement widths and incorporating boulevard design or other appropriate design measures in subdivision design.
 - d. Enhancing landscaping and landscaped areas.
 - e. Facilitating multi-modal transportation systems.
 - f. Discouraging the use of cul-de-sacs and dead-end public and private roads in favour of grid road networks.
- 5.1.3.4 Roads within settlement areas and built-up areas should be designed as living streets to support all user groups and a variety of travel modes.
- 5.1.3.5 Access control by-laws for specific City roads may be enacted in areas of high traffic levels.
- 5.1.3.6 Road access points shall be designed to the satisfaction of the City in locations that will not create a hazard due to poor sight lines or other geometric, transportation or land use planning consideration. Shared vehicular entrances are encouraged for commercial and industrial uses located on arterial and collector streets.
- 5.1.3.7 Minimum right-of-way widths are provided for each classification of road. In certain circumstances the City may consider alternate development standards including reduced right-of-way widths. In particular, alternate development standards may be considered in the River District Commercial area to reduce impacts of the transportation system on heritage buildings, open pedestrian areas and the general character of the area, or in other areas in order to facilitate efficient cost effective development in accordance with the policies of this Plan.
- 5.1.3.8 Land shall be dedicated to the City where additional land is required for road widening and extension and for intersections in



accordance with the minimum right-of-way widths provided for each classification of road.

- 5.1.3.9 Intersections on all roads shall achieve adequate separation in accordance with accepted engineering and planning principles.
- 5.1.3.10 The Transportation Master Plan shall be updated as necessary to provide a continuing program of improvements to road alignments, surfaces and widths and the acquisition of lands for road improvements and extensions.
- 5.1.3.11 Provincial Highways/Connecting Links
Highways 6, 10, 21 and 26 are Provincial Highways leading into the City (shown on Schedule 'C' – Transportation) are under the jurisdiction of the Ministry of Transportation. The Provincial Highway routes as they go through the City are connecting link designations and are the City's responsibility.
- a. Development adjacent to controlled access roads shall be set back in accordance with the requirements of the Ministry of Transportation.
 - b. The City shall pursue access control to the Provincial Highway corridor connecting links through the City and in particular the most easterly section of Highway 26 provided the highway infrastructure has been upgraded and maintained to an acceptable standard.
 - c. The City will endeavour to maintain a connecting link agreement with the Ministry of Transportation that will outline jurisdiction and design control.
 - d. Where a *Connecting link* agreement is in place, the City should consider accommodating a variety of transportation modes in order to integrate with the complete transportation system.
- 5.1.3.12 County Roads
County roads are designed to collect and carry traffic to the Provincial Highways, other arterial roads and collector roads. Existing County roads are shown on Schedule 'C' - Transportation.
- a. The road allowance width for County Arterial and County Collector roads is generally 30 metres.
 - b. New individual lot access onto County roads shall be strictly controlled and limited in number.



- c. On street parking will also be limited as determined by the City in consultation with the County.
- d. Access from abutting properties to County roads shall require the approval of the County.
- e. The City will generally require the design and construction of County Roads within the City to address the approved City standards for an urban road. The City and the County shall collaboratively determine the design and construction standards of County Roads within the City where an alternative to an urban road is being considered.

5.1.3.13 Arterial Roads

Arterial roads shown on Schedule 'C' – Transportation are the main traffic routes through the City that are intended to carry large volumes of traffic from Provincial Highways and other County roads to the collector road system to destinations within or beyond the City.

- a. Arterial roads are to be designed in accordance with the general design standards in Appendix 'A'.
- b. Arterial roads may be constructed up to four lanes in width plus turning lanes.
- c. The minimum road allowance width for arterial roads shall generally be 30 metres. The City may acquire as a condition of development or redevelopment the dedication of road widenings along any arterial road in order to achieve required road allowance width.
- d. Access from abutting properties to arterial roads shall be approved by the City.
- e. Shared vehicular entrances are encouraged for commercial and industrial uses located on arterial and collector streets.
- f. New/additional vehicular access to 2nd Avenue East between 8th Street East and 10th Street East will not be permitted.
- g. In the River District Commercial area, traffic and on street parking needs on arterial roads shall be balanced between the need to effectively move vehicles to and within the core and maintaining an adequate supply of public parking to support business.



- h. Frontage, abutting land uses, access and curb use shall be controlled. Access to a property on an arterial road shall be from a collector or local road where possible.
- i. Sidewalks shall generally be constructed on both sides of an arterial road and in the River District Commercial area pedestrian access along sidewalks shall be provided for within wider public spaces with traffic calming and other design initiatives applied to maintain and enhance the pedestrian space while providing for adequate traffic movement.
- j. On-street parking is generally not permitted on arterial roads; but may be permitted where location and time restrictions are enforced in specific instances, for example, adjacent to schools or during peak periods of traffic demand.
- k. Boundary road agreements are to be maintained with adjacent municipalities.

5.1.3.14 Collector Roads

Collector roads shown on Schedule 'C' – Transportation provide the two functions of carrying moderate levels of traffic between points of origin and the arterial road system and to provide access to abutting properties.

- a. Collector roads are to be designed in accordance with the general design standards in Appendix 'A'.
- b. Collector roads may be constructed with two to four lanes in width.
- c. The minimum road allowance width for City collector roads shall generally be 25 metres.
- d. Collector roads are to ensure that free flow of traffic is provided but with appropriate traffic control measures to ensure such traffic does not impact abutting lands uses to the extent that development opportunity is significantly reduced.
- e. Direct access to collector roads shall be permitted subject to geometric design considerations.
- f. On-street parking may be permitted on collector roads where location and time restrictions are enforced in specific instances, for example, adjacent to schools or during peak periods of traffic demand.
- g. Sidewalks shall generally be constructed on both sides of collector roads.



5.1.3.15 Local Roads

Local roads shown on Schedule 'C' – Transportation are designed to provide access to abutting properties and to discourage through traffic.

- a. Local roads are to be designed in accordance with the general design standards in Appendix 'A'.
- b. Local roads shall generally have a minimum road allowance width of 20 meters. However the use of cul-de-sacs and crescents may require an increase in this width. The City may consider a reduction in the right-of-way width consistent with accepted engineering standards where it is considered unnecessary to provide an allowance of 20 metres.
- c. Sidewalks shall generally be required on one side of local roads.
- d. On-street parking may be permitted on local roads although location and time restrictions may be enforced in specific instances, for example, adjacent to schools, during peak periods of traffic demand or during winter months.

5.1.3.16 All new residential subdivisions should, where possible, be designed with a curvilinear or modified grid/curvilinear street system within an overall basic grid pattern. Arterial road systems and to a lesser degree collector road systems should follow a general grid pattern layout.

5.1.3.17 All new roads should be designed consistent with accepted engineering standards to provide satisfactory road gradients, facilitate the provision of safe vehicle movement, facilitate the provision of in ground and aboveground municipal services, provide proper access to adjacent lands, accommodate emergency and maintenance and transit vehicle access, accommodate pedestrian and bicycle access, provide safe street intersections, and discourage the creation of double fronting lots, and single loaded roads except adjacent to arterial roads where sound planning principles suggest that access to arterial roads should be restricted.

5.1.3.18 Intersections should be spaced adequately to provide proper traffic flow and should generally be at minimum distances of 80 to 100 metres apart. However, larger intersection spacing should be considered on heavier volume roads.



- 5.1.3.19 As traffic conditions warrant, and coincident with construction or reconstruction, improvements in the form of jog eliminations, regulations for turning movements, sight-line upgrades, proper signage, installation of traffic signals, marking of traffic lanes and channelization, will be undertaken at the intersections.

5.1.4 Parking

- 5.1.4.1 On-street parking may be permitted on collector and local roads and may be restricted by the time of day, and time of year to facilitate snow removal.
- 5.1.4.2 In determining whether street parking should be permitted, Council should consider the parking needs of the area that will be served by street parking including alternate parking arrangements within the area, ease of traffic movement on the street and the effect of street parking on such traffic movements, active transportation and safety related matters.
- 5.1.4.3 All new development and redevelopment including the reuse of existing buildings shall be required to provide adequate off street parking and loading spaces in accordance with the standards established in the Zoning By-law. Access and egress to all off street parking or loading spaces shall be limited in number and designed to minimize danger to vehicular and pedestrian traffic.
- 5.1.4.4 The City may prepare a parking management and development plan for the Harbour and River District Commercial areas that will include monitoring the parking inventory, utilization and supply/demand balance, setting rates and duration for parking that are the minimum necessary to facilitate appropriate operations, and the acquisition of property for parking and construction of public parking structure when required.
- 5.1.4.5 All new development or redevelopment in the River District Commercial area shall be encouraged to provide sufficient parking on site to accommodate the proposed use. If such parking cannot be provided, the City may collect cash-in-lieu pursuant to Section 40 of the Planning Act to be used expressly for the provision of additional parking spaces in an appropriately defined area. In addition, the City may choose to require parking be provided at a lower rate within the River District Commercial area.
- 5.1.4.6 Municipal and private commercial parking facilities shall be buffered and screened and located to minimize the conflict with



adjacent land uses and traffic flow. Access to public parking areas shall be from arterial or collector roads except where Council approves otherwise.

- 5.1.4.7 The City may identify areas where parking facility expansions or improvements are required to satisfy the demands resulting from development or redevelopment. To finance such expansions or improvements in the areas identified, the City may require from a proponent of commercial development or redevelopment, a cash payment to the City in lieu of any part of the parking requirement, specified under the Zoning By-law, that the proponent is not able to satisfy. In this regard the City shall enter in to an agreement with the proponent in accordance with the provisions of the Planning Act. Council may use revenues from other appropriate sources including user fees, and levies against commercial properties within the defined areas to finance such parking facility expansions.
- 5.1.4.8 Where off street parking is required, the City may develop and enforce design criteria and guidelines to provide for:
- a. Safe vehicular access.
 - b. Pedestrian safety and convenience.
 - c. Adequate lighting, signage and landscaping.
 - d. Controlled visual impact by appropriate location on the site.
- 5.1.4.9 Parking should be located in a manner appropriate to the size of the site, the optimum relationship of the building and the sidewalk to the street and convenient access for users as described in Section 8.6.
- 5.1.4.10 Access points should be clearly visible and distinguishable, limited in number and designed in a manner that will minimize hazards to pedestrian and motor traffic in the immediate area. The City may require consolidation of adjacent parking areas to provide appropriate spacing of access points on arterial roads.
- 5.1.4.11 Pedestrians should have a safe, well-lit, clear route from vehicle to building at all times of the year. Pedestrian connections to parking areas should be frequent and easily identified with clear directional signage. They should provide safe, well-lit and comfortable access. Larger developments should provide sitting areas for pedestrians awaiting pick-up.
- 5.1.4.12 Parking areas are to be adequately landscaped in accordance with urban design guidelines. Parking areas should maintain



distinct street edges through appropriate landscaping or structures.

5.1.4.13 Parking areas are to be designed in accordance with the City's Multi-year Accessibility Plan and AODA requirements.

5.1.4.14 Parking and charging stations for electric vehicles is required in new development and redevelopment. The provision for future parking and charging stations is also encouraged and may be considered at the time of site plan review.

5.1.5 Active Transportation

5.1.5.1 New developments will be designed to be walkable and bike friendly by including multi-use trails, sidewalks, and/or paved shoulders where appropriate to integrate with the overall complete transportation system.

5.1.5.2 The City shall promote sustainable, healthy, active living through well-connected and maintained streets, paths and trails that are able to safely accommodate different modes of transportation.

Pedestrian links and bicycle trails may be located on public road allowances, parks, City or government owned lands and rights-of-way acquired over or through privately held lands as indicated on Schedule 'D' – Active Transportation and Recreation Trails Master Plan. Consideration should be given to providing connections between pedestrian links/bicycle trails and residential streets and areas of open space, schools and public transit facilities.

5.1.5.3 The City shall maintain and regularly update Schedule 'D' – Active Transportation and Recreation Trails Plan to provide for paths and trails.

5.1.5.4 Accessibility for all people shall be considered in the design of pedestrian links and trails in accordance with the City's Multi-year Accessibility Plan, Transit Accessibility Plan and AODA requirements.

5.1.5.5 The City shall work towards providing sidewalks and bicycle trails separated from the roadway on existing and proposed arterial roads and on abandoned rail corridors and within parks and open spaces as appropriate.

5.1.5.6 The City will encourage and facilitate where possible the use of cycling on local and collector roads.



- 5.1.5.7 The City shall provide for the development of continuous trail systems along the waterfront and along the Sydenham River to the inner and outer Harbour to ensure public access.
- 5.1.5.8 The City through a by-law may control direct snowmobile/ATV/equestrian access to specified city access points. Access points shall be identified, encouraged and regularly reviewed.
- 5.1.5.9 The City will support the integration of pedestrian and cycling facilities into existing and new development areas.
- 5.1.5.10 The City will support tourism and recreational developments that support active transportation.
- 5.1.5.11 The City will encourage new development to include accessible, age-friendly and transit supportive design elements such as:
 - a. A system of walkways (sidewalks, paved shoulders, and trails) and bicycle paths (paved shoulders and trails) linking the subdivision internally as well as externally to other walkways and bicycle paths, and to other public areas;
 - b. Design that includes living streets, active transportation, and safety.

5.1.6 Public Transit

- 5.1.6.1 Planning for new developments and built-up areas should include consideration for public transit which may include requirements for bus bays, elimination of street parking for bus stops, streets planned and designed to accommodate transit vehicles, installation of bus shelters subject to requirements in Transit Accessibility Plan. The City shall encourage greater population densities along and in the vicinity of transit routes.
- 5.1.6.2 All major development proposals and changes and additions to the road network will be evaluated with respect to their impact on existing or proposed transit services.
- 5.1.6.3 The City shall encourage the retention of the public transit system to provide a viable alternative to the use of the private vehicle.
- 5.1.6.4 The public transit system is to be inclusive of the needs of all people by:
 - a. Ensuring that transit facilities, routes and vehicles are accessible.



- b. Modifying existing transit stops and shelters to become more accessible over time.
 - c. Ensuring transit stops and shelters have an accessible sidewalk that connects directly to the transit stop.
 - d. Ensuring that all transit stops and shelters consider the safe unloading and loading of passengers.
 - e. Supplementing the conventional transit system with specialized services.
 - f. Implementing recommendations from the City's Multi-year Accessibility Plan and Transit Accessibility Plan.
- 5.1.6.5 The City may undertake a transit study to determine transit routes and transit facility locations. The recommendations of this study provide a framework for consideration of planning applications and transportation planning.
- 5.1.6.6 Through the review and approval of development applications the City may require the dedication of land or request financial resources for installation of transit infrastructure.
- 5.1.6.7 The City will cooperate with the County and adjacent municipalities in developing an integrated transit system.

5.1.7 Water Transportation

- 5.1.7.1 Owen Sound Harbour provides an important opportunity for goods movement, ferrying opportunities and recreational transportation.
- 5.1.7.2 The docking of ships, such as bulk freighters, related repair and service uses, loading, unloading and storage facilities and apparatus, navigational safety and training apparatus, sales and service operations ancillary to these uses, maintenance and utility functions, road access shall be permitted in the inner harbour area subject to approval from Transport Canada.
- 5.1.7.3 The planning and development of port, docking, harbour and associated road facilities whether initiated by federal, provincial and other agencies, or the private sector, should be carried out comprehensively and should consider such matters as the:
- a. Coordination of associated facilities, such as Customs facilities.
 - b. Environmental impacts both during and after construction.
 - c. Public use of and access to port facilities.



- d. Most effective intermodal linkages with transportation facilities.
 - e. Integration of functions into multi-use facilities.
 - f. Land use planning considerations.
 - g. Traffic impacts and the coordination of roads and parking.
 - h. Stormwater management.
 - i. Coastal and port engineering.
 - j. Economic and municipal fiscal impacts.
- 5.1.7.4 The City shall encourage development and improvement to small craft dockage, launching and related services along the waterfront and inner harbour.
- 5.1.7.5 The City shall encourage the continuing viability of lake freight operations.

The retention and promotion of the Owen Sound Harbour is encouraged to support the overall complete transportation system.

5.1.8 Air Transportation

The Owen Sound Billy Bishop Regional Airport is located about 5 km east of Owen Sound on Highway 26. Located on the airport lands are a terminal building, hangers, and a north-south main runway. The City of Owen Sound owns the lands occupied by the airport. The airport is operated and maintained by a contractor on behalf of the City.

In emergency situations patients are flown into the heliport at the Grey Bruce Regional Health Centre. It is vital to ensure the continuing operation of the heliport.

- 5.1.8.1 The City shall protect flight paths to the Grey Bruce Regional Health Centre heliport as required by Section 4.2 Policies.

5.1.9 Rail Transportation

- 5.1.9.1 The Provincial Policy Statement states that rail facilities should be protected from new development by ensuring new development is designed, buffered, and/or separated from each other. Although the City no longer has rail, there are a number of former rail corridors that are primarily being used for trails.
- 5.1.9.2 The City supports the maintenance and improvement of abandoned rail corridors for trail and recreational uses and will



collaborate with the County on the potential transition of a rail corridor to a trail or recreational use.

5.1.10 Telecommunications

- 5.1.10.1 The City supports the provision of high quality telecommunications services throughout the entire City, including broadband/fibre and cellular services.
- 5.1.10.2 For new developments, the installation of fibre or conduit for future fibre should be installed to connect or eventually connect to the overall fibre network currently being developed by the County and SWIFT.
- 5.1.10.3 Lot creation for telecommunication towers will be discouraged and instead easements, rights-of-way, or long-term leases will be encouraged. In situations where lot creation is needed it will be necessary for the applicant to demonstrate that the proposed lot will have minimal impact on agricultural, environmental, or aggregate lands, within the City.
- 5.1.10.4 The City shall work to ensure the communication and transmission corridors are constructed, maintained and operated to minimize their impact on the community.
- 5.1.10.5 The City shall promote and encourage the shared and multiple use of telecommunications towers and corridors for utility uses.
- 5.1.10.6 The City shall cooperate with commissions and utilities responsible for the regulation, transmission and delivery.
- 5.1.10.7 In considering proposals to locate telecommunications facilities/towers, the City shall consider the following:
 - a. Preliminary consultation shall be required between the proponents and the City to outline the process to be followed including the requirements for public consultation as well as the documents, drawings and fees required.
 - b. Proposed towers shall be encouraged to locate in hydro corridors, industrial areas, and building roof-tops within commercial areas and maximize their distance from residential areas.
 - c. Sight lines to the Owen Sound Harbour, the Sydenham and Pottawatomi Rivers and the River District Commercial area should be protected from the development and redevelopment of towers.



d. Locate facilities/towers to:

- i. Avoid areas of topographical prominence.
- ii. Avoid natural features, vegetation and hazard lands.
- iii. Provide a 250 metre setback from residential, public and institutional facilities such as schools, hospitals, community centres, day care facilities and senior's retirement residences.
- iv. Address compatibility with adjacent uses.
- v. Provide appropriate site access.
- vi. Avoid the flight paths to the Grey Bruce Regional Health Centre heliport as required by Section 4.2 Policies

5.1.10.8 Require removal of deactivated, inactive, or abandoned towers.

5.1.10.9 Require proponents provide notice and undertake public consultations where a facility is closer than 300 metres or six times tower height to a dwelling or residential designation, unless the facility is building mounted and does not exceed 25% of the building's height;

5.1.10.10 Require proponents enter into agreements for the purpose of addressing matters of interest to the City.

5.1.11 Community Emergency Planning

5.1.11.1 The City shall, in accordance with the Emergency Readiness Act, implement the Emergency Management Plan to govern the provision of necessary services during an emergency and work towards attaining a comprehensive level of readiness that includes:

- a. The implementation of guidelines for risk based land use planning.
- b. The development of a comprehensive community evacuation plan.
- c. The designation and implementation of community dangerous goods routes.



5.2 Municipal Services

5.2.1 General Policies

- 5.2.1.1 Development will be permitted in areas that can be adequately serviced by municipal services, municipal water and wastewater services, stormwater management and emergency services.
- 5.2.1.2 The sequence of the provision of servicing shall be based upon orderly patterns of development as may be determined or required by and approved by Council.
- 5.2.1.3 Services shall be installed completed and maintained in accordance with the engineering standards of the City in accordance with applicable legislation including the Environmental Assessment Act.
- 5.2.1.4 The City may require as a condition of reviewing any development proposal an analysis by a qualified professional of the capacity, availability and appropriateness of any municipal service, including a stormwater management plan.
- 5.2.1.5 In areas designated Rural where municipal services are not available; development on existing lots may be permitted in accordance with the Zoning By-law.
- 5.2.1.6 The City will endeavour to maintain an Asset Management Plan with a minimum five year projection.
- 5.2.1.7 The City may undertake Class Environmental Assessments or other master plan studies for water and sanitary servicing and stormwater management. The consideration of development applications will be in accordance with recommendations of these studies.

5.2.2 Water and Wastewater Treatment

The City has an excellent and up to date potable water and wastewater treatment system with capacity to service the growth of the City. The municipal potable water supply and wastewater treatment system for the City also serves a limited number of people outside the City limits to address areas of failed service under agreement with the City.

- 5.2.2.1 The City shall ensure that both municipal water supply and wastewater systems perform within permitted operating standards. It is recognized that improvement projects are necessary to meet the projected future needs. The City shall



continue to monitor supply and treatment capacities and operational effectiveness of municipal services.

- 5.2.2.2 Development in proximity to the water treatment plant and waste water treatment properties shall adhere to the separation distances and standards of the appropriate MECP guidelines.
- 5.2.2.3 Priority shall be given to the development of land that is presently serviced by municipal piped water and sewer systems or those areas that can most easily be serviced.
- 5.2.2.4 Infilling of vacant areas that are already provided with full municipal services is encouraged and shall be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services or utilities.
- 5.2.2.5 Where the existing municipal potable water supply and wastewater treatment system for the City serves lands outside the municipal boundary, the City shall not permit new connections to the said municipal water and wastewater systems except in accordance with an agreement between the City and any or all of the property owner(s) and municipality within which the property is located, establishing appropriate conditions which may include, but are not limited to the following:
 - a. Where municipal water and sewer services are to be extended beyond the City's current limits, boundary adjustments shall be encouraged that correspond with the area that can be serviced by the capacity of these services.
 - b. Partial services shall not be extended beyond the limits of the City except to address failed services identified in a formal proposal from the adjacent municipality. Where partial service is extended at the sole discretion of the City, boundary adjustments and other payments and fees shall be coordinated between affected municipalities, but in principle, the user of the partial service shall be required to pay full cost of installing and maintaining that services including a proportionate share of trunk systems and facilities. Overall capacity within the City system must be maintained. Further connections shall not be permitted on services extended pursuant to this subsection.
 - c. In considering whether to permit new connections to the City's water or wastewater system, development and land use patterns that would hinder the efficient expansion or development on the City shall not be permitted.



- 5.2.2.6 Notwithstanding this section or the Municipal Act (or other similar legislation), where an existing municipal service outside the City limit extends past a property that is not connected to the service, the City shall be under no obligation to permit connection except in accordance with the requirements of this section.
- 5.2.2.7 The City shall ensure that water and sanitary sewer treatment services are provided in a manner that prepares for the impacts of a changing climate and promotes water conservation and water use efficiency.

5.2.3 Servicing Capacity

- 5.2.3.1 When 80 percent of the existing servicing capacity has been allocated, the City shall defer the processing of the planning application until such capacity is available or until a servicing agreement is in place to ensure that capacity will be available to service the development within one year of the granting of the planning approval. Draft approved plans of subdivision may only proceed to registration if sufficient servicing capacity exists.
- 5.2.3.2 The timing of development shall be based on the following:
- a. Logical extension of municipal services that allows for the contiguous development of lands whereby there are not large undeveloped tracts of land between the developed area and the proposed development.
 - b. Compact form and pattern of development is maintained.
 - c. Provision of municipal services, as appropriate, proceeds in an economically viable manner.
 - d. Priority is given to reserving servicing capacity for infilling, intensification and redevelopment.
- 5.2.3.3 When conditions of development approval, draft plan approval or otherwise are not fulfilled within a reasonable time period, the City may not support the extension of development approval and assign the servicing allocation to other developments or areas of the City, or hold the capacity in reserve.

5.2.4 Stormwater Management

The City shall apply best management practices in dealing with stormwater management.



- 5.2.4.1 Stormwater should be managed onsite where practical minimizing stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces. No new development shall have a negative impact on the drainage characteristics of adjacent land.
- 5.2.4.2 Stormwater management facilities shall be designed to manage stormwater quality and quantity, at an appropriate level as determined in consultation with the Grey Sauble Conservation Authority.
- 5.2.4.3 The integration of natural vegetative features in new facilities shall be pursued and the naturalization of existing stormwater management facilities, through Low Impact Design (LID) solutions, is encouraged. The City shall require the implementation of approved plans through the development process.
- 5.2.4.4 The City shall ensure that the design of stormwater management facilities considers long-term maintenance and safety requirements.
- 5.2.4.5 In accordance with the MECP guidelines and policies, best management stormwater practices will be encouraged including such components as infiltration, source control and detention facilities where practical and acceptable to the City to manage the quality and control the quantity of urban run-off. In areas of identified groundwater recharge capabilities, on-site infiltration will be required to the maximum extent feasible where development is permitted.
- 5.2.4.6 The City shall require new developments or redevelopment projects to have a stormwater management plan in place prior to the construction. These plans should address such matters as:
 - a. The physical characteristics of the site including slope gradient, slope length, soil texture, soil drainage and vegetative cover.
 - b. Pre-development and post-development runoff expected based on guidelines provided by the City and/or Grey Sauble Conservation Authority.
 - c. Quantity and quality control in conformity with sub watershed plans.
 - d. Methods to be used to control runoff and erosion both during and after construction, emphasizing at-source measures.



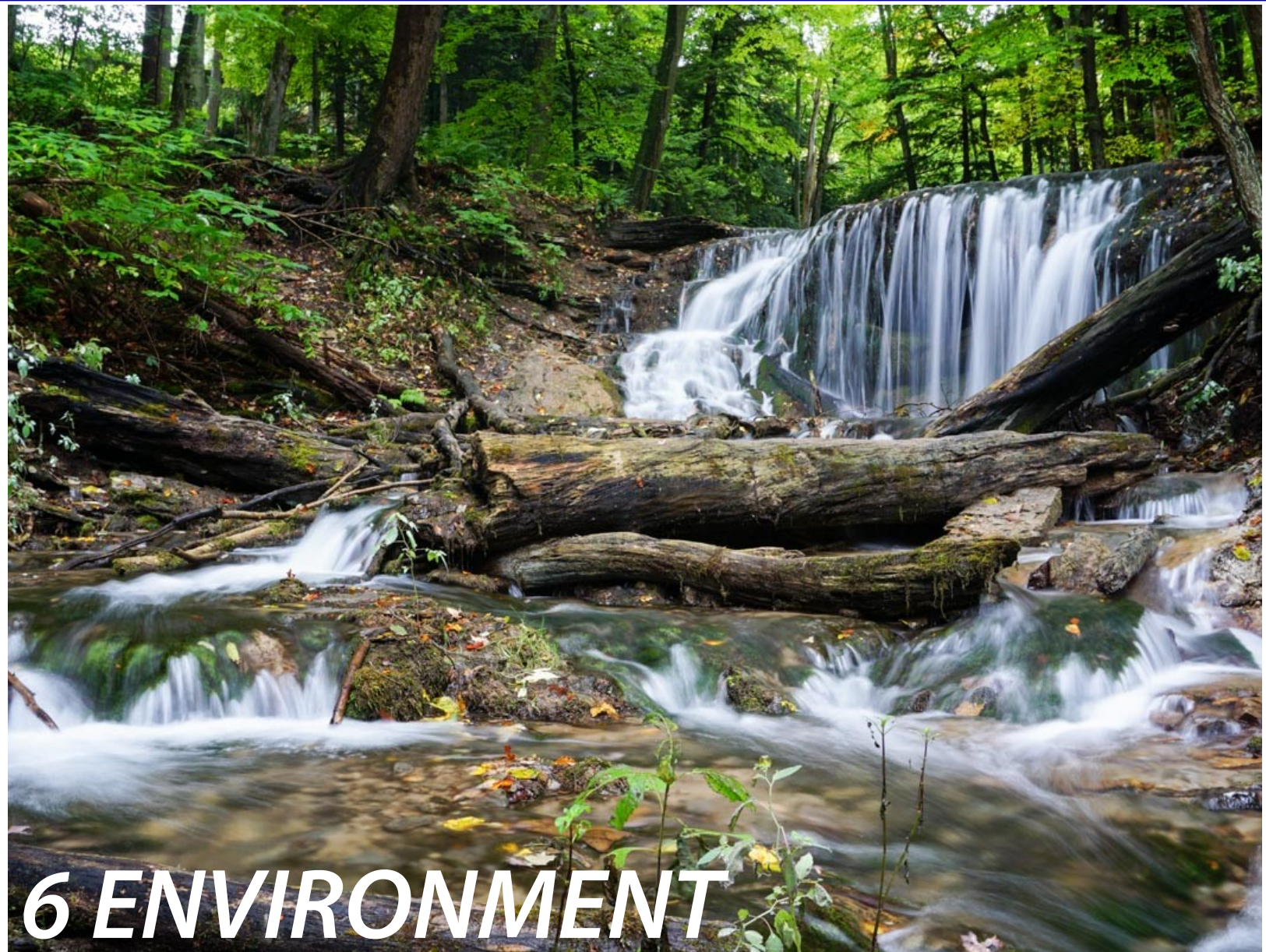
- 5.2.4.7 Oil and grit interceptors in public streets may be required as a condition of subdivision development.
- 5.2.4.8 Oil and grit interceptors may be required as a condition of site plan approval for commercial, industrial, or institutional developments through a Site Plan Agreement.
- 5.2.4.9 The City should develop and implement stormwater management policies and practices for all phases of their operations including maintenance and construction.
- 5.2.4.10 The City may develop or require submission of master drainage plans for all major drainage systems in response to new development or prior to major capital expenditures. The design of stormwater management facilities shall also be in accordance with any Ministry design manuals, approved City standards, subwatershed management plans or other approved master plans.
- 5.2.4.11 Where possible, natural features should be incorporated into master drainage plans and individual stormwater management plans for areas of new development and redevelopment. This may include preserving the existing physical watercourse configuration and at-source stormwater management techniques.
- 5.2.4.12 Wherever possible stormwater management ponds shall be incorporated into open space areas with a naturalized form, landscaped features and, where available, amenity and recreational space.
- 5.2.4.13 The City with the assistance of the County and the Grey Sauble Conservation Authority will develop policies related to cross-boundary matters regarding stormwater runoff. Stormwater management reports related to major developments that would outlet through the City shall be required and subject to the review and approval by the City.

5.2.5 Waste Management

- 5.2.5.1 Waste diversion/reduction, waste disposal and waste as a potential resource shall be components of the City's waste management program.
- 5.2.5.2 The City will implement residential composting and methods to reduce, reuse and recycle.
- 5.2.5.3 The City shall promote public awareness of waste issues, including diversion.



- 5.2.5.4 Composting, recycling and waste diversion shall be encouraged.
- 5.2.5.5 The City will support and comply with changes in legislative requirements, including the reduction, reuse and recycling of blue box materials that will be encompassed under the blue box regulations.
- 5.2.5.6 The City will comply with future modifications to the Provincial waste management system to meet applicable legislation.
- 5.2.5.7 The City will investigate implementing new waste management technologies to deal with waste management, including the reduction of non-compostable waste and all non-recyclable and single-use plastics, reuse of waste, recycling of waste, green box programs for composting or biodegrading of organic waste, and handling sludge.
- 5.2.5.8 Through a Waste Management Strategy or Study, the City will outline ways to invest in progressive waste management programs and technologies.
- 5.2.5.9 The City will actively participate in discussions around opportunities to develop a regional waste management strategy with the County of Grey.
- 5.2.5.10 The City shall co-operate with other levels of government and other agencies in promoting public awareness of waste issues and in promoting waste diversion strategies as well as other alternative waste management techniques.
- 5.2.5.11 The collection of household hazardous wastes shall be accommodated by maintaining hazardous waste drop-off locations as per MECP regulations.
- 5.2.5.12 Redevelopment of closed waste disposal sites may be permitted by way of Official Plan and Zoning By-law amendments upon the City consulting with the MECP and/or other appropriate jurisdiction. MECP approval is required for any land use to be permitted on lands identified as a closed waste disposal site, if the closure occurred within the past twenty-five (25) year period from the effective date of this Official Plan.



6 ENVIRONMENT

**ENVIRONMENTAL MANAGEMENT
& SUSTAINABILITY**

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6. Environment

6.1 Environmental Management and Sustainability

6.1.1 General Policies

To achieve the environmental goals and objectives of this Plan the City shall where possible:

- 6.1.1.1 Protect, restore and enhance the health of the natural ecosystem and support biodiversity in the City,
- 6.1.1.2 Plan and manage the natural heritage system as a connected natural heritage system both within Owen Sound and in co-operation with adjoining communities,
- 6.1.1.3 Enhance and expand the natural heritage system outlined on Schedule 'A' – Land Use by designating and protecting significant components and natural linkages with other green spaces.

6.1.2 Climate Change and Action Plan

- 6.1.2.1 The City will complete a Climate Action Plan to establish targets for, plan for, implement and monitor improvements in energy efficiency and greenhouse gas emissions associated with municipal assets. This may be done independently or in partnership with the County of Grey.
- 6.1.2.2 The City will partner and work with other levels of governments, other municipalities, community members, and local businesses to implement a Climate Action Plan.
- 6.1.2.3 The City will encourage individuals, residents, homeowners, businesses and industries to implement actions to address a changing climate.
- 6.1.2.4 The City will implement urban design and development standards to reduce climate change impacts on public works and infrastructure including roads, bridges, water and wastewater systems and energy distribution systems.
- 6.1.2.5 The City will consider the potential impacts of climate change that may increase the risk associated with natural hazards when evaluating development applications and infrastructure projects.

6.1.3 Urban Forest

To develop and protect the Urban Forest, the City shall where possible:



- 6.1.3.1 Preserve and enhance a healthy urban forest through naturalization and tree planting programs.
- 6.1.3.2 Implement a tree-planting program and budget to ensure trees are continuously planted to improve streetscapes throughout the City.
- 6.1.3.3 Develop a City Tree By-law that regulates the destruction, injuring or removal of trees in hazard lands, rights of way, public lands and significant woodlots in accordance with the County of Grey Forest Management By-law.
- 6.1.3.4 The City will complete the necessary study for public works to determine the extent of tree removals with the objective that no trees shall be unnecessarily removed. Consideration must be given to the replacement of trees that must be removed as a result of any public work. The City will incorporate a tree-planting component within street reconstruction projects.
- 6.1.3.5 Where new development is proposed, consideration shall be given to locations of existing trees in the preparation of the site plan, and to the retention of as many existing trees as possible, subject to other appropriate design considerations.
- 6.1.3.6 The City will establish a baseline and monitor the tree cover on private and public lands using GIS in support of maintaining and increasing the City's urban forest

6.1.4 Significant Woodlands

- 6.1.4.1 Significant Woodlands are a development constraint identified in the County Official Plan. The criteria for the identification of Significant Woodlands were developed by the County of Grey with assistance from the MNRF. The identification was primarily a desk-top based Geographic Information Systems (GIS) exercise and the County acknowledges that inaccuracies or omissions in the mapping may be present. As a result site visits by qualified individuals may be required at the application stage to scope any potential studies.
- 6.1.4.2 In order to be considered 'significant' a woodland must be greater than or equal to four (4) hectares in size.
- 6.1.4.3 No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, that there will be no negative impacts on the natural features or their



ecological functions. Notwithstanding, projects undertaken by a Municipality or Conservation Authority may be exempt from the Environmental Impact Study requirements, provided said project is a public work or conservation project.

- 6.1.4.4 Notwithstanding 6.1.3.2, where it can be proven that a woodland identified as significant has ceased to exist, or ceased to exhibit characteristics of significance, prior to November 1, 2006, an Environmental Impact Study will not be required. Site photographs or a site visit by a qualified individual may be necessary to determine that a woodland no longer exists.
- 6.1.4.5 Notwithstanding 6.1.3.2, woodlot management, tree cutting and forestry will be permitted in accordance with any applicable By-laws.
- 6.1.4.6 Notwithstanding 6.1.3.2 and 6.1.3.4, fragmentation of significant woodlands shall generally be avoided and connectivity between significant woodlands and other natural features and areas shall generally be maintained and restored, wherever possible.

6.1.5 Environmental Impact Study

- 6.1.5.1 Where there is an application for development purposes to re-designate 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 Grey Sauble Conservation Authority.
- 6.1.5.2 A comprehensive Environmental Impact Study, where required by the City must demonstrate that the proposed development will avoid or mitigate any negative effects on the identified feature(s) and where feasible will result in a net benefit to the environment and shall include:
 - a. Determination of boundaries, including the environmental buffer, of the Hazard Lands.
 - b. An inventory of the natural features and resources which may be affected directly or indirectly, and which may include vegetation, fisheries, wildlife, groundwater, and any other considerations as determined by the City or other authorized agency to be relevant to the evaluation.



- c. The interrelationships of the natural features with the proposed development and to adjacent lands.
 - d. An assessment of the impacts of the proposed development on existing conditions of the natural features and their surroundings.
 - e. Sufficient detail to facilitate proper implementation of recommendations.
 - f. A description of the manner in which negative impacts will be avoided or mitigated and how the ecological integrity of the natural features and functions will be maintained and if feasible improved.
- 6.1.5.3 An Environmental Impact Study may be scoped to address site-specific environmental issues where the negative impacts can be easily ascertained and where mitigation requirements are well understood. The City in consultation with affected agencies shall approve scoped Environmental Impact Studies through a Terms of Reference (TOR).
- 6.1.5.4 The City may consider waiving the requirement for the preparation of an Environmental Impact Study when one or more of the following applies:
- a. A development is subject to a duplicate or similar environmental assessment process;
 - b. A development is minor in nature; or
 - c. The site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of significant environmental features.
- 6.1.5.5 The City may obtain independent advice as to whether: the proposed development is minor in nature; and Environmental Impact Study would serve any useful purpose; and/or the adequacy of a duplicate environmental assessment process.
- 6.1.5.6 For the purposes of this Plan, 'adjacent lands' means those lands, contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The Provincial Policy Statement directs that development or site alteration is not permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it can be demonstrated (through an Environmental Impact Study or equivalent study)



that there will be no negative impacts on the natural features or their ecological functions.

- 6.1.5.7 The following table summarizes provincial recommendations regarding the extent of adjacent lands for evaluating ecological functions and determining negative impacts on natural heritage features or areas.

Natural Heritage Feature or Area Adjacent Land Width

Significant Habitat of Endangered and Threatened Species	120 metres
Significant Wetlands	120 metres
Fish Habitat	120 metres
Significant Woodlands	120 metres
Significant Valleylands	120 metres
Significant Wildlife Habitat	120 metres
Significant Area of Natural and Scientific Interest – Earth Science	50 metres
Significant Areas of Natural and Scientific Interest – Life Science	120 metres
Core Areas	120 metres

6.1.6 Lake Filling

- 6.1.6.1 Lake filling projects are generally discouraged but may be supported only where:
- a. The land created will be used for public recreational purposes or essential public works.
 - b. The project has been the subject of an Environment Assessment.
 - c. Approval of Department of Fisheries and Oceans, Grey Sauble Conservation Authority, and Transport Canada.
- 6.1.6.2 Minor Lake filling activities, subject to Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permits from the Grey Sauble Conservation Authority and



construction permits from the City, will be supported, where appropriate, for the purposes of:

- a. Stabilizing slope and shoreline
- b. Creating or enhancing aquatic habitat
- c. Naturalizing the shoreline
- d. Improving water quality
- e. Providing public access to the water's edge

6.1.6.3 The City shall, prior to approving planning applications or infrastructure projects impacting areas at or below the high-water mark of any body of water, require a marine archaeological assessment to be conducted by a licensed marine archaeologist, pursuant to the Ontario Heritage Act. Any marine archaeological resource that is identified shall be reported to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI).

6.1.7 Soil Contamination

6.1.7.1 The City will require the submission of a Record of Site Condition where development is proposed on, or adjacent to, a known or potentially contaminated site per the Environmental Protection Act.

6.1.7.2 Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effect.

6.1.7.3 The City will encourage the environmental clean-up and re-use of contaminated lands where existing infrastructure is underutilized in accordance with the Environmental Protection Act and its regulations.

6.1.7.4 The redevelopment of contaminated industrial sites shall recognize and implement where appropriate the provisions of Provincial Brownfield initiatives and legislation. The City may offer a brownfields tax incentive program to encourage the redevelopment of these sites in accordance with the provisions of the Community Improvement Plan.

6.1.7.5 Former industrial sites in the Harbour and River District Commercial area including former railway corridors may also be considered for redevelopment in accordance with the City's Community Improvement Plan for the Harbour and River District Commercial area.



- 6.1.7.6 The City may apply “holding” provisions as provided for in Section 9.1.2 of this Plan to contaminated lands in order to ensure that prior to development of these lands, all requisite studies and works are undertaken in accordance with the policies of this Plan to ensure future land uses are appropriate.
- 6.1.7.7 Where “holding” provisions are employed subject to Sections 6.2.3.5 and 9.1.2 of this Plan, the City may pass a by-law to remove the “H” symbol upon the following:
- a. Acknowledgement and notification is received from the Province that of a record of site condition is satisfactory, as completed by a qualified professional consulting engineer in accordance with the Environmental Protection Act and its regulations.
 - b. Execution of an agreement with the City containing clauses to deal with proposed land use, site design, public walkway dedication, grading and drainage, and similar development requirements.
 - c. Confirmation that development can occur in accordance with Provincial guidelines and that the lands have been made suitable for the proposed use. The content, procedures and recommendations of any decommissioning or site remediation program will follow the guidelines established by the Province.

6.1.8 Air Quality

- 6.1.8.1 The City will prepare and adopt by-laws to contribute to the reduction of volume of emissions within the City. In accordance with the Provincial Policy Statement and in addition to Section 6.1.10 of this Plan, the City shall promote land use and development patterns which will support energy efficiency and improved air quality.
- 6.1.8.2 The City may require air treatment controls to be installed and confirmed to the satisfaction of the City to ensure no impacts occur to adjacent sensitive land uses.

6.1.9 Water Quality and Conservation

- 6.1.9.1 The City will protect and/or restore the quality and quantity of water by:
- a. Evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;



- b. Minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- c. Protecting all municipal drinking water supplies;
- d. Protecting, improving or restoring surface and ground water features and their hydrological functions;
- e. Planning for the efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and,
- f. Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- g. Protecting Riverbanks with bioremediation or a similar environmentally sensitive approach to maintain the natural ecosystem and protect its flora and fauna.

6.1.10 Energy Conservation

- 6.1.10.1 The City shall encourage the reduction of energy consumption and reliance on carbon-based fuels for energy, and support and encourage innovative energy producing options, green industry and green building designs and construction practices.
- 6.1.10.2 The City shall encourage new buildings to be oriented so as to take advantage of site-specific microclimates in order to optimize opportunities for active and passive solar space heating and water heating.
- 6.1.10.3 The City will investigate tools and incentives to encourage the retrofit of existing buildings to improve energy efficiency.
- 6.1.10.4 Road systems, arrangement of land uses and densities are to be planned to minimize travel distances. Alternative energy systems and renewable energy systems shall locate in accordance with provincial and federal requirements. Within the area of Niagara Escarpment Development Control, a Development Permit is required for any proposed alternative energy systems and renewable energy systems. These systems shall be designed and constructed to minimize impacts on surrounding land uses. Proponents are encouraged to undertake sufficient public notice and consultation to ensure members of the community and the City have sufficient opportunity to provide comment on the proposed facilities to the proponent and/or approval authority. The City will review proposals for such systems to assess impacts



on City services and infrastructure and in consideration of other policies of this Plan.

6.1.11 Community Gardens

- 6.1.11.1 The City recognizes community gardens as valuable community resources that provide open space and a local food source, offer recreational and educational opportunities, and build social connections. The location of community gardens shall give consideration to compatibility, other parks uses, prior and adjacent land uses and lot area.
- 6.1.11.2 The City will support community gardens through initiatives which may include:
 - a. Promoting the awareness of community gardening;
 - b. Where appropriate, offering City-owned lands as community garden sites, such as undeveloped parcels, City parkland, and unopened road allowances; and,
 - c. Collaboration with the County.
- 6.1.11.3 Regulation for community gardens will be implemented through:
 - a. The Community Gardens Policy, which should include a list of City lands suitable for community gardening initiatives endorsed by Council; and
 - b. The Zoning By-law and Recreation Parks and Facilities Master Plan, which shall regulate the siting and sizing of buildings and structures associated with community gardens and shall permit community gardens where appropriate.

6.1.12 Source Water Protection Planning

The Clean Water Act, 2006, was created to ensure the quality and quantity of municipal drinking water supplies are protected from contamination and other adverse effects due to incompatible land uses and activities. As required by the Clean Water Act, all municipal decisions, including those made under the Planning Act and Condominium Act, will conform to the significant drinking water threat policies found in the Grey Sauble Source Protection Plan that was approved by the MECP on October 16, 2015.

- 6.1.12.1 The following policies acknowledge and protect municipal drinking water sources:
 - a. Municipal Wellhead Protection Areas (WHPAs), and Municipal Intake Protection Zones (IPZs) as identified through the



Drinking Water Source Protection (DWSP) program areas shown in the County Official Plan and shall be considered a special protection area within which the requirements of Section 6.1.12b must be fulfilled prior to new development or redevelopment in these areas.

- b. A Municipal WHPA or Municipal IPZ boundary may be modified by Amendment to the County Official Plan where the geographic extent of the Municipal WHPA or Municipal IPZ is modified through further study or where the use of a municipal well is to be discontinued. Further it is acknowledged that these boundaries may be subject to change or refinement as part of the DWSP process. The City will endeavor to work with the County to keep the information current and will consult with DWSP staff on an application, or site-specific basis, where required. Establishment of a new Municipal WHPA or Municipal IPZ shall be subject to an amendment concurrently with the Class Environmental Assessment process.
 - c. Any Planning Act applications proposed within the Municipal WHPAs or Municipal IPZs be subject to a review by the City and the City's Risk Management Official to assess the risks of such uses to potentially contaminate groundwater or surface water and, based on this assessment, to determine whether or not a Hydrogeological Study or Environmental Impact Study is required to the satisfaction of the City and the City's Risk Management Official. A Hydrogeological Study or Environmental Impact Study must be completed by qualified individuals.
 - d. Where an Environmental Impact Study or Hydrogeological Study is required to identify any impacts or mitigation measures on the Municipal WHPAs or Municipal IPZs; such studies will be scoped based on the nature of the development being proposed.
- 6.1.12.2 That the City shall appoint a Risk Management Official to ensure source protection administration, which may be a City Staff person or other qualified body, such as the Grey Sauble Conservation Authority.



7 CULTURE & COMMUNITY

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7. Culture and Community

7.1 Cultural Heritage

Cultural heritage resources are built or natural features which may have design or physical value, associative or historic value and/or contextual value. Cultural heritage resources provide social, economic environmental and educational value that contribute to the City's identity and character.

7.1.1 General Policies

- 7.1.1.1 The Municipal Heritage Committee shall advise and assist Council on matters relating to the Ontario Heritage Act and such other heritage matters as Council may request.
- 7.1.1.2 The City may develop a plan for the identification and assessment of cultural heritage resources, their conservation and protection, and the means to interpret and apply these resources. Such a Plan may include all or part of the following:
 - a. Identify and inventory cultural heritage resources including archaeological sites, historical sites, and buildings or structures of unique and/or important historical and/or architectural significance;
 - b. Determine the significant heritage attributes of the identified resources;
 - c. Propose opportunities for plaques, interpretive signage and heritage walks, particularly around the River District Commercial and Harbour areas;
 - d. Include community stakeholder input, representatives of historical societies, museums, cultural organizations, tourism and business;
 - e. Propose mechanisms to review, monitor and update the plan as required.
- 7.1.1.3 The City shall engage with Indigenous Communities and consider their interests when identifying, protecting and managing cultural heritage and archeological resources.

7.1.2 Built Heritage Resources

Built heritage resources are generally located on property that has been designated under Parts IV (individual property), V (heritage conservation district), or VI (archaeological sites) of the Ontario Heritage Act, or that is



subject to a heritage conservation easement, or that has been included on local, provincial and/or federal registers using evaluation criteria. The identification, listing, evaluation and protection of built heritage resources is an ongoing process that will continue in accordance with the provisions of the Ontario Heritage Act and the policies of this Plan for the benefit of present and future residents of the community, as well as tourists and visitors.

- 7.1.2.1 The Evaluation Criteria for assessing the cultural heritage value or interest of built heritage resources has been established by the Province of Ontario under Ontario Regulation 9/06. The identification and evaluation of built heritage resources must be based on the following core values:
 - a. Design or physical value;
 - b. Historical value or associative value; or,
 - c. Contextual value.
- 7.1.2.2 The City will recognize and conserve its built heritage resources and will encourage appropriate settings within and around all such sites.
- 7.1.2.3 The City will designate all City-owned built heritage resources of merit under the Ontario Heritage Act and prepare strategies for their care, management, and stewardship.
- 7.1.2.4 The City will acquire heritage easements, and enter into development agreements for the conservation of built heritage resources where appropriate.
- 7.1.2.5 The City will maintain a Register of Properties of Cultural Heritage Value or Interest (“Heritage Register”) within the City, that are considered significant and which are valued by the community, by one or more of the following means:
 - a. Designated under the Ontario Heritage Act;
 - b. Protected by a heritage conservation easement under the Ontario Heritage Act;
 - c. Identified as a UNESCO World Heritage Site or World Biosphere Reserve, such as the Niagara Escarpment;
 - d. Identified by the Federal Heritage Building Review Office as a Recognized Federal Heritage Building, or listed under the Historic Railway Station Protection Act; and/or,
 - e. Endorsed by the City Council as having cultural heritage value or interest.



- 7.1.2.6 All new development and public works shall have regard for significant built heritage resources identified on the City's Heritage Register. The City encourages, wherever possible, and may require, where appropriate, incorporation of these resources into development or redevelopment plans that may be proposed.
- 7.1.2.7 The City will protect and conserve built heritage resources in accordance with cultural resource management best practices including, but not limited to, the Standards and Guidelines for the Conservation of Historic Places in Canada, as amended from time to time, and the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) eight guiding principles in the conservation of built heritage properties.
- 7.1.2.8 The City will use the tools provided by legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in conserving built heritage resources. This may include the following:
- a. Developing a Heritage Conservation and Interpretation Master Plan in accordance with policy 7.1.1.2;
 - b. Designating real property under Part IV (individual property) or V (heritage conservation districts) of the Ontario Heritage Act;
 - c. Encouraging individual property owner's to apply to have their properties designated under Part IV of the Ontario Heritage Act and/or encouraging the Province to designate real property under Part VI of the Ontario Heritage Act;
 - d. Requiring, as a condition of any approval, the retention of any built heritage resources found within a plan of subdivision, a plan of condominium, or on any parcel created by consent, or other land division approval;
 - e. Using Zoning By-law provisions as appropriate and provided under Section 34 of the Planning Act to conserve identified built heritage resources;
 - f. Using the provisions of Section 37 of the Planning Act in order to maintain the integrity of identified built heritage resources;
 - g. Using site plan control provisions of Section 41 of the Planning Act and urban design guidelines adopted by Council to ensure that new development on adjacent properties is compatible with the adjacent identified built heritage resources;



- h. Ensuring that archaeological resources are evaluated and conserved prior to any ground disturbance, in accordance with the Provincial Policy Statement and provincial regulations.
- i. Using heritage easements as a means to protect significant built heritage resources, where appropriate.

7.1.2.9 The City will undertake the following actions to conserve and protect built heritage resources:

- a. Using fiscal tools and incentives, where budget permits, to facilitate heritage conservation including, but not limited to, the Community Improvement Plan, Façade and Structural Improvement Grant Program, grants and loans pursuant to the Ontario Heritage Act, and the heritage property tax rebate program pursuant to the Municipal Act. The Community Improvement Plan shall continue to provide a property tax relief program for eligible heritage properties.
- b. Cooperating with neighbouring municipalities, other levels of government, conservation authorities, local boards, not-for-profit organizations, corporations and individuals in the conservation of built heritage resources within the City.
- c. Enhancing opportunities for public awareness of building heritage resources by initiating and supporting promotional and education City program or events such as heritage plaques and Doors Open Ontario.

7.1.2.10 The City may require that a Heritage Impact Assessment be prepared by a qualified person to the satisfaction of the City for any development proposal that has the potential to impact a built heritage resource. The scope of the heritage impact assessment is determined in consultation with the City and must include information and assessment relevant to the circumstances, including alternative development approaches or mitigation measures to address any impact to the built heritage resources and its heritage attributes.

7.1.2.11 A heritage impact statement may be required where construction, alteration, demolition, or addition to a property designated under the Ontario Heritage Act or protected by a heritage conservation easement under the Ontario Heritage Act is proposed that is not consistent with conservation standards outlined in policy 7.1.2.7.

7.1.2.12 The City may also require a heritage impact assessment for any request to de-designate a protected heritage property. The



assessment must address the current cultural heritage value of the property and any impacts that de-designation of the property will have on the cultural heritage value of the area.

- 7.1.2.13 In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a built heritage resource or a cultural heritage landscape is found to be necessary as determined by Council, in consultation with the Municipal Heritage Committee, archival documentation is required to be undertaken by the applicant and made available to the City for archival purposes.
- 7.1.2.14 The above-noted archival documentation must be prepared by a qualified person and include the following, at a minimum, and additional matters as specified by the City:
- a. Architectural measured drawings; and,
 - b. Photographs, maps, and other available material about the built heritage resource in its surrounding context.

7.1.3 Protected Heritage Properties

The term 'protected heritage properties' refers to real property that is designated by by-law or subject to a heritage easement under the Ontario Heritage Act. The term also includes any buildings, structures, monuments, installations or remains of significance that are located on the property and which have been identified by the City.

- 7.1.3.1 The City will lead the community in the management of its cultural heritage resources. It is the intent of this Plan that the City will:
- a. Protect and maintain City-owned cultural heritage resources in accordance with heritage conservation best practices set out in policy 7.1.2.6;
 - b. Integrate city-owned built heritage resources into the community and facilitate their adaptive re-use where feasible and practical;
 - c. In the event that the ownership of a city-owned heritage resource changes, the City may register a heritage easement on title to ensure the continuous care of these resources;
 - d. When the potential change in use or function of a city-owned built heritage resource is being contemplated, the potential adverse impacts must be carefully considered and mitigated, and preparation of a heritage impact statement by a qualified person may be required.



- 7.1.3.2 All options for on-site retention of protected heritage properties must be exhausted before resorting to relocation or removal. On-site retention of a protected heritage property in the original use or an adaptive re-use, and integration with the surrounding or new development shall be given top priority.
- 7.1.3.3 A Heritage Impact Assessment, prepared by a qualified person in accordance with policy 7.1.2.10, will be required as part of a proposal to relocate or remove a part of or full protected heritage property.
- 7.1.3.4 The City, where warranted, may require a peer-review of a Heritage Impact Assessment required by policy 7.1.3.3 at the expense of the applicant.
- 7.1.3.5 The City may, through Property Standards By-laws, establish minimum standards for the maintenance and repair of heritage attributes of protected heritage properties in accordance with the Ontario Heritage Act and Ontario Building Code.
- 7.1.3.6 For the purposes of this section, the term Adjacent Lands when used in evaluating potential impacts of development and site alteration on protected heritage properties means:
- a. Contiguous (abutting) properties;
 - b. Properties within 50 metres of a protected heritage property;
 - c. A property that is separated from a heritage property by a narrow strip of land used as a municipal road, right-of-way, walkway, greenspace, park and/or easement and where the recognized heritage attributes of a protected property would be impacted by the proposed development and/or site alteration; and/or
 - d. Those properties whose heritage attributes are identified within the following:
 - i. A designation by-law or a heritage easement enacted under the Ontario Heritage Act;
 - ii. A Heritage Conservation and Interpretation Plan or a Heritage Conservation District Plan;
 - iii. City of Owen Sound Official Plan;
 - iv. Properties listed on the City's Heritage Register that may be impacted by the proposed development or site alteration.



- 7.1.3.7 Development and site alterations may be permitted on adjacent lands to protected heritage properties where the proposed development and site alteration has been evaluated and it has been demonstrated through the preparation of a heritage impact assessment by a qualified person, that the heritage attributes of the protected heritage property will be conserved. Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
- 7.1.3.8 The City must administer the Accessibility for Ontarians with Disabilities Act, the Ontario Building Code and related codes and regulations to permit maximum conservation and re-use of built heritage resources while ensuring the health and safety of the public.

7.1.4 Cultural Heritage Landscapes

A cultural heritage landscape usually involves a geographically defined grouping of features that are both human-made and natural. These geographical areas can be natural or may have been modified and characterized by human activity and collectively create a unique cultural heritage. They are valued for their historical, architectural and contextual significance, and for their contribution to the understanding of the social, economic and political influences that have shaped the community.

Cultural heritage landscapes may include such features as heritage conservation districts designated under Part V of the Ontario Heritage Act, villages, parks, gardens, cemeteries, lakes, rivers, main streets, neighbourhoods, indigenous communities, shorelines, vegetation and scenic vistas.

- 7.1.4.1 Significant cultural heritage landscapes within the City, which are valued by the community, shall be conserved for the benefit of present and future residents as well as tourists and visitors.
- 7.1.4.2 To identify significant cultural heritage landscapes, the City may undertake a Cultural Heritage Landscape Study. The City will designate significant cultural heritage landscapes pursuant to the Ontario Heritage Act.
- 7.1.4.3 The City may use parkland dedication provisions to secure a cultural heritage landscape.



7.1.5 Heritage Conservation Districts

Heritage Conservation Districts are the most common type of cultural heritage landscape. Designation under Part V of the Ontario Heritage Act enables the protection of a heritage district while at the same time allowing for compatible new development.

To preserve the character of older neighbourhoods, districts and areas of the City that have significant heritage value, such as the River District Commercial and Harbour Area, and to encourage the conservation and rehabilitation of existing housing stock, the City may designate an area as a Heritage Conservation District in accordance with the policies of this Plan.

- 7.1.5.1 Prior to designating an area as a Heritage Conservation District under Part V of the Ontario Heritage Act, the City must undertake a Heritage Conservation District Study. During the study period, alteration, demolition or removal of properties in the study area is subject to such limitations as may be specified by by-law.
- 7.1.5.2 A Heritage Conservation District Study should accomplish the following:
- a. Examine the character and appearance of the area, including buildings, structures and other property features to determine if the area should be preserved as a Heritage Conservation District;
 - b. Recommend the geographic boundaries of the heritage conservation district;
 - c. Recommend the objectives of the designation and the content of the Heritage Conservation District Plan required under section 41.1 of the Ontario Heritage Act;
 - d. Recommend actions which should be taken to conserve the heritage features of the area;
 - e. Recommend policies and guidelines for ensuring that new development will fit in well with the existing buildings;
 - f. Recommend any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws.
- 7.1.5.3 On the basis of a Heritage Conservation Study, the City may, by by-law under section 41 of the Ontario Heritage Act, designate one or more Heritage Conservation Districts together with a Heritage Conservation District Plan for each district.



The plan would set out the objectives of the designation, an explanation of the cultural heritage value or interest of the district, the heritage attributes of the district, guidelines for achieving the objectives and managing change in the designated district, and a description of the types of minor alterations that may be carried out on properties within the designated district without obtaining a permit from the municipality.

7.1.6 Archaeological Resources

Archaeological Resources includes artifact, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act.

- 7.1.6.1 The City will encourage the conservation of archaeological resources as may be identified by the City, the Province, or other group and agency, and will continue to enforce municipal and provincial legislation with respect to lands containing archaeological resources or areas of archaeological potential and/or the discovery of items of archeological or historic interest on a property.
- 7.1.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration that maintains the heritage integrity of the site may be permitted.
- 7.1.6.3 The City may require studies, such as an Archaeological Assessment Report, prepared by a qualified person, to identify and protect archaeological resources from destruction or alteration through development or public works operations.
- 7.1.6.4 The City will encourage consultation with Indigenous Communities in areas identified with significant archaeological potential both before and during the archaeological assessment process.
- 7.1.6.5 All archaeological assessment reports must be provided to the Province, as per the Standards and Guidelines for Consultant Archaeologists, as amended from time to time, and to the City for information purposes. All correspondence from the MHSTCI on their review/acceptance of any archaeological assessment will be provided to the City.



- 7.1.6.6 Council shall support viable and fiscally responsible public, non-profit and private agencies acting as repositories for archaeological resources and historical artifacts and promoters of local heritage. City support may be in areas of funding, partnership, marketing or similar initiatives as determined by Council.

7.1.7 Cemeteries

- 7.1.7.1 Cemeteries are sensitive and important cultural heritage resources, and include vegetation and landscapes of physical/design, historical/associative and contextual values.
- 7.1.7.2 The City intends to designate, conserve and maintain all city-owned heritage cemeteries.
- 7.1.7.3 The City will encourage owners of private cemeteries to designate and adequately maintain their properties.
- 7.1.7.4 The City may develop standards and guidelines for cemetery conservation including, but not limited to, the design of appropriate fencing and commemorative signage in accordance with the Greenwood Cemetery By-law.
- 7.1.7.5 Impacts and encroachments on known cemeteries or burial sites must be assessed by an archaeological assessment and mitigated under applicable legislation and policy.

7.2 Community Services

7.2.1 General Policies

- 7.2.1.1 The City shall encourage the provision of an appropriate range and distribution of health, safety, educational, cultural and recreational facilities and services throughout the community.
- 7.2.1.2 The City will accommodate the location of regional services and facilities within the City in partnership with other agencies and boards.
- 7.2.1.3 The needs of people of all areas of diversity shall be considered in the provision of community services and facilities, reflecting the demographic changes in the community.

The City will develop and encourage partnerships in the provision of public health, leisure and recreation services.



- 7.2.1.4 Public health, leisure and recreation services and programs will be distributed throughout the City so they may be convenient and accessible to the intended users. The location of such facilities will mainly be based on accessibility to the area to be served, easy access for vehicles from main streets, suitability of the property for the intended use and minimum impact on neighbouring uses.
- 7.2.1.5 The City may prepare Master Plans for the provision of any community service.

7.2.2 Health, Safety and Public Administration

- 7.2.2.1 The City shall, in partnership with a variety of organizations, adopt a healthy living strategy incorporating, among other matters, improved fitness, activity, nutrition, health and well-being of all residents.
- 7.2.2.2 In order to promote a healthy community with access to a range of health services, the City will support the location of local and regional public health facilities such as hospitals, clinics and public health offices in convenient and accessible locations within the City.
- 7.2.2.3 In order to maintain a safe environment for its residents and visitors, the City will provide adequate police and fire prevention services. Police stations, fire stations, ambulance and similar public and non-profit services shall be situated to provide ease of public access and safe traffic movement to and from the site.

The City will provide such public administration and service buildings and depots as are required to support its municipal services. It will also accommodate public administration facilities for other levels of government in convenient and accessible locations within the City.

7.2.3 Education

- 7.2.3.1 The City will consult with and support the school boards in planning for suitable locations for new schools and the retention of existing schools. The primary considerations for locating schools should be convenient and safe access from the immediate neighbourhood or service area, access for busses and cars from the road network with safe loading areas, availability of outdoor recreation space and minimal impact on or from the neighbouring uses.



- 7.2.3.2 The City encourages multiple and shared use of school facilities in support of community recreational, cultural and educational use. Additionally, the City encourages the use of recreational fields and parks by schools under an agreement with the City.
- 7.2.3.3 The City shall plan for new elementary schools as needed in new neighbourhood development. Elementary schools should be located centrally in the serviced neighbourhood so as to provide safe access by foot.
- 7.2.3.4 Where a school is to be rebuilt or relocated or a new facility is proposed, locations with easy access to public transportation and other amenities and services necessary to the needs of students and staff shall be encouraged.
- 7.2.3.5 The City supports the retention and expansion of post-secondary level educational programs and facilities within the City.
- 7.2.3.6 The City supports the provision of a wide range of public and private educational and training opportunities in locations that serve the needs of area residents and communities.
- 7.2.3.7 The City encourages the appropriate re-use of educational facilities that have been determined to no longer be required, and the preservation of associated open spaces.
- 7.2.3.8 The City supports the re-use of former school sites for new school developments or other institutions.

7.2.4 Day Care Centres

- 7.2.4.1 For the purpose of this Plan, a day care centre shall mean a day nursery as defined in the Childcare & Early Years Act, or subsequent legislation.
- 7.2.4.2 Day care centres shall be permitted on lands designated Institutional, Residential, and Commercial on lands as shown on Schedule 'A' – Land Use, and be subject to the relevant policies under the specific land use designation within which the day care centre is located.
- 7.2.4.3 The Zoning By-law shall regulate the siting and sizing of a day care centre, and shall include a requirement for provision of minimum landscaped open space dedicated to the use.
- 7.2.4.4 In considering an application to amend a Zoning By-law to permit the establishment of a day care centre, the City shall be satisfied that the following requirements relevant to the specific application will be fulfilled:



- a. The proposed day care centre shall generally be located on a collector or arterial roads or, where it is determined that the traffic and parking generated will not adversely affect the neighbouring uses, may be located on local roads in the interior of residential neighbourhoods.
 - b. The proposed day care centre will be designed so as not to seriously impact the surrounding area. In this regard, consideration shall be given to matters such as the noise, traffic and exterior lighting generated by the proposed facility.
 - c. Where applications involve the renovation of an existing residential dwelling in an area designated Residential by this Plan, the proposed day care centre should not substantially alter the residential appearance of the property.
 - d. The site of the proposed day care centre is of appropriate size and shape to accommodate on-site parking, pick-up and drop-off facilities and outdoor play areas.
 - e. Neighbouring uses to the proposed day care centre pose no threat to the health and welfare of the occupants of the proposed facility. In this regard, consideration shall be given to the noise, odour, vibration and traffic generated by neighbouring uses.
- 7.2.4.5 Consideration may be given to preventing an undue concentration of day care centres in specific areas of the City.
- 7.2.4.6 Day care centres may be subject to site plan control.
- 7.2.4.7 A day care centre shall be licensed under the Day Nurseries Act.
- 7.2.4.8 A home day care centre shall be permitted accessory to a residential use, which shall be regulated through the Zoning By-law as a Home Business.

7.3 Culture and Arts

7.3.1 Facilities and Programs

- 7.3.1.1 Recognizing the leading role cultural and arts activities play in maintaining the exceptional quality of life in this community and in providing an attraction and focus for visitors, the City will support cultural activities and events within the community by encouraging and facilitating the provision and operation of museums, art galleries, libraries, theatres, arenas, concert halls, community centres and other suitable facilities within the City.



7.3.1.2 The City will promote and support festivals, shows and other events reflecting the cultural richness and history of Owen Sound. The City will support the planning of locations for such events by promoting the inclusion of spaces for cultural activities and events in public spaces, parks and public buildings, particularly in the River District Commercial area.

7.3.1.3 In order to provide guidance in the promotion and support of cultural initiatives, the City has developed a [Cultural Master Plan](#) that establishes City's strategy for achieving mutual cultural goals and establishes the City's role in the expression of culture in the community.

For the purposes of the Cultural Master Plan, the City has adopted the following definition of culture:

Culture is a sharing of ideas and learning through individual and community expression in the visual, literary and performing arts and heritage.

7.3.1.4 The City's Zoning By-law will define and permit 'Event Grounds/Facilities' where appropriate. The City may license and regulate public events on private lands.

7.4 Parks and Recreation

7.4.1 General Policies

7.4.1.1 The City shall promote health in its population by providing for and supporting a variety of public recreational uses, programs and facilities throughout the City, accessible to people of all areas of diversity. The City will also play a leadership and partnering role in the provision of recreational services and facilities on a regional level.

7.4.1.2 The major components of City recreational services shall consist of a system of open space, public parks, trails, sports facilities and recreation facilities, as well as the programming of these resources. Expansion, redevelopment and extension of facilities, parks and trails and associated programs will be encouraged where financially feasible partnerships are developed and community needs are addressed.

7.4.1.3 In order to adequately plan for the recreational needs of the community, the City shall continue to update the Recreation, Parks and Facilities Master Plan. Updates to the Plan shall:



- a. Review the current and projected recreation needs of the Owen Sound community in the context of the demand for recreational services from surrounding communities, tourism needs and usage trends for various types of recreational activities.
- b. Assess the capacity and adequacies of the existing public and private facilities to meet these needs.
- c. Provide direction to the City in the development, improvement and expansion of the public park system and recreational facilities including such matters as the provision of indoor swimming facilities for the community.
- d. Provide the basis for long-term strategies and master plans for Victoria Park, Kelso Beach Park and Harrison Park and other potential open space options.
- e. Identify appropriate recreation program ideas for the City and recreation partners.
- f. Provide comprehensive plan or strategy for the design, use, maintenance and development of the trail systems within the City, under the general framework of the Tom Thomson Trail on the east side, Nature Trail on the west side, and Freedom Trail at the south end of the City.
- g. The City shall maintain and regularly update Schedule 'D' – Trails to provide for paths and trails.

7.4.2 Park Provision

- 7.4.2.1 In order to ensure that an appropriate amount of public parkland is available within the community, and with the understanding that the developed nature of the City may not always allow it, the City will try to achieve the minimum standards in accordance with Section 3.11.3.2.
- 7.4.2.2 Parks shall be defined and classified in accordance with Section 3.11.3.2.
- 7.4.2.3 All parks shall have a minimum frontage of 12 metres.
- 7.4.2.4 The City will look to secure parks and open space through various means including, but not limited to:
 - a. Parkland dedication;
 - b. Acquisition through cash-in-lieu fees;



- c. Partnerships with public or private organizations;
- d. Public trusts / donations;
- e. Restrictive covenants;
- f. Easements; and
- g. Bonusing.

While it is preferred that these lands be in public ownership, where it is not possible, the City should seek to secure a right of access across these lands for public use

7.4.3 Parkland Dedication

- 7.4.3.1 In areas planned for new residential development, the City shall establish park requirements adequate to meet the needs of the projected population. The City shall determine appropriate sizes and locations for new neighbourhood and community parks and such open space links and trails as may be appropriate. These facilities should be identified in the Recreation, Parks, and Facilities Master Plan with appropriate measures to secure lands for public use.
- 7.4.3.2 The City will, as a condition of the subdivision or the development or redevelopment of land:
 - a. For residential and institutional purposes, require 5 percent of all the land proposed for development or redevelopment, or alternatively require up to one hectare for each 300 dwelling units proposed be conveyed to the City for parkland, open space, or multi-use pathway purposes;
 - b. For commercial and industrial development, require a maximum of 2 percent of the land proposed for development or redevelopment be conveyed to the City for parkland, open space or multi-use pathway purposes; or,
 - c. For mixed use development, require land to be conveyed to the City for parkland, open space or multi-use pathway purposes in accordance with a) and b) for each type of use.
- 7.4.3.3 In place of the dedication of land, the City may require cash-in-lieu of land at a rate appropriate to the value of the required land. For the purposes of collecting parkland conveyance as cash-in-lieu, the value of the land will be determined as of the day before the day of draft plan approval. In the case of the development or redevelopment of land, the value will be



determined as of the day before the day of issuance of the first necessary building permit.

- 7.4.3.4 The City may decline any offer of land that does not specifically meet the City's requirements regarding size, shape, location, topography or suitability for the intended park or open space use. Stormwater management ponds and Hazard Lands may be part of a park system but will not be included as the parkland dedication required by this Plan.
- 7.4.3.5 Where a public park is not required in a new industrial or commercial development, the City may also accept the provision of equivalent landscaped recreation areas for employees and visitors secured by agreement and owned and maintained by the owner of the balance of the lands.
- 7.4.3.6 Where a park is required within a new residential development according to a secondary plan, which exceeds the required area determined for parkland dedication, the City shall compensate the developer for the excess land required.
- 7.4.3.7 The City may collect parkland conveyance through the Site Plan Control process in accordance with the Planning Act.
- 7.4.3.8 The City may establish a Parkland Dedication Policy and By-law to include provisions for parkland dedication requirements, which may also consider reductions or exemptions from parkland dedication requirements for the purposes of achieving intensification and other objectives of this Plan.

7.4.4 River District Commercial and Harbour Planning Areas

- 7.4.4.1 Redevelopment plans for the River District Commercial and Harbour Planning Areas should focus on improving recreational opportunities and providing linkages through elements of developed parkland, walking trails and recreational facilities. It is the City's objective that all of the water's edge be maintained in public ownership or with full public access for recreational uses and to provide a continuous waterfront trail.

7.4.5 Park Design Standards

- 7.4.5.1 The City may establish park design standards for neighbourhood, community and City parks, which create a sense of place, highlight the natural environment, provide safe and accessible environment for recreational use. These standards may identify variations in the treatment of different types of active or passive



park areas and may be supplemented with more specific standards for particular areas such as the Harbour. The establishment of these standards should precede redevelopment of lands adjacent to proposed park, open space or recreational trail areas.

7.4.6 Recreation Facilities on Private Land

- 7.4.6.1 Generally, recreational facilities provided on private lands, such as curling rinks, tennis courts, swimming pools, golf courses, school playgrounds, etc., are not considered to support the City's public recreational needs.
- 7.4.6.2 The City may require the inclusion of recreational facilities in large multiple unit residential developments. The facilities should be proportionate in size and nature to the scale of the development they serve. They should be appropriate to the projected needs of the future residents and would not be considered as part of the land dedication requirements for parkland.

7.4.7 Recreational Trails

- 7.4.7.1 The City intends to support and develop a recreational trail system throughout the City which links to the Bruce Trail and the developing regional trail networks within the Counties of Grey and Bruce and Grey Sauble Conservation Authority trails. This should include citywide trail systems for pedestrians and cyclists providing safe and convenient connections between and through neighbourhoods and significant City locations such as the River District Commercial area and the harbour. It should provide linkages between major elements of the City's open space system suitable to year round uses.
- 7.4.7.2 Access for snowmobiles or other motorized recreational vehicles will be limited to specific routes.
- 7.4.7.3 The City supports maintaining and improving abandoned rail corridors for trail and recreational uses and will collaborate with the County on the potential transition of a rail corridor to a trail or recreational use.
- 7.4.7.4 The City has completed a Recreation Trails Master Plan that contemplates a comprehensive and interconnected system that supports transportation, environmental, social, cultural and recreational functions. The City will plan and design the system



to be flexible and adaptable to respond to anticipated changes in demand and to serve the needs of the community as possible and appropriate. The Recreation Trails Master Plan will serve as the standard for the future planning and development of an integrated Active Transportation and Recreation Trail System throughout the City.

- 7.4.7.5 Through the review of development applications, the City will plan for an integrated trail network, which may include multi-use pathways, sidewalks, pedestrian connections, and other infrastructure, such as on-street bicycle lanes. The City will support the use of paved or hard surfaces to optimize accessibility for all users.

7.5 Tourism

7.5.1 General Policies

- 7.5.1.1 The City will promote tourism and sustainable tourism development in the City by encouraging the following:
- a. Development proposals and infrastructure that address the needs of visitors to the City.
 - b. Encourage linkages between the harbour and the River District Commercial area and ensure that the River District Commercial area offers attractive streetscaping and evening and weekend street life for residents and visitors.
 - c. Promote and support the revitalization of River District Commercial area as a unique tourist destination and regional tourism hub offering unique services and opportunities to regional visitors on a year-round basis including accommodation and food service, entertainment and sport, festivals and events, and conference facilities.
 - d. Promote and support opportunities to increase conference capacity
 - e. Support the implementation of regional tourism strategy in collaboration with destination marketing organizations, tourism agencies, businesses and associations.
 - f. Promote the City based on its authentic, natural, and historic, heritage and lifestyle features and resources.



8 URBAN DESIGN

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8. Urban Design

8.1 Scope of Urban Design

The Urban Design policies and objectives contained in this Plan establish the general design vision for the City and establish design criteria for the City to evaluate new development proposals in accordance with the provisions of the Planning Act and Council direction. The City's Urban Design policies and objectives may be further specified through more detailed Council-approved design guidelines, site plan guidelines, direction found within area studies or by studies required for a specific development.

8.1.1 General Policies

- 8.1.1.1 The City may require urban design studies, project specific design guidelines, context plans and master plans, in support of proposed development. Such studies shall have regard to the objectives and policies of this Plan and may be used to guide site plan development.
- 8.1.1.2 The City shall promote a high standard of design in its public works and in the design of private and public development to achieve an appealing, comfortable, accessible, safe living and work environment for the residents and visitors of Owen Sound. Particular attention will be given to development within the River District Commercial area, the harbour area, new residential areas, major commercial areas and gateways to the City.
- 8.1.1.3 The City will develop standards for the development or redevelopment of areas or properties within the City through the development of urban design guidelines, development standards, master plans, area plans or the Zoning By-law, and through the policies of this Plan.
- 8.1.1.4 The City may determine, through area studies such as the Harbour and Downtown Urban Design/Master Plan Strategy, the appropriate urban design features or strategies that should apply to any particular area of the City.
- 8.1.1.5 Design guidelines may, among other matters, deal with issues such as building siting, massing, heights; architectural features; building materials; points of access; location and design of site features such as parking areas, service uses, pedestrian walkways; tree management and landscaping; and, elements of street furniture, signage, fencing and lighting.



8.2 Natural Features

8.2.1 Access and Protection

- 8.2.1.1 Development and redevelopment shall be encouraged that protects and enhances natural features and the opportunities to enjoy them, including the river valley and escarpment setting.
- 8.2.1.2 The City will maintain public accessibility to the water's edge to the greatest extent possible, and identify and protect view corridors to and across the water where possible.
- 8.2.1.3 New development should be designed so as to protect and enhance this natural setting. Significant natural features such as river valleys, ravines, wetlands escarpments and woodlands within or adjacent to any development should be protected with suitable setbacks, access points and visibility.
- 8.2.1.4 Parks, streets, playgrounds and public spaces should be designed to reflect this natural setting with appropriate landscaping, providing a suitable balance between the human-made and the natural world.
- 8.2.1.5 The protection and replacement of mature trees throughout the City is encouraged, particularly on the slopes of the escarpment and along the streets.
- 8.2.1.6 Where new development is proposed, locations of existing mature trees should be considered in the preparation of a site plan. Through the implementation of the Tree Preservation Policy, the City will ensure tree protection in maintaining healthy trees. The City will require the planting of street trees in new development areas through a tree survey planting plan.

8.3 Experiencing the City

8.3.1 Objectives

- 8.3.1.1 It is the City's intention to strengthen the positive image of Owen Sound as an attractive and liveable City by making the impression on entering and the experience of passing through the main streets enjoyable and easily understood.
- 8.3.1.2 The City intends to maintain a simple and easily understood plan structure based on nodes of intensive commercial, industrial and service activity joined together by an arterial road system.



Secondary service uses should primarily be located along these arterial routes.

- 8.3.1.3 The City will consider higher standards for permitted uses and the design of buildings and streetscapes along the main arterial streets. Design guidelines should be developed for uses fronting on these arterial streets, with appropriate building setbacks and points of access.
- 8.3.1.4 The image and structure of Owen Sound is most readily understood through the long views made possible by the high surrounding hills. The City will consider identifying viewing points within the City, usually at the top of a hill, which provide important views of the landmarks of the City, such as the harbour. It is the City's intention to protect these long views from being blocked/interrupted by inappropriately located tall buildings and structures.

8.3.2 Gateways and Nodes

- 8.3.2.1 The City may identify certain points of entry into the City and certain key intersections as Gateways and Nodes. These are points that may be used to create a sense of welcome and arrival, assist in orientation and create a memorable image of the City. The primary locations are at the highway entrances at Highway 26 in the east, Highways 6/10 in the south and Highways 6/21 in the west and nodes identified in area studies such as the Harbour and Downtown Urban Design/Master Plan Strategy. These locations may be marked with special structures, landscaping or signage that reflects the unique character of the City. Design opportunities and the integration of these elements into the surrounding area may be identified through Urban Design studies.
- 8.3.2.2 Certain key intersections may be identified as Nodes or points of arrival through area studies such as the Harbour and Downtown Urban Design/Master Plan Strategy. They may feature architectural and landscaping treatments together with appropriate signage.
- 8.3.2.3 The City will employ clear directional signage to inform visitors of the route to reach the main centres of the River District Commercial area, harbour, east side commercial and west side commercial areas and to reach highway linking points. Signage should also identify the routes to other landmark destinations such as major parks, the library, art gallery and hospital.



8.4 Pedestrian Environment

8.4.1 Objectives

- 8.4.1.1 The City will seek to secure a safe and accessible pedestrian environment in public and private development through the development and use of design guidelines which provide standards for clear visibility in public places, appropriate lighting, safe movement around vehicles, barrier free sidewalks and building entrances and such other measures as may be appropriate.

8.4.2 Living Streets

- 8.4.2.1 Promote the objective of “Healthy Communities” through program and facility development. New neighbourhood streets should be designed to limit the speed of traffic and to create a continuous pattern of pedestrian connections, consistent with the principles of Living Streets. Sidewalks should, where possible, be separated from the roadway by landscaped boulevards.
- 8.4.2.2 The City will promote the principles of “Living Streets” by:
- a. Encouraging walking throughout the City.
 - b. Providing continuous safe and comfortable walking routes.
 - c. Reducing potential pedestrian conflict with vehicles and separating pedestrian paths from roadways where possible.
 - d. Reducing vehicular speeds on local roads.
- 8.4.2.3 Any renovation or new construction of public buildings or structures shall be designed to support accessibility by all citizens in compliance with the Ontario Building Code and AODA.
- 8.4.2.4 The City will promote public and private development that provides a comfortable, human scale environment, supports social interaction and which addresses the issues of year round use.
- 8.4.2.5 In developing design guidelines and in public works, the City will promote an interesting and inspiring public environment through a high standard of building and landscape design, the inclusion of public art in accessible and visible locations and the preservation of heritage features.
- 8.4.2.6 In retail areas, the City will promote the provision of a comfortable pedestrian environment suitable for shopping, with



wide sidewalks and some weather protection. Retail areas should provide opportunities to meet people or to sit in outdoor cafes. Sidewalks should not be utilized for snow storage.

- 8.4.2.7 The City will promote public and private development that achieves the optimum conditions of sun, shade and wind conditions throughout the seasons in all outdoor pedestrian areas. Conditions should be suitable for the expected activities, whether active, such as walking or passive, such as sitting. Optimum conditions may be achieved through the appropriate siting of buildings and open spaces, the shape of taller buildings, the use of building elements such as awnings and walls and the use of landscaping elements to provide windbreaks and shade. In areas where taller buildings may be built or where there is direct exposure to open water, the City may require wind testing and shadow studies of proposed development and the adjacent pedestrian areas and public spaces.

8.5 Public Spaces

8.5.1 Objectives

- 8.5.1.1 The City will maintain and develop a network of attractive public spaces within the City, particularly in the River District Commercial and harbour areas. These spaces include areas related to public buildings such as the City Hall and the Market, park areas, harbour-side walkways and links to public parking. Public spaces should be designed to provide places for people to meet, to gather for public events, to sit and to enjoy.
- 8.5.1.2 The City will encourage the design of public spaces that improve the character and perception of an area, provide inviting, inclusive and accessible spaces, strengthen the image and identify of an area, and embrace and highlight the natural environment.
- 8.5.1.3 The City encourages the development of open spaces adjacent to major institutional buildings for recreational and leisure use. It supports the provision of benches and seating that provide comfortable rest areas, water features such as fountains and pools and public art as integral features of public spaces. Public spaces should be designed for year round use with plans for snow clearing and storage and protected sun traps for cold weather use.



8.6 Streetscape

8.6.1 Objectives

- 8.6.1.1 The City will seek to achieve well-coordinated and designed streetscapes throughout the City, particularly in the commercial areas and along arterial roads. They should provide comfortable pedestrian environments, safe vehicular movement, reinforce the desired or established character of the area and, where appropriate, incorporate trees for shade.
- 8.6.1.2 The City may determine standards of appropriate streetscape through the development of area specific guidelines such as those proposed in the Owen Sound Harbour and Downtown Urban Design/Master Plan Strategy, and through more general guidelines.
- 8.6.1.3 The City may define, within any development area, building heights and setbacks or, in some cases, 'build to' lines that are consistent with the intended form of development and relevant guidelines. Within a residential area, such heights and setbacks should be consistent with the general form of existing development. Increased setbacks may be required where high buildings are proposed.
- 8.6.1.4 The City may provide, or may require of new development, enhancement of the public right of way consistent with the character of the neighbourhood and applicable urban design guidelines, using streetscaping elements such as special lighting, landscaping, paving stones, street furniture, public art and other complimentary features and fixtures.
- 8.6.1.5 Streetscape adjacent to parks, open space, natural areas or waterfront should be designed to visually extend the natural elements and spaces
- 8.6.1.6 In order to maintain an orderly and attractive streetscape and minimize visual clutter, the City may use a sign by-law to control the erection of signs in respect of location, size, permanence and such other relevant aspects.

8.6.2 Street Front Retail

- 8.6.2.1 In areas of high pedestrian traffic, particularly in the River District Commercial area, the existing form of continuous retail frontage is to be retained and continued through infilling.



- 8.6.2.2 Buildings shall be located without setback at the street edge with few gaps between buildings except to provide access to parking.
- 8.6.2.3 Street Front Retail development requires some on-street parking and separate parking areas generally located within the development block. Vehicular access shall generally be limited to a few locations within a block. Pedestrian access to the street front may be through gaps between buildings or through rear entrances to the businesses.

8.6.3 Side or Rear Yard Parking

- 8.6.3.1 In an area where existing development is less than 10 m from the sidewalk or where a higher level of landscaping is desired to present a more attractive street edge, non-residential buildings should be kept at a fairly uniform distance from the street, with parking located behind the line of the front of the building.
- 8.6.3.2 The area between the building and street should be landscaped in accordance with applicable design guidelines.
- 8.6.3.3 Sidewalks may be set back from the road with landscaped boulevards where appropriate.
- 8.6.3.4 A barrier-free path of travel shall connect City sidewalks to main, accessible entrances.

8.6.4 Front Yard Parking

- 8.6.4.1 In this form of development, parking shall be separated from the sidewalk by a landscaped buffer. Sidewalks may also be set back from the road with landscaped boulevards where appropriate. These areas should be landscaped in accordance with any applicable design guidelines.
- 8.6.4.2 Parking with this form of development should be aggregated into larger units in order to address issues of access as set out in Section 8.6.6.
- 8.6.4.3 In a retail commercial area, consideration should be given to continuous pedestrian access along the building fronts and connecting to adjacent development. Safe and comfortable pedestrian points of access from the street should be provided at regular intervals.



8.6.5 Large Lots

- 8.6.5.1 In order to create an attractive street edge, buildings on large commercial, industrial or institutional lots with sufficient depth to provide internal traffic distribution are encouraged to be located close to the street with parking located further from the street with appropriate landscape treatment as specified in the City's Site Plan Submission and Approval Guidelines.
- 8.6.5.2 Buildings close to the street could be developed in a form similar to that described in Section 8.6.3.
- 8.6.5.3 Consideration should be given to continuous pedestrian access along the building fronts near the street and connecting to adjacent development. Safe, comfortable, accessible and barrier-pedestrian points of access from the street should be provided at regular intervals to all buildings on the lot.
- 8.6.5.4 A connect City sidewalks to main, accessible entrances.
- 8.6.5.5 In this form of development, parking shall be separated from sidewalks by a landscaped buffer. Sidewalks may also be set back from the road with landscaped boulevards where appropriate. These areas should be landscaped in accordance with applicable design guidelines.

8.6.6 Parking and Access

- 8.6.6.1 Where off street parking is required, the City may develop and enforce design criteria and guidelines to provide for:
 - a. Safe vehicular access.
 - b. Pedestrian safety, convenience and accessibility.
 - c. Adequate lighting, signage and landscaping.
 - d. Controlled visual impact by appropriate location on the site.
- 8.6.6.2 Parking should be located in a manner appropriate to the size of the site, the optimum relationship of the building to the street and convenient access for users as described in Section 8.6.
- 8.6.6.3 Access points should be clearly visible and distinguishable, limited in number and designed in a manner that will minimize hazards to pedestrian and motor traffic in the immediate area. The City may require consolidation of adjacent parking areas to provide appropriate spacing of access points on arterial roads.



8.6.6.4 Pedestrians should have a safe, well-lit, clear route from vehicle to building at all times of the year. Safe, comfortable, accessible and barrier-free pedestrian points of access should be frequent and easily identified with clear directional signage. Larger developments should provide sitting areas for pedestrians awaiting pick-up.

8.6.6.5 Parking areas are to be adequately landscaped in accordance with urban design guidelines. Parking areas should maintain distinct street edges through appropriate landscaping or structures.

8.6.7 Adjacent Uses

8.6.7.1 The City shall consider matters of potential impact on adjacent uses when considering any application for a change of use.

8.6.7.2 The City shall consider the potential impact of abrupt changes in building height and scale on surrounding uses and protected views when considering zoning by-laws and site plan approvals. Generally, the City will seek compatible building forms.

8.6.7.3 Where the height or mass of a proposed building may significantly shadow or cause increased wind conditions on an adjacent open space or solar collector, the City may require a study be undertaken to assess the impact and may develop and enforce setback requirements, site plan requirements and design guidelines to ameliorate the problem.

8.6.7.4 Wherever a residential type of use abuts an industrial use, a commercial use, an institutional use, a parking area, a loading area or any other incompatible use, the City may develop and enforce setback requirements, site plan requirements and design guidelines to provide adequate visual and aural separation and privacy for the residential use in accordance with MECC.

8.6.7.5 Generally, where a non-residential site abuts a residential use, the location of access lanes, parking areas, loading areas and waste storage close to the residential use should be avoided. A landscaped buffer and appropriate screening should be required along the adjoining lot lines. Additional screening may be required where noise levels generated by the non-residential use are considered unusually high and would negatively impact the residential use.

8.6.7.6 Protection of adjacent uses may require support of compatibility studies in accordance with Schedule 'E'.



8.6.8 New Residential Development

- 8.6.8.1 New residential development should be planned in neighbourhoods through Planning Areas, creating identifiable areas of the City with simple street patterns, a coherent built form, a well-connected and safe pedestrian system and accessible local amenities such as a neighbourhood park, convenience shopping and institutional uses.
- 8.6.8.2 Buildings should be sited to provide relatively consistent streetscapes within an area, with similar setbacks, defining the visual width of the streets. Street trees should be planted in accordance with an appropriate plan.
- 8.6.8.3 In new comprehensively designed residential development, the City may permit building setbacks and lot sizes which vary from surrounding development where these are determined to be appropriate to the proposed form of development in accordance with accepted design guidelines.
- 8.6.8.4 New development should support the maintenance of a continuous open space system and provide appropriate pedestrian access.

8.6.9 Outdoor Lighting

- 8.6.9.1 New development and redevelopment shall be designed with responsible lighting practices that create safe outdoor environments and minimize glare and impact to night sky, public view and surrounding properties.
- 8.6.9.2 The City may regulate public and private site lighting types through a regulatory by-law or design guidelines.

8.6.10 Landscape Design

- 8.6.10.1 Landscaping shall be designed to enhance the presence of each building and used as a major visual element to unify the proposed building, streetscape and surrounding environment.
- 8.6.10.2 Landscaping design shall utilize a diversity of plant material that are appropriate for the site conditions in all seasons, including a focus on native plant material where appropriate, and avoid the use of invasive species in accordance with City policies and guidelines.



8.6.11 Signage

- 8.6.11.1 Site signage shall be designed to complement and enhance the building and site design. Building signage shall be in scale with the building design, proportionate to the building façade and architecturally integrated with the building design. Ground related signage is to be integrated with landscape plans. Further direction may be provided through Urban Design Guidelines or Sign Guidelines.
- 8.6.11.2 The City may require sign master plans developments to reinforce a project theme with consideration for various types of signage.

8.7 Safety and Security

8.7.1 Public Safety in the Built Form

- 8.7.1.1 New development and redevelopment shall be designed to promote safe, comfortable and accessible environments for all users.
- 8.7.1.2 Public spaces will be designed using materials and tactics that invite diverse users, foster feelings of safety, and facilitate social networking.
- 8.7.1.3 Physical design measures such as adequate lighting and clear sightlines should be used as basic design elements.
- 8.7.1.4 The unintended consequences of erecting physical barriers, which may cause to inhibit the use of public space, or altering existing spaces to displace specific users must be considered in every decision.

8.7.2 Community Wellbeing & Inclusion

- 8.7.2.1 The City will continuously work to design public spaces that:
 - a. Promote physical and social mobility,
 - b. Reject social and racial segregation, and
 - c. Contribute to physical and mental health.
 - d. Are accessible to all people.
- 8.7.2.2 The City will work continuously to execute civic engagement that is inclusive and reaches all citizens, regardless of circumstance or identity.



9 IMPLEMENTATION

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9. Implementation

The City shall maintain all approval authority and implement the Official Plan by utilizing its authority conferred upon them by the Planning Act, the Municipal Act, and other applicable statutes. The City's Comprehensive Zoning By-law provides the mechanism in which to implement the policies of this Plan.

9.1 By-laws

9.1.1 Zoning By-law

- 9.1.1.1 The City shall adopt a Comprehensive Zoning By-law in conformity with this Plan to establish development standards and regulate growth patterns within the municipality in conformity with the policies of this Plan. Zoning By-laws shall establish zones, set out permitted uses and establish appropriate development criteria for such land uses that reflect the policies and land use designations of this Plan.
- 9.1.1.2 The City may amend the Zoning By-law where, in the opinion of the City, sufficient justification exists. Amendments must be in conformity with the policies of this Plan. When considering whether an amendment to the Zoning By-law is appropriate, the City should consider the goals, objectives and policies of this Plan.
- 9.1.1.3 The City may consider a "Deferred Development" zoning category for certain areas in order to delay their development until such time as the areas are required for development or until conditions or standards appropriate to the zoned area can be satisfied or until the nature of future uses has been determined, or when the area is required for development, or when the standards or conditions have been achieved, or upon receipt of an application for development which is considered suitable by the City and is in accordance with the policies of this Plan, the "Deferred Development" category may be replaced with an appropriate zoning category by amendment to the By-law.
- 9.1.1.4 Use of land which exists on the date of the adoption of this Plan but which does not conform to this Plan may be zoned to permit the use existing on that date as well as uses which are as compatible or more compatible with the area and surrounding land uses. The recognized existing use or other permitted uses must not constitute a danger to surrounding land uses and persons by virtue of their hazardous nature or generated traffic,



and must be subject to appropriate performance standards which limit the expansion potential of the permitted use(s) to only those uses which does not adversely impact on abutting lands.

9.1.2 Holding Provisions

- 9.1.2.1 The City has the authority under the Planning Act to zone lands for a specific use, but delay development to a later date, when certain identified conditions have been satisfied. Therefore, the City may consider the use of a holding symbol “H” in front of the zoning category applicable to specific lands. The by-law may specify the land use(s) and applicable regulations to be permitted until removal of the “H”.
- 9.1.2.2 The Zoning By-law must clearly specify the use(s) that are permitted while the holding zone is in place. It is generally intended that all interim uses will be limited to those uses which are existing, and to minor extensions or expansions of existing uses which do not require large capital investments and which will not adversely affect the future development of the lands. The City may choose to permit a broader range of interim uses where policies of this Plan are complied with and the City’s interest is protected.
- 9.1.2.3 The actions or requirements for the removal of the “H” or holding provision shall be set out in the Zoning By-law or amendment and may include but not be limited to the following: a) The allocation of municipal servicing capacity by the City. b) The phasing and logical progression of development in accordance with the necessary approvals and the orderly progression of “hard services” such as sanitary sewers, waterlines, roads or other similar municipal services. c) The provision of parkland and other soft services. d) The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the City. e) The completion of an appropriate supporting study to the satisfaction of the City, in consultation with other agencies as required. f) The completion of a servicing agreement or the subdivision of land, including the execution of a development or subdivision agreement. g) The granting of site plan approval by the City and the execution of a site plan agreement. h) Compliance with the policies of this Plan.
- 9.1.2.4 When conditions relating to the holding provision have been satisfied, the City may pass a by-law removing the holding



symbol upon compliance with the requirements of the Planning Act.

- 9.1.2.5 City Council may elect to apply the “holding” provisions as provided under 8.1.2 of the Official Plan for the lands designated Residential located west of 3rd Avenue East (County Road 15), Part Lot 26, Plan 838, Part 1, Plan 16R-2345. The purpose of this is to ensure that prior to residential development of these lands that the following is complete: a) prior to development occurring, execution of a servicing agreement, if necessary, and the payment of applicable frontage charges to the satisfaction of the City; b) submission of an engineered site plan containing the lot grading, drainage and storm water management plan for the subject lands as well as a minimum final grade of 178.5 metres and flood-proofing to 179.5. The site plan will also identify appropriate erosion control measures to be implemented during construction to the satisfaction of the City.
- 9.1.2.6 City Council may elect to apply the “holding” provisions as provided under 8.1.2 of the Official Plan for the lands designated Residential located west of 3rd Avenue East (County Road 15), Part Lot 26, Plan 838, Part of Part 11, Plan 16R-639. The purpose of this is to ensure that prior to residential development of these lands that the following is complete: a) prior to development occurring, execution of a servicing agreement, if necessary, and the payment of applicable frontage charges to the satisfaction of the City; b) submission of an engineered site plan containing the lot grading, drainage and storm water management plan for the subject lands as well as a minimum final grade of 178.5 metres and flood proofing to 179.5. The site plan will also identify appropriate erosion control measures to be implemented during construction to the satisfaction of the City.

9.1.3 Temporary use By-laws

- 9.1.3.1 The City may pass a Temporary Use By-law to allow the use of land, building(s) or structure(s) for a purpose set out in a by-law where the City considers it appropriate that such use be permitted only on a temporary basis. Use of such a by-law may be made where the temporary use is in accordance with the land use provisions of this Plan and:
- a. The use to be established is of a temporary nature where the investment is not to such an extent that the owner may be put



to undue hardship upon termination of the temporary use provisions.

- b. The proposed use would be in existence on a one time basis or for a short period of time on a periodic basis where it is considered by the City not to be appropriate to zone for permanent use on a continuing basis, but where it is considered that such a use occurring for a limited time would be appropriate taking into account the duration of the use, abutting lands, traffic and access characteristics, parking provisions, economic impacts, necessity and alternatives.

9.1.3.2 The City shall consider the following when enacting a Temporary Use By-law:

- a. The compatibility of the proposed use with the surrounding land uses.
- b. The adequacy of any services that may be required for the proposed use.
- c. Access and parking requirements.
- d. Traffic impacts.

9.1.4 Interim Control By-law

9.1.4.1 Where the City has determined that a critical land use issue warrants the review of particular land use policies in a specified area of the municipality, the City may adopt an Interim Control By-law in accordance with the relevant sections of the Planning Act, in order to control the use of land, buildings or structures within specifically identified areas. Interim Control By-laws are to be used only in situations where there is urgency to ensure that proper planning principles are utilized.

The effective period of an Interim Control By-law shall not exceed one year except that City may amend the By-law to extend the period provided the total effective period of the By-law does not exceed two years from the date of passing of the original Interim Control By-law. When an Interim Control By-law ceases to be in effect, the City may not pass a further Interim Control By-law on the subject lands for a minimum period of three years.

9.1.5 Bonus Zoning

9.1.5.1 In accordance with the Planning Act, the City may in a by-law include provisions that permit increases in the height and density



of a development where certain conditions as detailed in the Zoning By-law are met. Bonus provisions would be used where the City wishes to encourage a developer to undertake or provide certain works that would provide community benefits above and beyond what would otherwise be required in accordance with the Planning Act.

The intent of the City in passing bonus zoning would be to implement the vision, goals and objectives of this Plan and encourage attainment of one or more of the following objectives:

- a. To preserve the unique character of a certain area or buildings of architectural or historical significance.
- b. The provision of housing for groups or individuals where a defined need has been identified.
- c. The provision of increased amounts of onsite open space or facilities such as day care centres, community centres, recreational facilities.
- d. The preservation of woodlots or environmentally significant areas, which would not be accepted as parkland dedication.
- e. To achieve additional road or servicing improvements.
- f. The redevelopment of brownfields.

9.1.5.2 Community benefits that may be considered include:

- a. Provision of additional services or facilities;
- b. Provide underground or covered parking at an acceptable rate;
- c. Protect or retain an identified heritage resource;
- d. Incorporate energy and/or water conservation measures;
- e. Incorporate Transportation Demand Management (TDM) strategies;
- f. Improvement to existing parks or recreation facilities;
- g. Provide public parking which allows for the more efficient use of land, including parking structures, underground parking and shared parking arrangements;
- h) public transit infrastructure, facilities or services;
- h. Incorporate renewable energy systems or alternative energy systems;
- i. Protect and retain protected cultural heritage resources;



- j. Construction of buildings to LEED standards or equivalent building rating system;
- k. Provision of affordable housing.

9.1.5.3 A by-law should not provide for an increase in density and height to such a degree that development could not be supported adequately on the property or where in the view of the City it would create undue adverse impact on adjoining lands.

9.1.5.4 Bonus by-laws will contain the standards of the basic zoning category applicable to the site if the bonus is not awarded as well as the standards that would apply when the bonus is awarded. The by-law will also specify the facilities, services and matters that are required to be provided before the bonus standards become applicable.

9.1.5.5 The City may enter into agreements with owners of lands subject to such zoning where the owner has elected to take advantage of the bonus provision to ensure adequate implementation, which may include in addition to other matters, security and timing provisions.

9.1.6 Sign By-law

9.1.6.1 A Sign By-law may be established to prohibit and/or regulate the type, form size, location, erection and construction and alteration of signs and other advertising devices.

9.1.7 Property Standards By-law

9.1.7.1 In accordance with the Ontario Building Code Act a Property Standards By-law may be established to ensure minimum standards for the maintenance and occupancy of all buildings and properties. Such a by-law may apply to part of the City or to the entire City as determined by the City. These by-laws should have regard for any or all of the following matters and set appropriate standards or conditions for:

- a. The physical conditions of vacant land, yards, and passageways including the accumulation of debris and rubbish.
- b. The adequacy of sanitation including drainage, waste disposal, garbage and pest control.
- c. The physical condition of accessory buildings.



d. The physical conditions of dwellings or dwelling units, institutional, commercial and/or industrial buildings, structures and properties.

9.1.7.2 A Property Standards By-law may prohibit the occupancy or use of any property that does not conform to the standards, require that repairs be effected to any noncomplying property and that such property be maintained in accordance with the standards, require that debris, refuse, abandoned or derelict vehicles be removed from the property, require that non-complying buildings or structures be demolished and levelled if appropriate repairs are not affected, and that such property is to be left in a graded and levelled condition.

9.1.8 Sewer Use By-law

9.1.8.1 The City may establish a Sewer Use By-law to regulate the discharge of wastes into the municipal wastewater system, drains and/or treatment works.

9.1.9 Heritage Building Standards By-law

9.1.9.1 In accordance with the Ontario Heritage Act the City may establish a Heritage Building Standards By-law provided the City has passed a by-law under Section 15.1 of the Building Code Act setting out minimum standards for the maintenance of property in the City. The Heritage Building Standards By-law may be established to ensure minimum standards for the maintenance of the heritage buildings in the City designated under Sections 29 or 34.5 of the Ontario Heritage Act.

9.1.10 Heritage By-law

9.1.10.1 The City may pass by-laws pursuant to the Ontario Heritage Act to designate any property in the City, which, in the opinion of the City, has sufficient, architectural, historical or other significance to warrant its specific designation as provided for under the Ontario Heritage Act. Prior to passing any such by-law, the City should consult with the Municipal Heritage Committee, if any, or any other similar committee, which the City has established.

9.1.10.2 The City may consider and adopt a by-law pursuant to the Ontario Heritage Act to create a heritage conservation district, but before passing such a by-law, the City shall conduct appropriate studies, prepare a proposed plan and consult with



the Ministry of Heritage, Sport, Tourism and Cultural Industries, and the Local Architectural Advisory Committee, if any, or any other similar committee to obtain input and advice on such an undertaking.

9.1.11 Alteration to Grade By-law

- 9.1.11.1 The City may regulate any alterations to grade in accordance with the Municipal Act subject to notice provisions.
- 9.1.11.2 Alteration to grade is discouraged prior to development approvals being granted.

9.2 Plans for Planning Areas

9.2.1 Planning Areas

- 9.2.1.1 Plans for Planning Areas shall be prepared to plan for growth and development on large tracts of land within the City to provide further guidance regarding density, type, form, timing, scheduling and servicing of future development or redevelopment areas. Planning Areas are shown on Schedule 'B' – Planning and Study Areas. The following shall apply to the preparation of planning areas plans:
 - a. The establishment of a secondary plan area shall account for any existing uses within the area.
 - b. Unique or more detailed land use policies or land use designations than that of this Plan may be established in Planning Areas.
 - c. The location of key community services and amenities including schools, and parks shall be established in Planning Areas.
 - d. Planning Areas are considered amendments to this Plan and will be added to this Plan as additions to Section 4.
 - e. The preparation of a secondary plan and establishment of a secondary plan area must be approved by the City.
 - f. The goals, objectives and policies of this Plan shall be maintained in any secondary plan.
- 9.2.1.2 Background information for the preparation of a secondary plan may include the following reports:



- a. Determination of environmental protection and natural heritage areas.
- b. Master servicing plan.
- c. Stormwater management study.
- d. Traffic impact analysis.
- e. Urban design master plan.
- f. Planning rationale report.
- g. Archaeological Assessments

9.2.1.3 The planning rationale required by Section 9.2.1.2 shall address the following:

- a. Integration of proposed new development with the existing Development.
- b. The distribution of proposed land uses.
- c. The range of housing styles and densities.
- d. Neighbourhood commercial and institutional uses to serve the residential areas.
- e. Linkages between the residential areas, parks, schools, recreational areas and institutional facilities.
- f. Any particular issues that the secondary plan area and proposed policies may pose for adjacent land uses including consideration of impact on existing industrial areas.
- g. Proposed sanitary sewer, water and stormwater management servicing of the new development.
- h. Traffic analysis of the new development recommending any road upgrades.
- i. Commercial Needs Assessment if the proposal is to redesignate lands to a commercial designation.
- j. The need for land for employment purposes over the long term and the need for conversion from employment land if the proposal is for the conversion of employment land.

9.2.1.4 Boundary expansions resulting in the addition of lands to an existing Planning Area or Study Area or a new Planning Area or Study Area, shall address the applicable boundary expansion policies of the Provincial Policy Statement.



9.2.2 Community Improvement Areas

- 9.2.2.1 The City shall where warranted provide for the maintenance, rehabilitation and redevelopment of selected residential, commercial and industrial areas by identifying Community Improvement Areas, adopting Community Improvement Plans, and implementing Community Improvement Projects pursuant to the provisions of the Planning Act.
- 9.2.2.2 Community improvement shall be accomplished through the following:
- a. The ongoing maintenance, rehabilitation, redevelopment and upgrading of areas characterized by deficient, obsolete and/or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal hard services, social, community, recreational services, or economic instability.
 - b. The establishment of programs to encourage private sector redevelopment and rehabilitation that addresses economic development, land development, environmental, housing, and/or social development issues.
 - c. The designation by by-law of Community Improvement Project Areas, the boundary of which may be the City or any part thereof.
 - d. The preparation, adoption and implementation of Community Improvement Plans, pursuant to the Planning Act.
- 9.2.2.3 The designation of Community Improvement Project Areas shall be based on one or more of the following conditions being present:
- a. Building, building facades and/or property, including buildings, structures and land of heritage and/or architectural significance in need of preservation, restoration, repair, rehabilitation, or redevelopment.
 - b. Non-conforming, conflicting, encroaching or incompatible land uses or activities.
 - c. Deficiencies or deterioration in physical infrastructure including, but not limited to, the sanitary sewer system, storm sewer system, and/or water main system, roads, parking facilities, sidewalks, curbs, gutters, streetscapes and/or street lighting.
 - d. Poor road access and/or traffic circulation.



- e. Deficiencies in community and social services including, but not limited to, public open space, municipal parks, neighbourhood parks, community centres, libraries, arenas, other recreational facilities, and public social facilities.
- f. Known or suspected environmental contamination.
- g. Poor overall visual quality, including but not limited to, streetscapes, urban design and other physical amenities.
- h. Built or natural heritage resources that need to be preserved, rehabilitated or renewed.
- i. High commercial or industrial vacancy rates.
- j. Shortage of land to accommodate widening of existing rights-of-way, building expansion, parking and/or loading facilities.
- k. Any other economic, environmental or community development reasons.

9.2.2.4 Community Improvement Plans shall be prepared and adopted to:

- a. Encourage the renovation, repair, rehabilitation, remediation, redevelopment or other improvement of land and/or buildings.
- b. Encourage residential and other types of infill and intensification.
- c. Upgrade and improve municipal services and public utilities such as sanitary sewers, storm sewers, water mains, roads and sidewalks.
- d. Encourage the preservation, restoration, adaptive reuse and improvement of built heritage resources.
- e. Encourage the construction of a range of housing types and the construction of affordable housing.
- f. Encourage energy efficiency and sound environmental design.
- g. Improve traffic circulation.
- h. Encourage off-street parking and provide municipal parking facilities where feasible and appropriate.
- i. Promote the ongoing viability and revitalization of the River District Commercial and Harbour areas as the focus of pedestrian oriented retail, commercial, office, civic, cultural, entertainment and government uses.
- j. Facilitate and promote community economic development



- k. Improve social, community or environmental conditions.
- l. Improve community quality, safety, landscaping, accessibility and sustainability.

9.2.2.5 Available to the City when implementing Community Improvement Plans within designated Community Improvement Project Areas is the following range of actions:

- a. The municipal acquisition of land and/or buildings within Community Improvement Project Areas.
- b. Provision of public funds such as grants, loans and other financial Instruments.
- c. Application for financial assistance from senior level government Programs.
- d. Participation in any senior level government programs that provide assistance to private landowners for the purposes of Community Improvement including the province's Brownfields initiatives.
- e. Provision of information on municipal initiatives, financial assistance programs and other government assistance programs.
- f. Supporting heritage conservation through the Ontario Heritage Act and the Owen Sound Heritage Committee.
- g. Supporting the efforts of the Chamber of Commerce and Business Improvement Associations regarding the River District Commercial areas through the implementation of various programs.
- h. Encouraging off-street parking and providing municipal parking facilities where feasible and appropriate.
- i. Enforcing the Property Standards By-law.
- j. Co-operating with school boards, local municipal boards, service clubs, business organizations, educational institutions and other organizations to promote and facilitate the utilization of existing facilities and where feasible, to rehabilitate these facilities to offer new and/or better services to the community.
- k. Encouraging the rehabilitation of private buildings by advising property owners of government subsidies and programs, and



assisting where possible, the property owners in obtaining grants.

- I. Where conflicting land uses occur in Community Improvement Project Area, endeavouring to limit the expansion of these uses and encouraging and/or assisting in the relocation of the offensive use.

- 9.2.2.6 Through the identification of a Community Improvement Project Areas and the development of a Community Improvement Plan, the City shall involve the residents of the affected areas in the identification of service level deficiencies and priorities.

9.3 Development Control

9.3.1 Official Plan Amendments

- 9.3.1.1 The City may require any and all plans and studies outlined in Schedule 'E' prior to considering an application complete.

- 9.3.1.2 The City shall consider the following criteria when reviewing applications to amend this Plan:

- a. Ensuring amendments are consistent with Provincial Policy and regulations, matters of Provincial Interest as per Section 3 of the Provincial Policy Statement and the goals, objectives and policies of this Plan and the County of Grey Official Plan.
- b. Ensuring amendments are consistent with the Niagara Escarpment Plan.
- c. Impact on the provision of and demand for municipal services, infrastructure and facilities.
- d. Adequacy of the proposed hard and soft services in accordance with the servicing policies of this Plan.
- e. Impact on surrounding land uses, the transportation system, municipal services and community amenities and services.
- f. Impact on cultural and/or Natural Heritage features.
- g. Any other information as determined appropriate and applicable by the City or other agency.

9.3.2 Committee of Adjustment

- 9.3.2.1 In accordance with the relevant provisions of the Planning Act, the Committee of Adjustment shall deal with all applications for minor variances, to the provisions of the Zoning By-law and other



by-laws, which implement this Plan, applications for consent and changes to non-conforming uses.

- 9.3.2.2 Plans of subdivision shall be the preferred method of land division. Consents should only be granted when it is clearly not necessary or in the public interest that the land be developed by plan of subdivision. Plans of subdivision will be required and applications for consent will not be approved under the following circumstances:
- a. More than three lots (two severed and one retained) from a land holding are being created.
 - b. Lots created require a new public road for the provision of access.
 - c. The provision or extension of municipal services (water and/or sewer) is required.
 - d. Other matters that may arise during the review of the proposed development.
- 9.3.2.3 Notwithstanding Section 9.3.2.2a) the requirement for a plan of subdivision may be waived for infilling or redevelopment of lots having frontage on a public road that is maintained on a year round basis in an area serviced by municipal water and sanitary sewers subject to the provisions of section 9.3.3 of this Plan.
- 9.3.2.4 Regard shall be had to the following criteria when considering an application for consent:
- a. The lands front onto an existing, assumed public road that is maintained on a year round basis.
 - b. The consents shall have the effect of infilling in existing areas and not extending existing development.
 - c. Creation of the lot does not compromise the long-term use of the remaining land or retained parcel.
 - d. The size of the parcel of land created by consent should be appropriate for the use proposed.
 - e. Soil and drainage conditions are suitable or can be made suitable to permit the proper siting of buildings.
 - f. Impact on any adjacent built heritage or archaeological resource.



- 9.3.2.5 No parcel shall be created which does not conform to the provisions of the Zoning By-law except where a minor variance has been approved.
- 9.3.2.6 On the granting of an application for consent, appropriate conditions may be imposed, including necessary road widening, which may include the entering into of agreements with the City to ensure fulfillment of the conditions and/or City policies.
- 9.3.2.7 Subject to the specific policies of this Plan, consents may be permitted for the purpose of making lot boundary corrections, granting easements, conveyances and consolidations and other such administrative or technical matters provided that such matters are minor in nature.
- 9.3.2.8 Nothing in this Plan shall adversely affect the continuance of any use(s) legally existing on the date this Plan was adopted by the City.
- 9.3.2.9 The City may recognize the existing use of land in the implementing Zoning By-law. The City, in co-operation with landowners, will attempt to reduce the number of non-conforming uses whenever and wherever possible according to the policies of this Plan.
- 9.3.2.10 The City may enact delegation of powers under the Planning Act for select Committee of Adjustment applications.

9.3.3 Draft Plan of Subdivision and Condominium Approval

- 9.3.3.1 The provisions of the Planning Act relating to subdivision control, including subdivision agreements, shall be used to ensure that the land use designations and policies of this Plan are complied with and that a high standard of design is maintained in all development. The subdivision approval process is to be used to ensure logical and orderly development in accordance with the intent of this Plan and the maintenance of a sound financial position for the City.
- 9.3.3.2 Prior to approval of an application for plan of subdivision or plan of condominium approval the City will confirm the availability of adequate servicing, infrastructure, allocation, waste collection, disposal services and roads.
- 9.3.3.3 Applications for plan of subdivision or plan of condominium approval shall be considered premature if appropriate services and servicing capacity is not available. The City may consider



other criteria as reason to deem an application for plan of subdivision or plan of condominium approval to be premature.

- 9.3.3.4 All lots within a plan of subdivision shall have frontage on a public road maintained on a year round basis, constructed to an acceptable City standard. Plans of condominium shall have access to a public road maintained on a year round basis, however, it is recognized that development within the condominium plan may occur on private roads.
- 9.3.3.5 Plans of subdivision and plans of condominium shall be appropriately phased to ensure orderly and staged development.
- 9.3.3.6 All plans of subdivision and plans of condominium shall be subject to a development agreement between the City and the applicant for, but not limited to parkland dedication, road development, sidewalk construction, service installation, land reserves, administration fees, lot levies and other appropriate requirements.

The City has completed the following documents, the Residential Subdivision Policies and the Subdivision and Condominium Approval and Development Policies and Procedures to assist in the standardization and criteria requirements as needed for this process as amended from time to time and will establish what constitutes a complete application under the Planning Act.

9.3.4 Site Plan Control

- 9.3.4.1 All the lands within the limits of the City of Owen Sound are designated as a Site Plan Control Area in accordance with provisions of the Planning Act.
- 9.3.4.2 Where development consists of single detached, semi-detached, duplexes and converted dwellings, or where the only form of development proposed is an addition of less than 30 square meters to an existing building, site plan control shall be in accordance with the Site Plan Control By-law.
- 9.3.4.3 Within the proposed site plan control area, the City may pass by-laws designating the whole or any part of such an area as a site plan control area.
- 9.3.4.4 The City may apply conditions as provided for in the Planning Act to the approval of the of a site plan and may require that certain standards of design be applied. Where the City deems necessary to ensure the fulfillment of such conditions and implementation of



the City's policies through a site plan agreement the provision of appropriate security and documentation can be required of the applicant. The site plan agreement may contain provisions relating to the timing of a project, future obligations of the owner and the City, security deposits and road widenings.

The City has completed the Site Plan Submission and Approval Guidelines to assist in the standardization and criteria requirements as needed for this process.

- 9.3.4.5 As a condition to the approval of plans for lands under a site plan control by-law the County may require the dedication of lands for the widening of the County roads where such lands abut a County road and the City may require the dedication of lands for the widening of highways which such lands abut the following streets:
- a. 10th Street West, west of 6th Avenue West to 9th Avenue West (City limits) by acquiring approximately three meters from lands along each side of 10th Street West between 6th Avenue West and the City limits.
 - b. 16th Street East, east of 9th Avenue East to the City limit by acquiring approximately three meters from land along each side of 16th Street East, east of 9th Avenue East to the City limits.
 - c. 9th Avenue East between 10th Street East and 16th Street East by acquiring up to three metres of land along each side of 9th Avenue East.
 - d. Any major intersection where in the interest of providing appropriate turning lanes, widening is necessary. Major intersections are defined as any intersection of two or more streets where any one of the streets is designated as an arterial street by this Plan. The maximum extent of the widening shall be a depth of three meters from the property line along the arterial street with a length no greater than twenty-five meters from the intersection of the intersecting property lines.
- 9.3.4.6 Where site plan control applies, drawings may be required of the applicant for each building sufficient to display:
- a. The massing and conceptual design of the proposed building;



- b. The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
- c. The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent building; (but which exclude the layout of interior areas other than the interior walkways, stairs, elevators and escalators referred to in clause (c));
- d. Matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design in accordance with the urban design policies of the Official Plan and other urban design studies;
- e. The sustainable design elements on any adjoining highway under the City's jurisdiction, including without limitation, trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities in accordance with the urban design policies of the official plan for the City contained in the Official Plan, the Downtown and Harbour front Master Plan Study and other urban design studies;
- f. Facilities designed to have regard for accessibility for persons with disability.

9.3.5 Niagara Escarpment Development Control

- 9.3.5.1 Niagara Escarpment Development Control is in effect for parts of the Niagara Escarpment Plan (NEP) area in the City. A Development Permit is required for any development within the area of Development Control.
- 9.3.5.2 Where municipal zoning is in effect with the NEP area in the City, zoning shall be in conformity with the NEP, as per Sections 13 and 14 of the Niagara Escarpment Planning and Development Act which states the following:
 - 13. (1)(b) No municipality having jurisdiction in the Niagara Escarpment Planning Area shall pass a by-law for any purpose, that is in conflict with the Niagara Escarpment Plan.



- 14. Despite any other general or special Act, where the Niagara Escarpment Plan is in effect and where there is a conflict between any provision of a local plan or any provision of a Zoning By-law covering any part of the Niagara Escarpment Planning Area, then the provision of the Niagara Escarpment Plan prevails.

9.3.6 Development Permit System

- 9.3.6.1 The City may utilize Section 70.2 of the Planning Act to establish a Municipal Development Permit System for lands outside of Development Control of the Niagara Escarpment Commission. The City may describe one or more areas as being Municipal Development Permit Areas and designate such areas by way of a Municipal Development Permit By-law.

9.4 Development Applications

9.4.1 Pre-Consultation

- 9.4.1.1 The City will require the completion of a Pre- Consultation Application process in advance of an owner/applicant submitting development applications, as specified in an implementing by-law
- 9.4.1.2 Through the Pre-consultation process the City will identify information and materials, including those identified in Schedule 'E', that are required in order to support and accept an application as complete under the Planning Act.

9.4.2 Information for Complete Application

- 9.4.2.1 The Planning Act provides that the City may require additional information and supporting studies in order for an application to be considered complete. The City may not accept an application for a Plan of Subdivision, a Plan of Condominium, an Official Plan Amendment, a Zoning By-law Amendment, a Consent and/or Site Plan for processing unless the development application is considered to be a complete application. To be deemed complete, an application must satisfy all applicable statutory requirements, including the submission of the prescribed information and the requirements as listed on the application forms; the prescribed fee; and the required studies and plans and/or drawings as may be identified in Schedule 'E'.



- 9.4.2.2 Notwithstanding Policy 9.4.1.1, the City may waive the requirement for a Pre-Consultation Application, where the City has identified that, due to the nature of the proposal, the need for and scope of required other information and materials can be determined without Pre-Consultation Application process. The City will provide the owner/applicant with a form that identifies the other necessary information and materials to be submitted with the application(s) to deem it complete.
- 9.4.2.3 The City may refuse other information and materials submitted if it considers the quality of the submission unsatisfactory.
- 9.4.2.4 The City may request electronic versions of all submissions and any other information and materials submitted and stipulate the format of the digital submissions.
- 9.4.2.5 The City may conduct a peer review of any part of the submission or other information and materials submitted where necessary to determine whether the quality of the submission is satisfactory. Such peer review will be completed by an appropriate agency or professional consultant retained by the City at the owner/applicant's expense. Additional information or reports may be required, as part of the complete application in addition to the other information and materials listed in Policy 9.4.2.2, or through the review process where circumstances necessitate the need for such information in the decision-making process.
- 9.4.2.6 Terms of Reference may be required to scope the area of review for any plan or study and shall be developed in partnership with agencies or a City peer reviewer.

9.5 Public Consultation

9.5.1 General Policies

- 9.5.1.1 The City will encourage the involvement of residents, businesses, agencies, stakeholders and other levels of government in the planning process.
- 9.5.1.2 The City will follow the public notification procedures and regulations regarding planning matters that are contained in the Planning Act. Notwithstanding, the City may exceed these requirements as deemed appropriate.
- 9.5.1.3 Where a notice of a public meeting or a notice of a development application is required, notice will be given in accordance with the



applicable requirements of the Planning Act, and in some cases notice may exceed those requirements.

- 9.5.1.4 The City will make the Official Plan, the Zoning By-law, Master Plans and other planning policies and guidelines of Council available to the public, in order to foster greater awareness and knowledge of planning matters.

9.5.2 Indigenous Consultation

- 9.5.2.1 The City must consult with Indigenous Communities on development applications where there are aboriginal treaty rights and aboriginal interests or in accordance with any established consultation protocol.
- 9.5.2.2 The City of Owen Sound recognizes the Indigenous Communities traditional use of the waterways, shorelines and lands in and around the City's boundaries. All future development and development currently under processing for permitting in the vicinity of shorelines will not impede access of the Indigenous Communities to these traditional areas. In order to better understand and mitigate the potential impact of such developments, the City of Owen Sound will consult the Indigenous Communities.

9.6 Committees and Boards

9.6.1 Community Services Committee

The Community Services Committee is a planning advisory committee that consists of members appointed from the general public and elected representatives from the City. The functions of the Community Services Committee as determined by the City may include but not be limited to the following:

- 9.6.1.1 To advise Council on all matters realign to built heritage resources and significant cultural heritage landscapes.
- 9.6.1.2 Provide recommendations to Council regarding the designation of properties under the Ontario Heritage Act regarding proposed alteration to designated buildings.
- 9.6.1.3 Provide recommendations regarding the Community Improvement Plan and programs thereunder.
- 9.6.1.4 Where requested by Council, assess the suitability of development projects proposed for the City and assess the merits



and provide recommendations on development applications within the City.

9.6.1.5 Monitor the City's policies with regard to land use planning heritage planning and provide recommendations.

9.6.1.6 Monitor and evaluate the implementation of this Official Plan.

9.6.2 Accessibility Advisory Committee

The Accessibility for Ontarians with Disabilities Act 2005 authorizes the City to appoint a Committee to carry out the requirements under the Act. The Committee advises Council each year about the preparation, implementation and effectiveness of the City's Multi-year Accessibility Plan and Transit Accessibility Plan. The City's Multi-year Accessibility Plan and Transit Accessibility Plan outlines the City's current practice in dealing with accessibility issues.

9.6.3 Operations Advisory Committee

The Operations Advisory Committee is an advisory committee to advise Council on policy matters related to the City's built infrastructure (including roads, in ground services, and parks) and equipment management. A function of the Operations Advisory Committee, as determined by Council, may include but not be limited to establishing and advising Council of a five year Capital Works Program for construction and reconstruction (maintenance) for the City infrastructure.

9.6.4 Other Boards and Committees

The Municipal Act, the Planning Act, and other statutes authorize the City to appoint specific boards or committees to carry out specific responsibilities and to appoint adhoc boards or committees which the City feels are necessary to carry out any function which can be delegated legally to the board or committee.

Examples would include, but not be limited to a Municipal Heritage Committee, Committee of Adjustment and adhoc committees that the City may appoint from time to time. This Plan supports the appointing of special boards and committees and adhoc committees to provide for implementation of this Plan. The City should ensure that a solid framework for communication between the City and the committee or board is provided.



9.7 Plan Administration

9.7.1 Non-Conforming Uses

- 9.7.1.1 Any land use existing on the date this Plan was adopted by the City that does not conform to the land use designations or policies contained herein shall be considered to be non-conforming.
- 9.7.1.2 Non-conforming uses should ultimately cease to exist so that the land affected may revert to a use in conformity with the intent of this Plan.
- 9.7.1.3 Pursuant to the Planning Act the City may adopt a by-law to permit the extension or enlargement of a non-conforming use to avoid unnecessary hardship.
- 9.7.1.4 Prior to passing a by-law permitting the extension or enlargement of a nonconforming use the City shall be satisfied that the proposed extension or enlargement will:
- a. Not unduly aggravate the situation already created by the existence of the use especially with regard to the policies of this Plan and requirements of the Zoning By-law.
 - b. Be in appropriate proportion to the size of the non-conforming use.
 - c. Not create or increase a disturbing amount of noise, vibration, fumes, smoke, dust, odour, lighting and/or traffic.
- 9.7.1.5 A by-law permitting the extension or enlargement of a non-conforming use may require:
- a. Landscaping, buffering or screening, appropriate setbacks for building and structures.
 - b. Screening or prohibition of outside storage.
- 9.7.1.6 The City may require the submission of an application for site plan approval for the extension or enlargement of a non-conforming use in accordance with Section 9.3.4.
- 9.7.1.7 The City shall not be obligated to grant permission to extend or enlarge a nonconforming use under any circumstances.
- 9.7.1.8 The City shall notify the property owners in the vicinity of the non-conforming use in order to obtain their views on the proposed extension or enlargement.



- 9.7.1.9 Where any lands are designated Hazard Land or are in environmentally sensitive areas, the City shall consult the Grey Sauble Conservation Authority and the MNR and where appropriate the MECP.
- 9.7.1.10 Legal non-conforming uses which have been destroyed or partially destroyed by fire, flood, or wind, may be replaced or repaired provided that written permission is given by the City and in the case of lands designated Hazard Land or in environmentally sensitive areas also by the Grey Sauble Conservation Authority and the MNR and where appropriate the MECP.
- 9.7.1.11 Prior to granting permission to repair or replace the non-conforming use and in order to minimize the detrimental effects of the non-conforming use, the City may require the submission of an application for site plan approval in accordance with Section 9.3.4.
- 9.7.1.12 The City shall not be obligated to grant permission to replace or repair a nonconforming use under any circumstance.

9.7.2 Non-Compliance

- 9.7.2.1 Where an existing use of land is permitted within the applicable zone in the Zoning By-law, but the lot, buildings or structures located on the property do not meet one or more of the provisions or regulations of the applicable zone, the use shall be considered to be legal non-complying
- 9.7.2.2 Applications for the expansion, alteration or addition of the non-complying use shall be considered by way of Zoning By-law amendment or minor variance.

9.7.3 Land Acquisition

- 9.7.3.1 The City may acquire land to implement any element of this Plan in accordance with the provisions of the Municipal Act, the Planning Act, or any other applicable Act.
- 9.7.3.2 Municipal land assembly shall be permitted for residential, commercial, industrial or institutional uses, provided such activity complies with the policies of this Plan.



9.7.4 Parkland Dedication

- 9.7.4.1 In accordance with the Planning Act, the City shall as a condition of development or redevelopment require the conveyance of parkland, or cash-in-lieu thereof, as identified in Section 7.4.3.

9.7.5 Payment-in-lieu of Parking

- 9.7.5.1 Where a zoning by-law requires that on-site parking be provided as a condition to the development or establishment of a use, the City, at its sole discretion may enter into an agreement with the owner of such lands exempting the owner from the provision of on-site parking subject to the payment to the municipality of a sum of money which shall be used to acquire lands and provide and maintain public parking facilities.
- 9.7.5.2 Payment-in-lieu of parking monies may be paid in one lump sum or may be paid in yearly instalments as provided for in the agreement.
- 9.7.5.3 Payment-in-lieu of parking should be employed only in the River District Commercial area where, in the opinion of the City, there is sufficient concentration of uses and/or public demand to warrant the establishment of public parking. Subject to the foregoing, the City may use this alternative where any of the following conditions exist:
- a. The subject property is too small to accommodate the amount of parking required.
 - b. Provision of on-site parking would result in poor site planning that would detract from the subject and area properties (the development would be out-of-character with the form of development evident in the vicinity of the subject property).
 - c. Attempts are being made to consolidate lands for public use, where the owner agrees to make available to the municipality, surplus lands for such consolidation.
 - d. The owner will undertake such additional works as the City may agree to which ordinarily would be beyond the normal and standard requirements of the City.



9.8 Public Works and Capital Forecast

9.8.1 General Policies

The extension or construction of capital or public works shall be carried out in accordance with the policies of this Plan, the City's [Asset Management Plan](#) and Provincial requirements.

9.8.2 Five-Year Capital Forecast

Council shall prepare annually and adopt without amendment to this Plan, a five-year capital works program in accordance with the policies of this Plan. This program shall be cognizant of changing conditions of supply and demand for services, and significant changes in economics and technology.

9.9 Monitoring and Review

9.9.1 General Policies

- 9.9.1.1 The City shall monitor and review this Plan in accordance with the requirements of the Planning Act including but not limited to a review every five years. The City may review any other master plans or studies in coordination with the review of the Official Plan.
- 9.9.1.2 The ten-year review of this Plan shall meet the public meeting requirements of the Planning Act and be held by City Council or a designated Committee of Council.
- 9.9.1.3 Notice of the public meeting for a ten year review shall be provided in accordance with Provincial legislation including but not limited to advertisement in the local newspaper, notice to applicable government agencies and authorities and others who have filed in writing a request for notification.
- 9.9.1.4 Review of this Plan shall include both subjective and objective measures of the success and failure of the Plan. Examples of subjective measures may include such things as quality of life, environment, improved urban design, and similar. Examples of objective measures may include such things as Provincial performance measures, population growth, infrastructure improvements, housing unit creation, vacancy rates, traffic and similar. Objective measures shall be compared against identified and accepted municipal, regional, provincial and national standards.

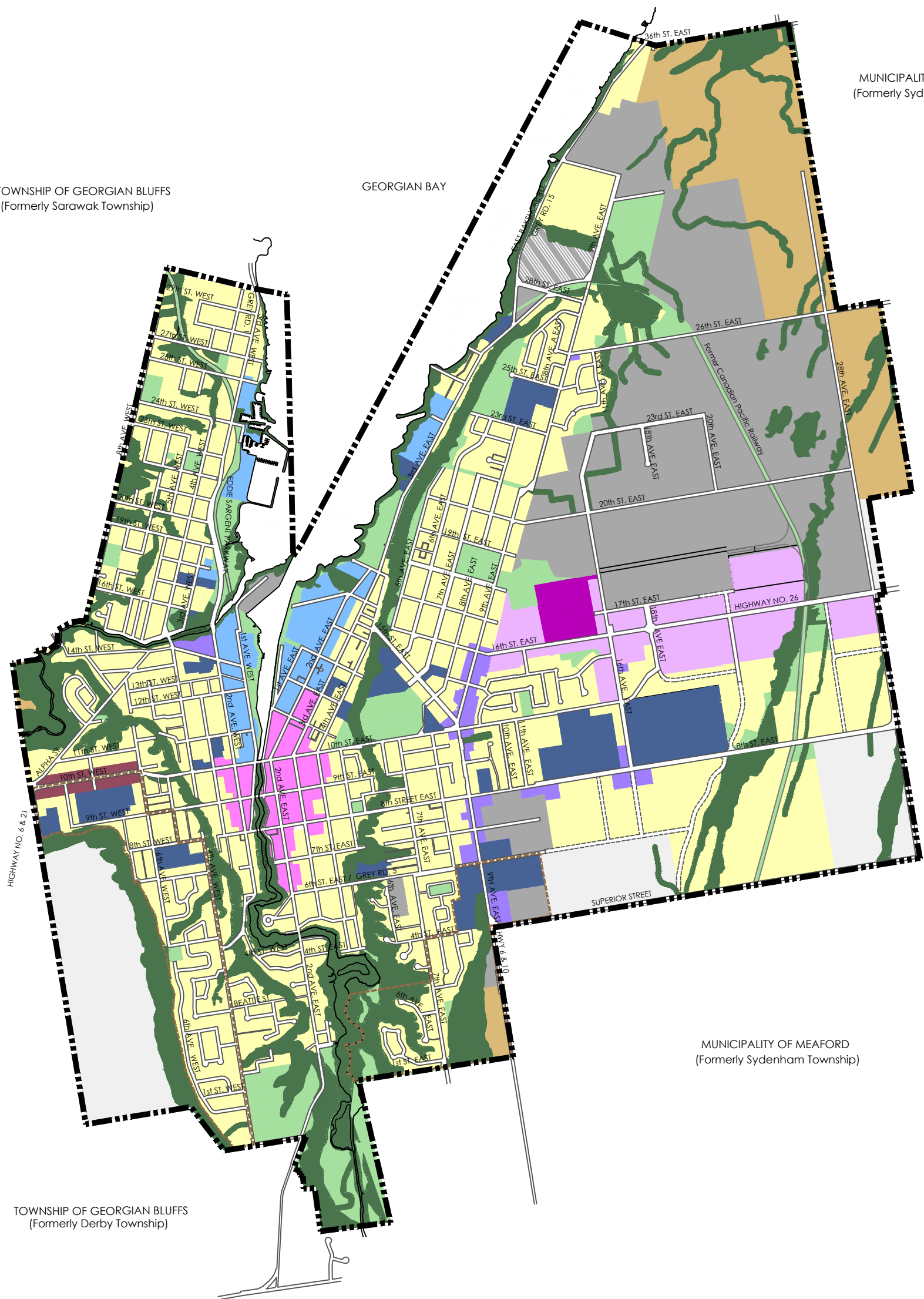


Schedules

MUNICIPALITY OF MEAFORD
(Formerly Sydenham Township)

TOWNSHIP OF GEORGIAN BLUFFS
(Formerly Sarawak Township)

GEORGIAN BAY



MUNICIPALITY OF MEAFORD
(Formerly Sydenham Township)

TOWNSHIP OF GEORGIAN BLUFFS
(Formerly Derby Township)



Legend

- Residential
- River District Commercial
- Regional Shopping Centre
- East City Commercial
- West City Commercial
- Arterial Commercial
- Waterfront Mixed Use
- Industrial Transitional
- Employment
- Institutional
- Open Space
- Rural
- Hazard Lands
- Niagara Escarpment Plan Area
- Niagara Escarpment Plan Area - Urban
- Planned Road


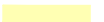




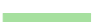

Schedule 'A'

Official Plan
City of Owen Sound
Land Use Plan



May 2021
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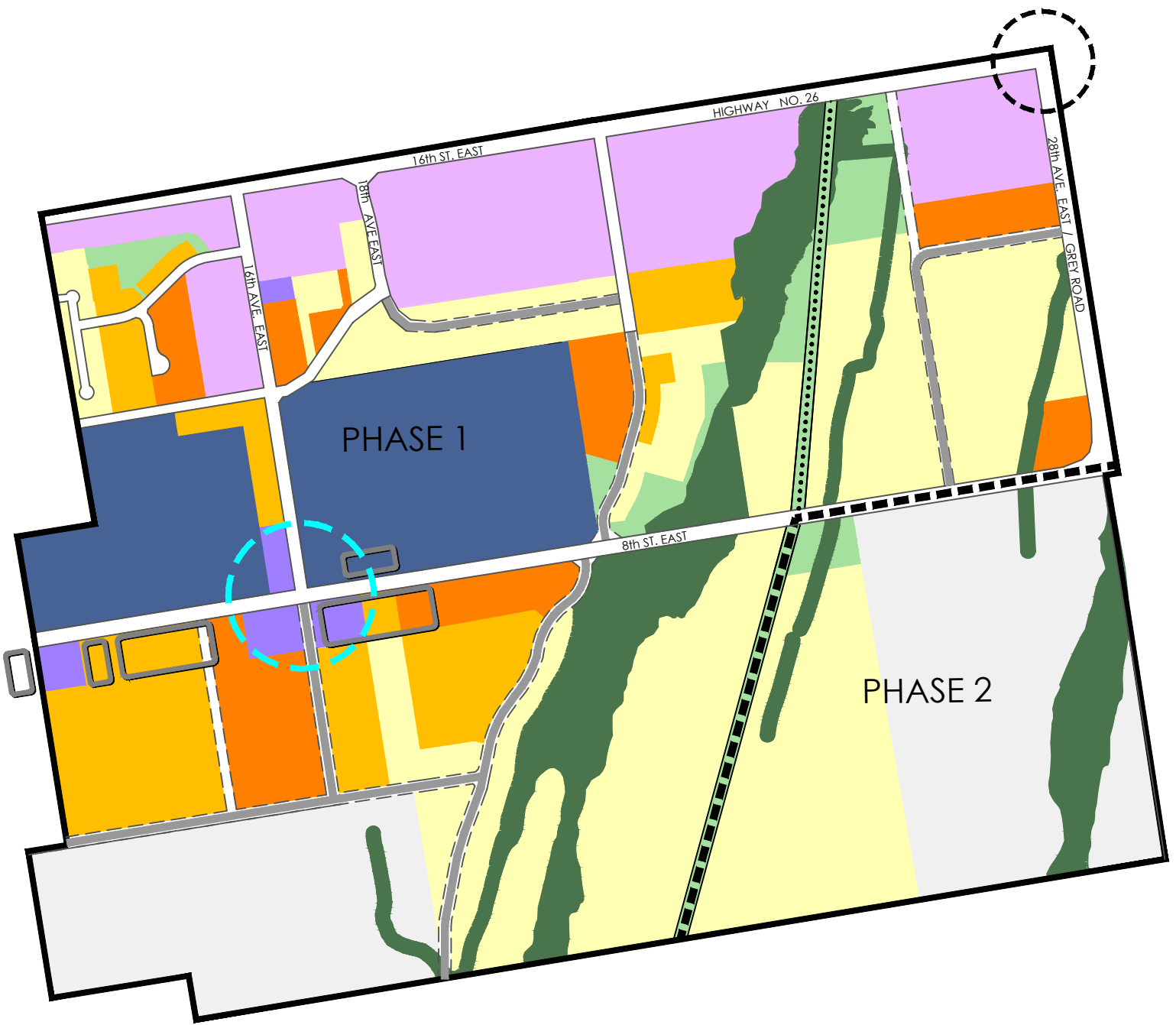
- Legend**
-  Planning Area Boundary
 -  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Neighbourhood Commercial
 -  Industrial
 -  Open Space
 -  Hazard Land

Schedule 'A1'


















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



May 2021
 1:10,000



Legend

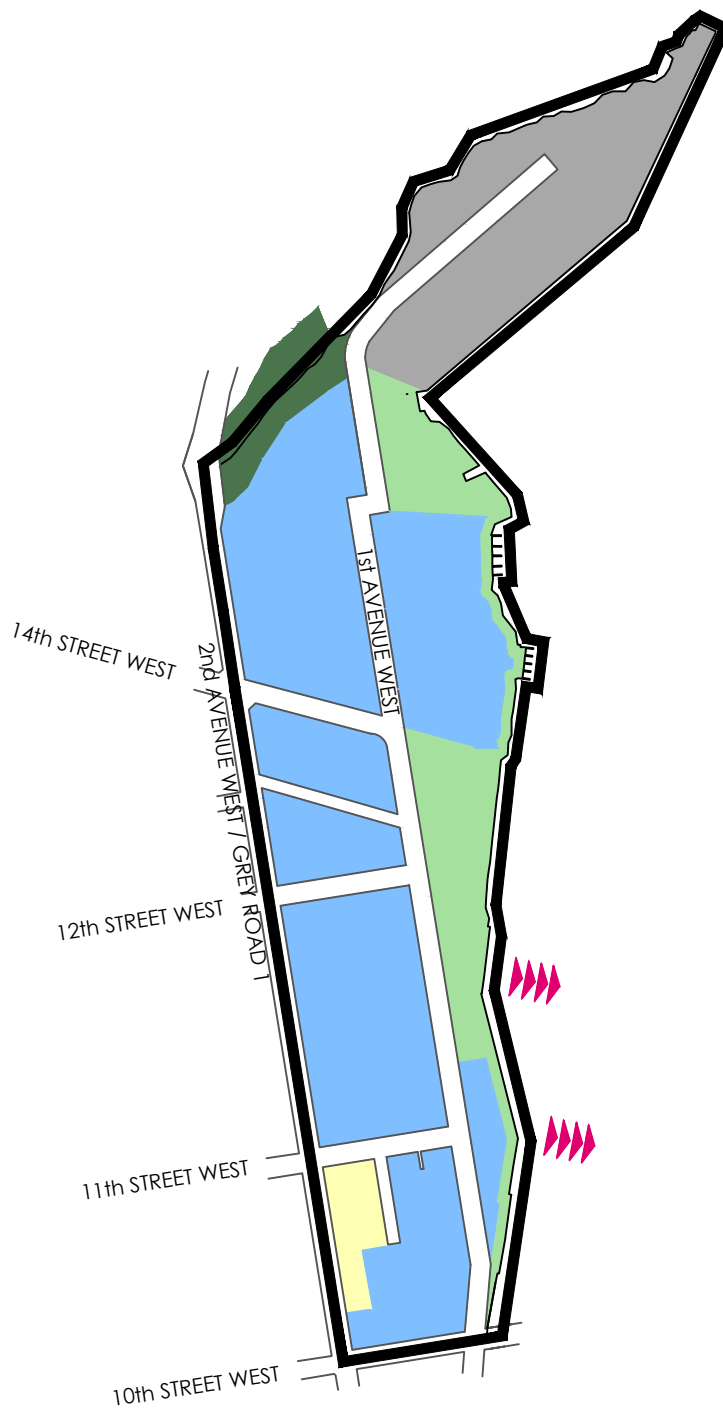
-  Planning Area Boundary
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  East City Commercial
-  Arterial Commercial
-  Institutional
-  Open Space
-  Hazard Land
-  Niagara Escarpment Plan Area
-  Potential Location of Easthill Elevated Water Storage
-  Future Collector Roads
-  Future Roads
-  Trail
-  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



May 2021
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Legend

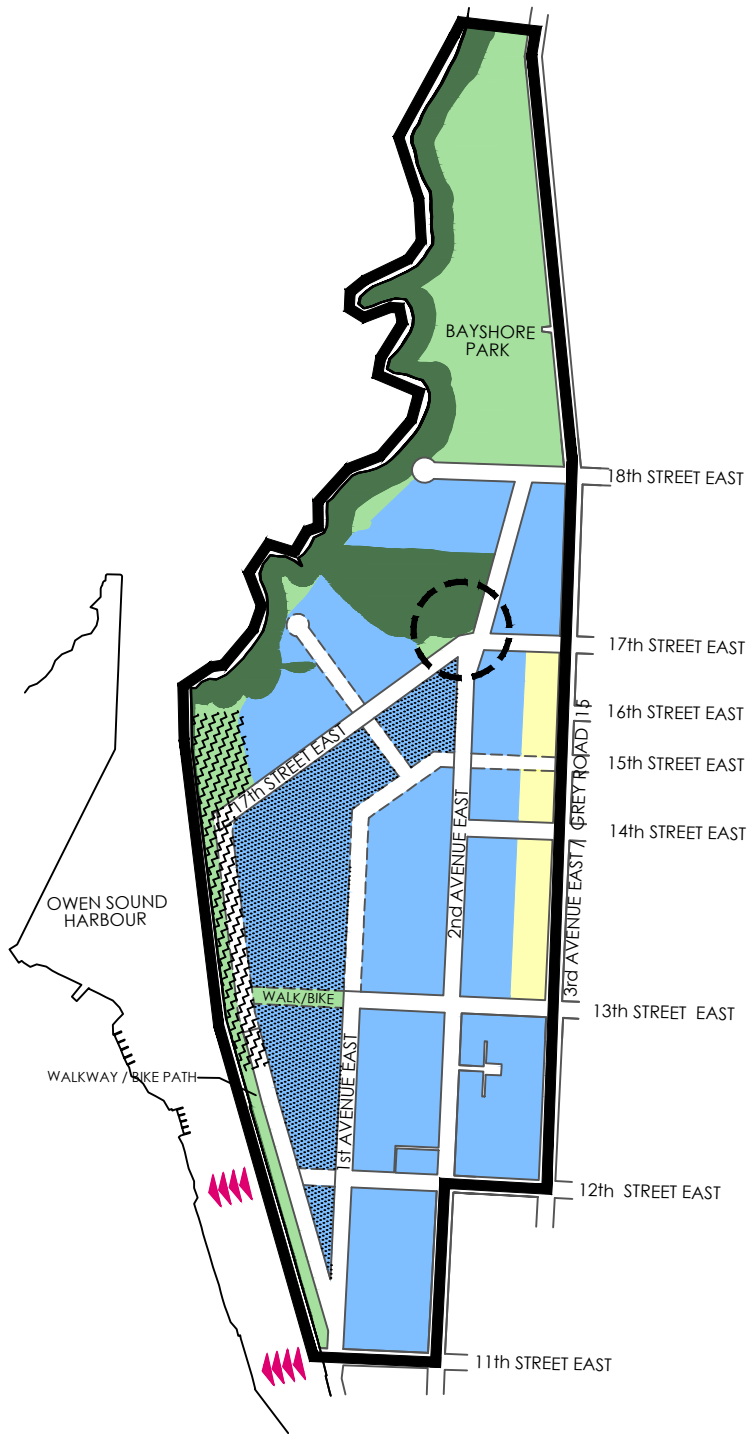
-  Planning Area Boundary
-  Low Density Residential
-  Waterfront Mixed Use
-  Industrial
-  Open Space
-  Hazard Land
-  Future Bridge Alignment Options

Schedule 'A3'

Official Plan
 City of Owen Sound
 West Harbour Planning Area
 Land Use Plan



May 2021
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Legend

- Planning Area Boundary
- Low Density Residential
- Waterfront Mixed Use A (Commercial/Residential/Institutional)
- Waterfront Mixed Use B (Commercial/Industrial/Institutional)
- Marine Industrial
- Open Space
- Hazard Land
- Future Bridge Alignment Options
- Node
- Future Roads/Paths

Schedule 'A4'

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

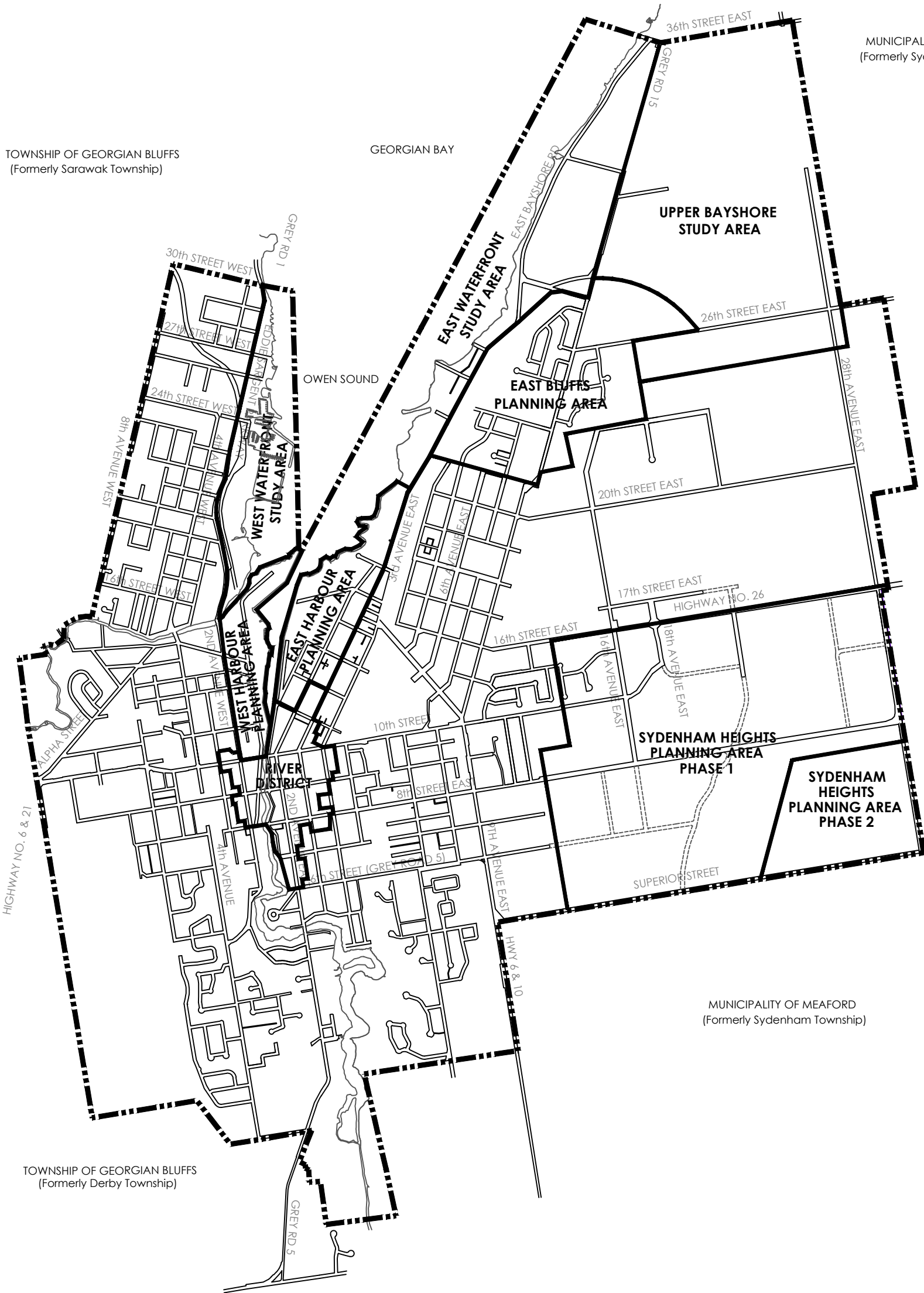


May 2021
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TOWNSHIP OF GEORGIAN BLUFFS
(Formerly Sarawak Township)

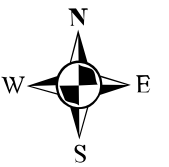
GEORGIAN BAY

MUNICIPALITY OF MEAFORD
(Formerly Sydenham Township)




TOWNSHIP OF GEORGIAN BLUFFS
(Formerly Derby Township)

MUNICIPALITY OF MEAFORD
(Formerly Sydenham Township)



Legend

-  Planning/Study Area Boundaries
-  City Limits

Schedule 'B'

Official Plan
City of Owen Sound
Planning Areas
& Study Areas



May 2021
1:30,000

MUNICIPALITY OF MEAFORD
(Formerly Sydenham Township)

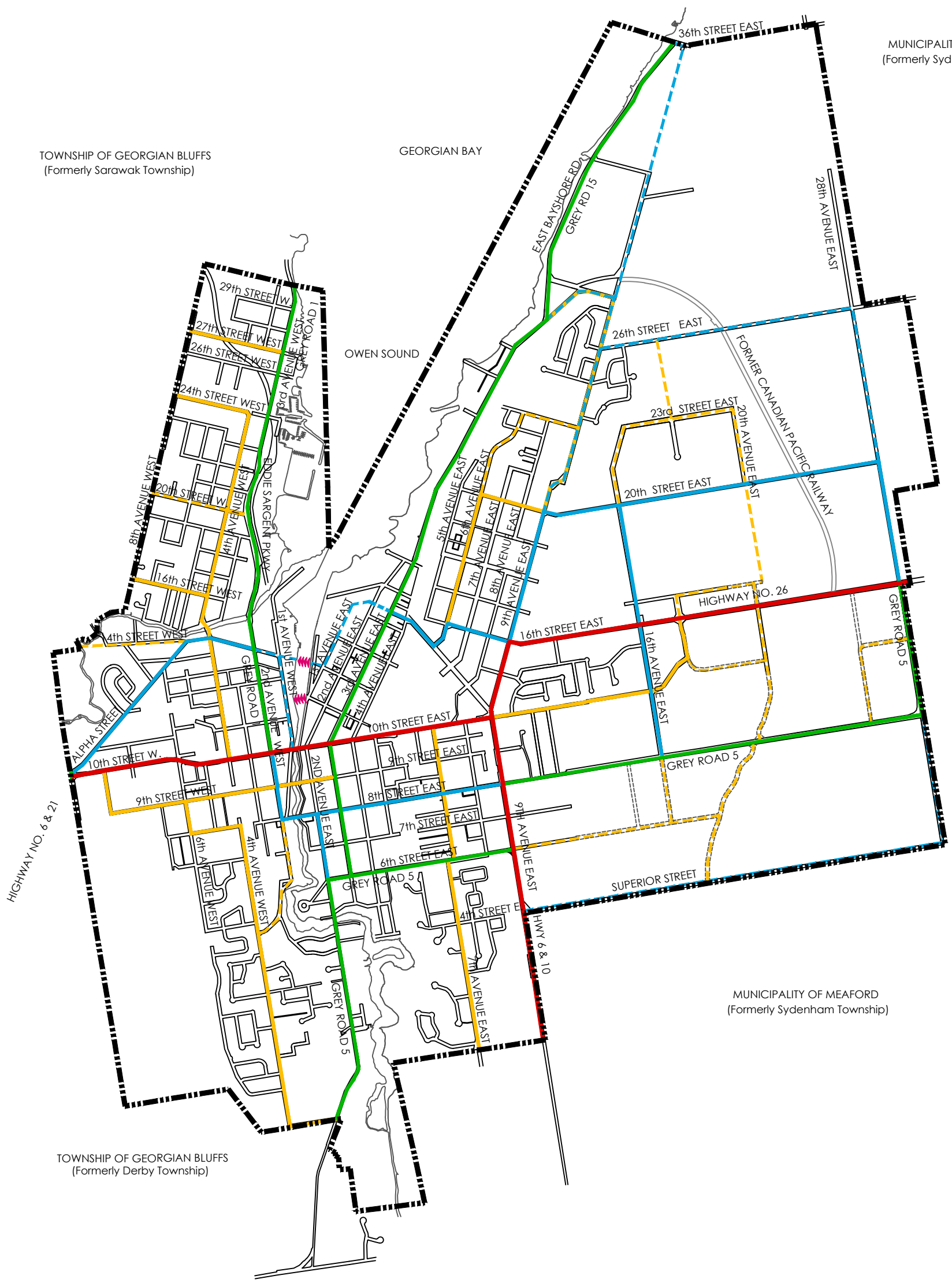
TOWNSHIP OF GEORGIAN BLUFFS
(Formerly Sarawak Township)

GEORGIAN BAY

OWEN SOUND

MUNICIPALITY OF MEAFORD
(Formerly Sydenham Township)

TOWNSHIP OF GEORGIAN BLUFFS
(Formerly Derby Township)



Legend

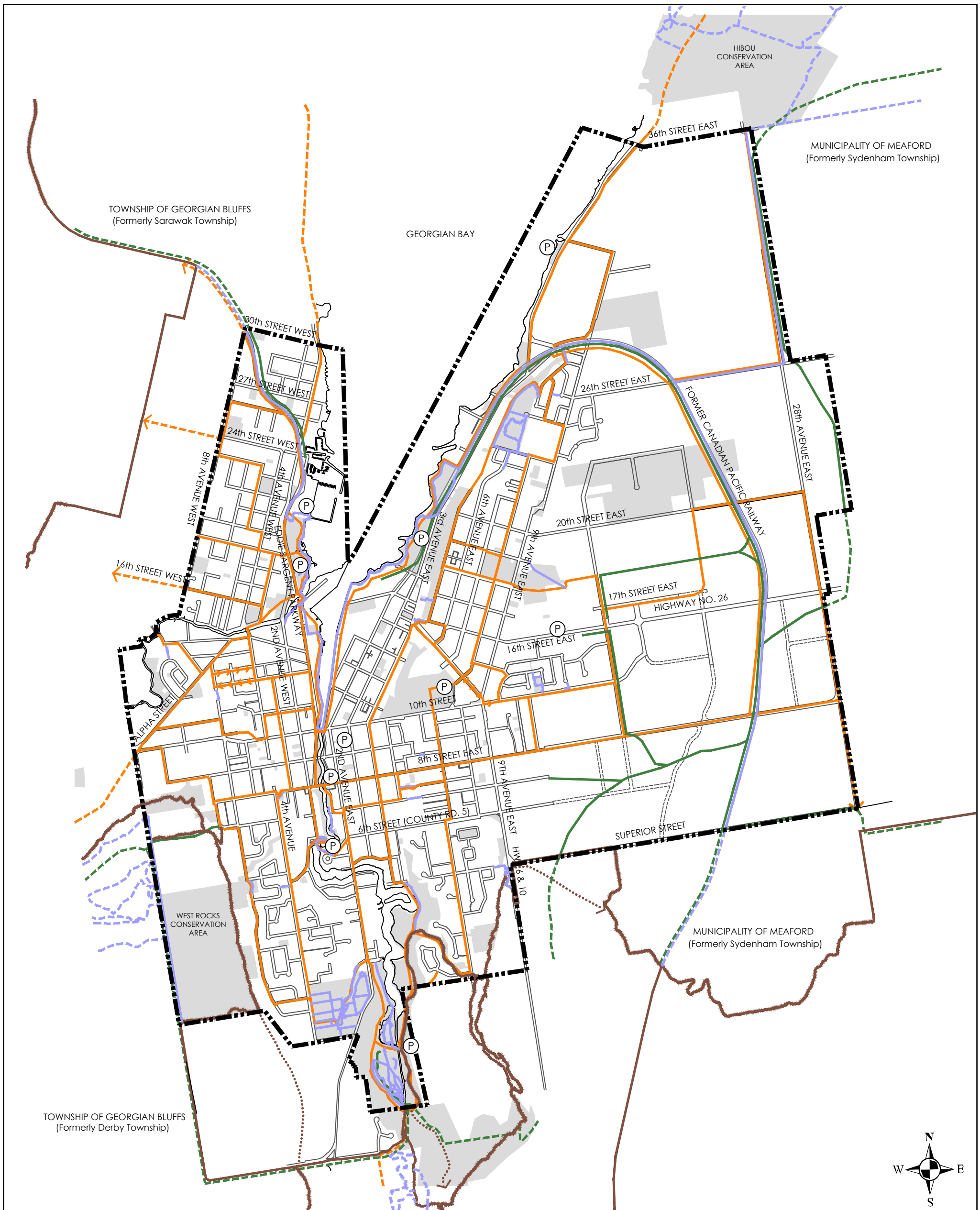
- Major Arterial Road - Provincial Highway & Connecting Link
- Minor Arterial Road - County Highway
- Minor Arterial Road - City
- - - Future Arterial Road
- Collector Road
- - - Future Collector Road
- Local Road
- Planned Road
- ≡≡≡ Future Bridge Alignment
- City Limits

Schedule 'C'

Official Plan
City of Owen Sound
Transportation Plan



May 2021
1:28,000



Legend

- Existing Trails
- Existing Trails Outside of City Limits
- Bruce Trail
- Bruce Trail Preferred Future Route
- Bicycle Route
- Bicycle Route Outside of City Limits
- Snowmobile Trail
- Snowmobile Trail Outside of City Limits
- P Public Parking Lot
- City Limits
- Publicly-Owned Property (City of Owen Sound and Grey Sauble Conservation Authority)

Schedule 'D'

Official Plan
 City of Owen Sound
 Active Transportation Plan
 & Trails Master Plan



May 2021
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Schedule 'E' – Additional Information and Supporting Studies

The City may identify information and materials that are required in order to support and accept an application as complete under the Planning Act. Information and materials that may be requested by the City include but are not limited to the items identified in the table below. Requiring this information and material to be provided at the time a development application is submitted allows the City to make a well informed decision within the timeframe provided by the Planning Act.

Failure to submit any of the items listed below and identified shall be managed in accordance with Section 9.4.2.

1. Heritage
Archeological Assessment
Heritage Impact Assessment (HIA)
Cultural Heritage Evaluation Report (CHER)
Design Substance Survey (DSS)
Significant View Corridor Study
Heritage Permit Application
Structural Assessment (Building Conditions Report)
2. Digital Plans
Site Plan in accordance with digital submission standards
Subdivision Plan or Condominium Plan in accordance with digital submission standards
3. Environmental
Record of Site Condition
Environmental Impact Study (EIS)
Stormwater Management Study
Tree Retention Plan



Tree Survey Plan
Landscape Plan
Geotechnical Study (Slope Stability)
Air Quality, Noise, Odour, Vibration Study
Floodline Delineation Study
Hydrogeological Assessment
Subwatershed Master Plan
Sustainability Report / Checklist
4. Transportation and Infrastructure
Traffic Impact Study
Servicing Feasibility Study
Flight Path Study
Electromagnetic Fields and Radiofrequency Study
Grading and Drainage Plan
Municipal Financial Impact Assessment
Energy Conservation Efficiency Study
Parking Analysis
Transportation Demand Management Report
5. Planning
Planning Justification Report
Land Use Compatibility Study
Market Impact Study (Retail, Commercial, Industrial, Residential)



Rental Housing Impact Study

Shadowing Study

Urban Design Study

Shadow, Wind and Massing Model

Building Elevations

Existing Conditions Plan

Block Plan or Lotting Plan

Site Plan

6. Other

Other studies required to address unique site or area issues related to development or to address issues as they arise during the processing of a development application.



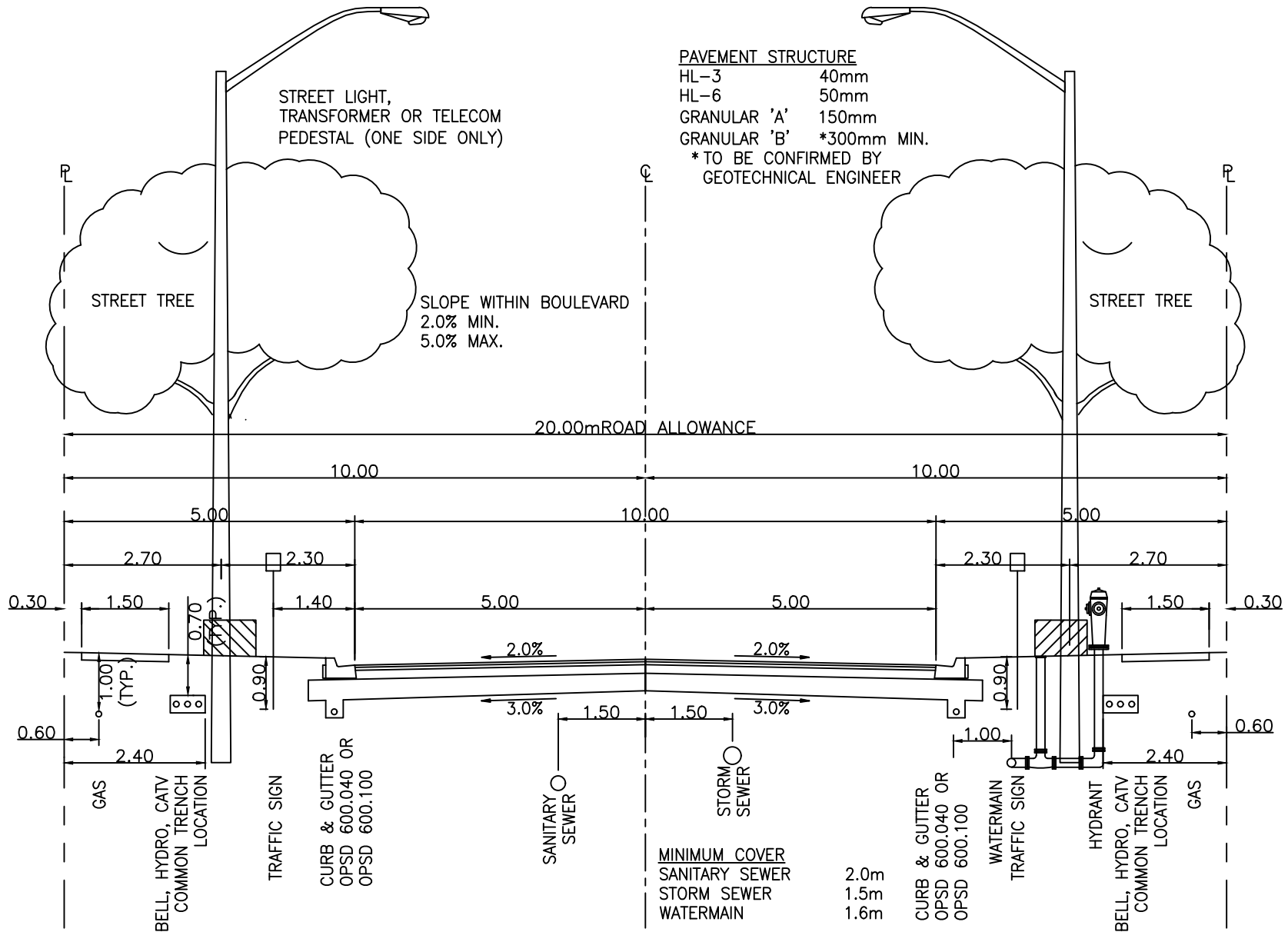
Appendices



Appendix A – Transportation Cross Sections

All roadways in new developments shall be classified as a result of expected traffic volumes and the intended use of the roadway.

<u>CATEGORY</u>	<u>EMPLOYMENT</u>
STD. No. OSS-102 8.5m Local Roadway mountable curb Shared Lanes No Parking 20m ROAD ALLOWANCE	To be used for property access within Urban Residential Areas without on-street parking.
STD. No. OSS-100B 10.0m Local Roadway Mountable or Barrier Curb Shared Lanes & Parking 20.0m ROAD ALLOWANCE	To be used for property access within Urban Residential Areas where On-street parking is to be provided but not designated.
STD. No. OSS-100C 10.0m Collector Roadway Barrier Curb, Bike Lanes No Parking 25.0m ROAD ALLOWANCE	To be used for property access, traffic movement and transit routes within Urban Residential Areas where the Official Plan indicates bicycle routes.
STD. No. OSS-107C 10.0m Collector Roadway Ditches and Bike Lanes 26.0m INDUSTRIAL ROAD ALLOWANCE	Semi-Rural to be used for property access, traffic movement and transit routes within semi-rural Industrial Areas
STD. No. OSS-103 – 19.0m Arterial 4-lanes & Centre Lane Barrier Curb 30.0m ROAD ALLOWANCE	To be used for property access, traffic movement and transit routes within Commercial Areas



PUBLIC WORKS & ENGINEERING DEPT.
ENGINEERING SERVICES DIVISION
OWEN SOUND ONTARIO

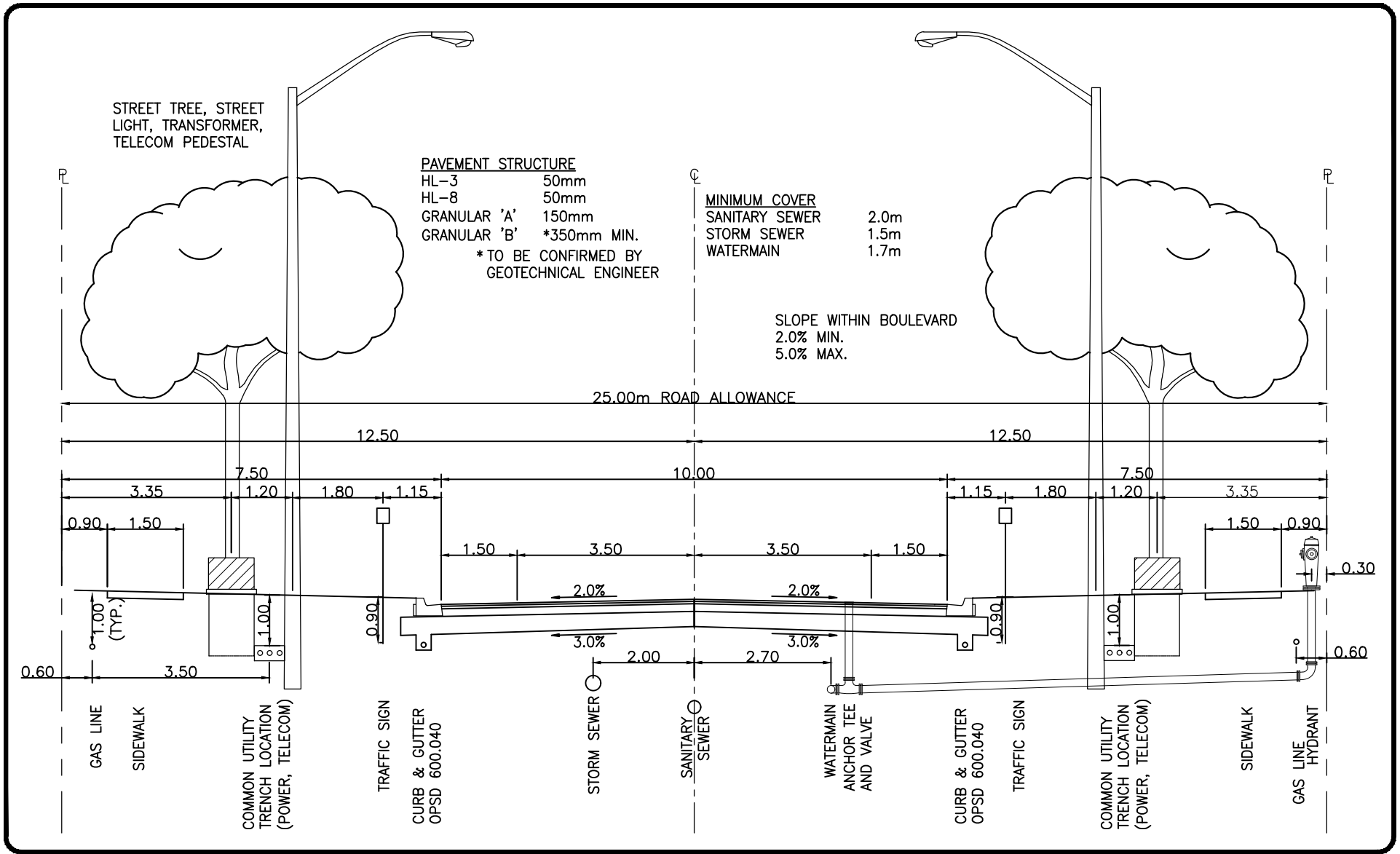
Title
**10.0m LOCAL ROADWAY
MOUNTABLE OR BARRIER CURB
WITH PARKING & SHARED LANES
20m ROAD ALLOWANCE**

No.	DESCRIPTION	DATE	BY
2	REVISED NOTES	2021-04	DMG
1	FIRST ISSUE	2013-04	DMG

REVISIONS	
DSN: COS	METRIC
CHK: COS	SCALE: N.T.S.
DRN: COS	DATE: 2021-04

FILE No.: -/-

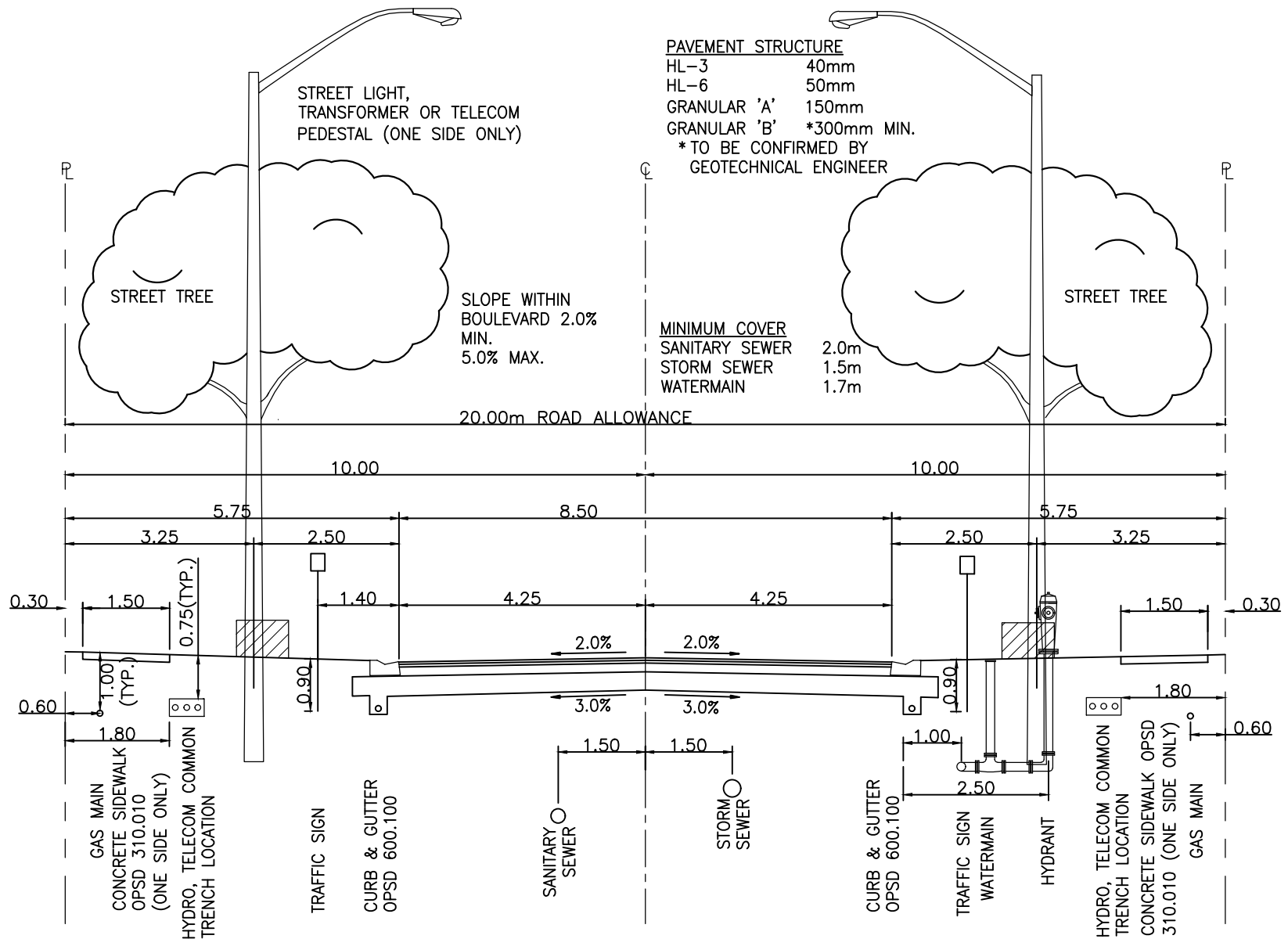
Drawing No. **A OSS-100B**



Title
COLLECTOR ROADWAY
3.5m LANE WIDTH
NO PARKING w BIKE LANES
25.0m ROAD ALLOWANCE

2	REVISED NOTES	2021-04	DMG
1	FIRST ISSUE	2017/06	COS
No.	DESCRIPTION	DATE	BY
REVISIONS			
DSN:	COS	METRIC	
CHK:	COS	SCALE: N.T.S.	
DRN:	COS	DATE: 2021-04	

FILE No.: -/-
 Drawing No. **AOSS-100C**



PUBLIC WORKS & ENGINEERING DEPT.
ENGINEERING SERVICES DIVISION
OWEN SOUND ONTARIO

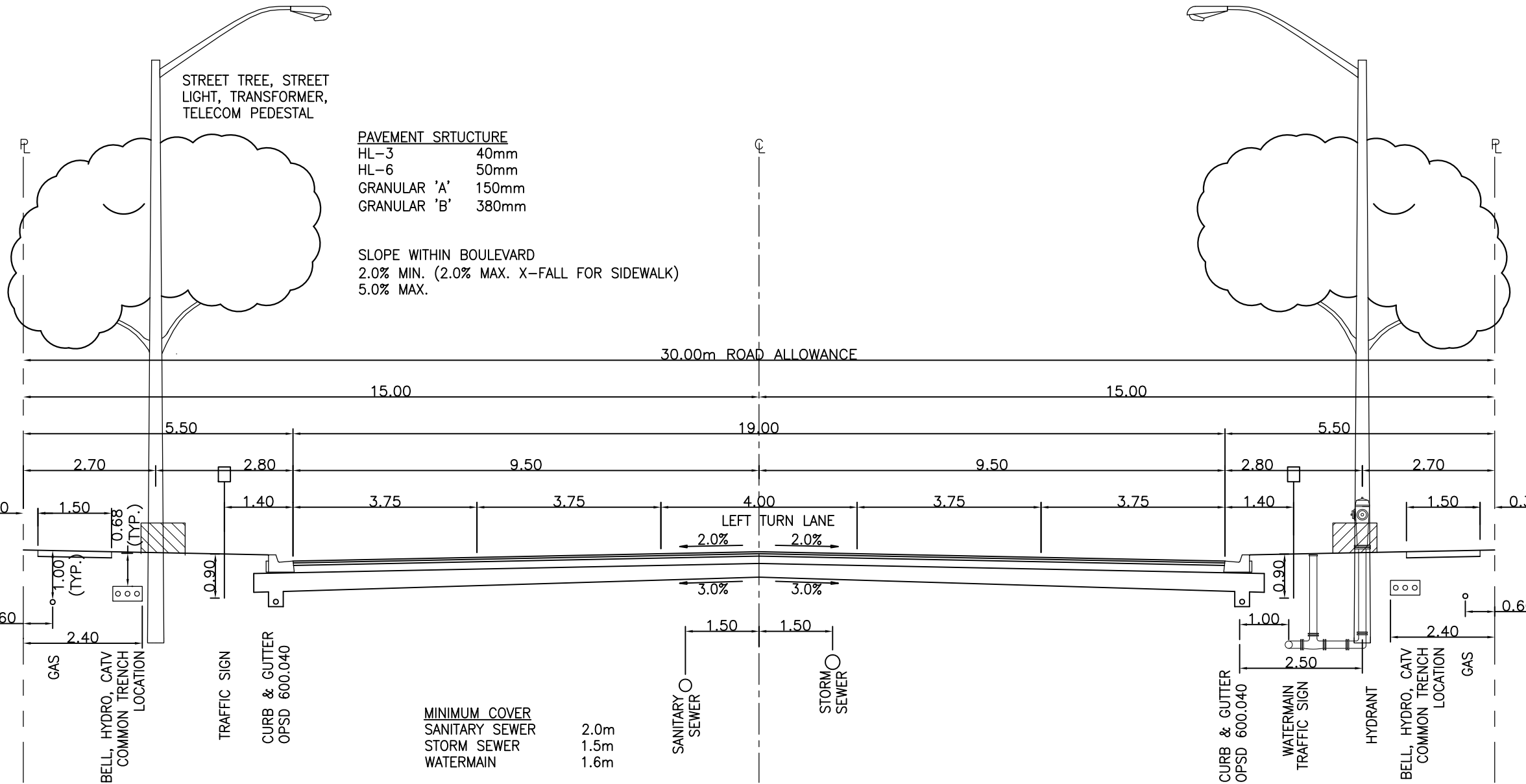
Title
**8.5m LOCAL ROADWAY
MOUNTABLE CURB & GUTTER
NO PARKING - SHARED LANES
20m ROAD ALLOWANCE**

No.	DESCRIPTION	DATE	BY
2	REVISED NOTES	2021-04	DMG
1	FIRST ISSUE	2013-04	DMG

REVISIONS	
DSN: COS	METRIC
CHK: COS	SCALE: N.T.S.
DRN: COS	DATE: 2021-04

FILE No.: -/-

Drawing No. **A OSS-102**



Title
**ARTERIAL
 4 LANES WITH CENTRE LANE
 30.0m ROAD ALLOWANCE**

No.	DESCRIPTION	DATE	BY
1	FIRST ISSUE	2017/06	COS
REVISIONS			
DSN: COS		METRIC	
CHK: COS		SCALE: N.T.S.	
DRN: COS		DATE: 2017/06	

FILE No.: N/A

Drawing No. **OSS-103**

A

STREET LIGHT

PAVEMENT STRUCTURE

HL-3 50mm
 HL-8 50mm
 GRANULAR 'A' 150mm
 GRANULAR 'B' *350mm MIN.

* TO BE CONFIRMED BY
 GEOTECHNICAL ENGINEER

MINIMUM COVER

SANITARY SEWER 2.0m
 WATERMAIN 1.7m

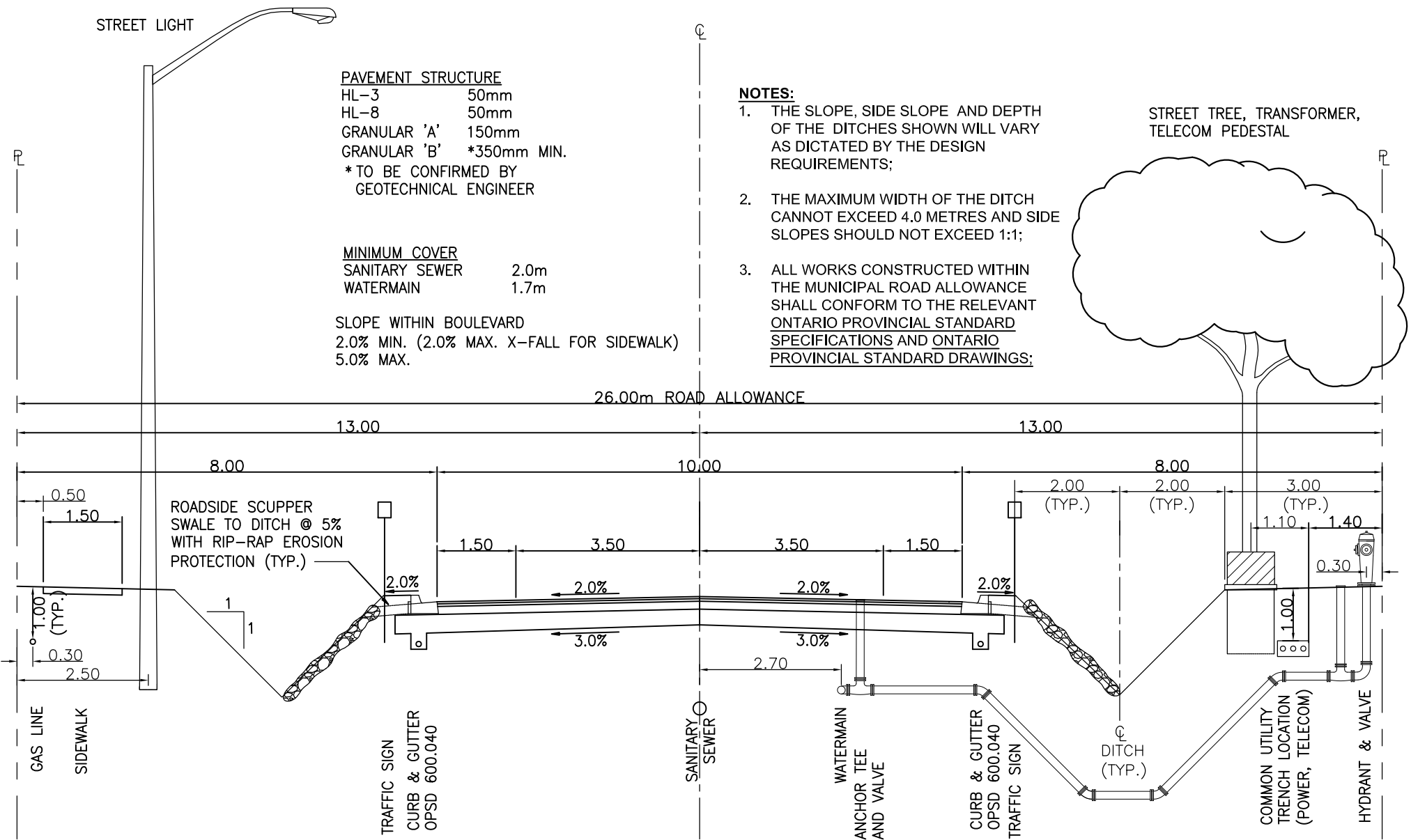
SLOPE WITHIN BOULEVARD

2.0% MIN. (2.0% MAX. X-FALL FOR SIDEWALK)
 5.0% MAX.

NOTES:

1. THE SLOPE, SIDE SLOPE AND DEPTH OF THE DITCHES SHOWN WILL VARY AS DICTATED BY THE DESIGN REQUIREMENTS;
2. THE MAXIMUM WIDTH OF THE DITCH CANNOT EXCEED 4.0 METRES AND SIDE SLOPES SHOULD NOT EXCEED 1:1;
3. ALL WORKS CONSTRUCTED WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL CONFORM TO THE RELEVANT ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARD DRAWINGS;

STREET TREE, TRANSFORMER, TELECOM PEDESTAL



PUBLIC WORKS & ENGINEERING
 DEPARTMENT
 ENGINEERING SERVICES DIVISION
 OWEN SOUND ONTARIO

Title
COLLECTOR ROADWAY
3.5m LANE WIDTH
WITH DITCHES & BIKE LANES
26.0m ROAD ALLOWANCE

2	REVISED NOTES	2021-04	DMG
1	FIRST ISSUE	2017/06	COS
No.	DESCRIPTION	DATE	BY
REVISIONS			
DSN:	COS	METRIC	
CHK:	COS	SCALE: N.T.S.	
DRN:	COS	DATE: 2021-04	

FILE No.: -/-

Drawing No. **AOSS-107C**

Staff Report

Report To: City Council
Report From: David Aston & Liam Murphy, MHBC Planning
Meeting Date: March 15, 2021
Report Code: CS-21-027
Subject: Official Plan Update – Technical Report

Recommendations:

THAT in consideration of Staff Report CS-21-027 respecting the Official Plan Update – Technical Report, City Council:

1. Receives the Technical Report that has been completed as input to the Official Plan Review process for information purposes; and
2. Directs staff to move forward with the final draft of the new Official Plan consistent with the suggested modifications outlined in this report.

Highlights:

- In 2006, the City of Owen Sound adopted a new Official Plan, which was approved by the County of Grey on August 10, 2006. In accordance with the Planning Act, the Official Plan was updated in 2012 as part of a five-year review.
- The Planning Act requires that municipalities conduct a review of their Official Plan every 10 years, and the City of Owen Sound has initiated the current review in order to meet this requirement. City Council approved the Official Plan review through its 2019 budgetary review.
- The Official Plan is a long-range planning policy document that manages land use, growth and development over a 20-year time horizon identifying where like and compatible uses may collocate or locate in proximity to one another.

- The Official Plan contains goals, objectives and policies to manage and direct physical development within the context of social, economic, built and natural environmental matters in the City.

Strategic Plan Alignment:

The review of the City’s Official Plan is a legislated review process. The draft contents of the new Official Plan are proposed to function as the foundation policy and support the City’s strategic planning work across all strategic planning pillars: economy, society and culture, finances, and environment.

Background:

The City of Owen Sound is reviewing and updating its Official Plan (OP). The City’s OP establishes the policies for implementing provincial direction, guiding long-term land use planning decisions and setting the framework to shape the physical, economic, and social development of the City.

The OP review is being undertaken in four phases. The four project phases, including the current phase of the project, are identified below:



The OP update process to date has included numerous consultation sessions, the preparation of Discussion Papers, and the release of the draft updated OP. The draft updated OP reflects the input received from the various consultation sessions, the direction of the four Discussion Papers, and the inclusion of policy recommendations from other key studies and plans, including the Retail and Commercial Policy Review and the Recreation, Parks and Facilities Master Plan.

Land use and design are the foundation of the City. These elements identify where the City will grow, how it will grow and how it will look. Land Use designations and associated design policies form the fabric of the community and direct interactions between the built environment and residents. OP

Schedule A outlines the land use designations for all lands within the City. The land use designations (shown in distinct colours) set out the permitted uses and policies that apply to each land use category. The Draft OP provided to Council includes Schedule A and the site-specific amendments that have been approved over the life of the OP. Council will notice the grouping of colours (i.e., designations) in Schedule A. This grouping is very strategic and indicates where like and compatible uses may collocate or locate in proximity to one another. This grouping also ensures the separation of incompatible land uses. Again, the designations are not proposed to be altered through this OP review. The OP review instead focuses on assessing the underlying policies that have been recommended to ensure consistency with the PPS and conformity with all upper-tier and local policies.

This Technical Report provides a review of the community, County and Agency comments received to date following the release of the draft updated OP. This report categorizes comments received and identifies how these comments can be incorporated into the final draft OP. The report includes a brief overview of how policy changes will be included into existing policies or involve the development of new policies.

Consultation Process:

Consultation is a major component of the OP update. The following provides a timeline of the consultation events that have occurred throughout the four phases of the OP update process to date.

Phase 1: Kick-off & Visioning

- Online Survey opens (January 13, 2020)
- Council Visioning Session (January 27, 2020)

Phase 2: Research & Analysis

- Community Visioning Session (March 2, 2020)
- Online Survey closes (March 31, 2020)

Phase 3: Prepare Draft Official Plan

- Discussion Paper release (November 5, 2020)
- CSC Discussion Paper Summary/Presentation (November 18, 2020)
- Draft Official Plan release (December 24, 2020)

Phase 4: Finalize Official Plan

- Open House (January 20, 2021)
- Public Meeting (February 8, 2021)

- AAC Presentation (February 23, 2021)
- Special Meeting of Council (March 15, 2021)

Incorporating community, Agency and County Staff input has been a primary focus in order to create a plan that reflects the goals, values and objectives of the City’s residents, Council and Staff.

Summary of Comments:

Throughout the OP update process, we have received hundreds of comments from various community members, Agencies and County Staff. These comments included a range of items from specific policy wording changes to broad policy goals and objectives.

The following synthesizes and organizes comments received since the release of the draft updated OP into the following categories:

Comment Theme	Comment Detail
<u>Climate Change & Sustainability</u>	<ul style="list-style-type: none"> • Modify objectives to provide a clear objective related to sustainability and climate change • Introduce new Climate Change Section in Official Plan to include: <ul style="list-style-type: none"> ○ Policy support for the development of a Climate Action Plan (CAP) ○ Strengthen and incorporate further policies with a climate change focus for the City
<u>Waste Management</u>	<ul style="list-style-type: none"> • Update policy language to include specific direction and terms for waste management and waste reduction items • Include policy to support the undertaking of a Waste Management Study
<u>Tree Protection</u>	<ul style="list-style-type: none"> • Confirm policy basis for completion of tree management plans and a City tree by-law
<u>Housing</u>	<ul style="list-style-type: none"> • Include policy to support affordable accessory dwelling units on residential properties • Clarify Accessory Dwelling Unit wording

Comment Theme	Comment Detail
<u>Culture and Heritage</u>	<ul style="list-style-type: none"> • Confirm policies support the retention of heritage buildings • Include Indigenous land acknowledgement • Need to increase commitment to diversity and equity in all six areas of diversity
<u>Urban Design</u>	<ul style="list-style-type: none"> • Confirm urban design policy supports quality architectural style throughout the City and specifically at City gateways and entrances
<u>Accessibility</u>	<ul style="list-style-type: none"> • Introduce additional policy criteria for the location of new or improve transit stops

The attached schedules, Schedule 'A' - County and Agency Comments, Schedule 'B' - County and Agency Comment Response Tables, and Schedule 'C' -Community Comments, provide all County, Agency and Community comments received to date. Schedule 'B' includes a brief response to the comments received from the County and other Agencies.

Preliminary Response to Public Comments and Potential Modifications to Draft Official Plan

Based on the comments received through public consultation, consideration has been given to modifications to certain policies as well as the introduction of new policies. Further assessment of the comments received from the public and agencies may lead to additional modifications in preparation of the final draft OP.

Potential policy changes are identified below:

Climate Change

Revise Section 2.2.1 regarding 'Sustainability Goals and Objectives' and introduce new goals and objectives dedicated to 'Climate Change':

2.2.1 Climate Change

Goal:

To respond and adapt to the impacts of a changing climate by acknowledging and acting on the City's responsibility to provide

mitigation and adaptation measures to reduce greenhouse gas emissions and increase resiliency to a changing climate.

Objectives:

- a. To establish policy tools and operational practices that address both, climate change mitigation efforts to lower or remove greenhouse gas emissions and adaptation efforts to build the City's capacity to withstand the impacts of a changing climate.*
- b. To capitalize on partnership opportunities with the Province, County, adjoining municipalities and Grey Sauble Conservation Authority in the interest of supporting climate change adaptation and mitigation efforts.*
- c. To be progressive in adopting new methods and technologies for waste management and diversion, water and energy conservation, sustainable transportation, and green infrastructure.*
- d. To encourage the remediation and reuse of brownfield sites under the Environmental Protection Act through the Community Improvement Plan and transparent and efficient City approvals processes.*
- e. To consistently apply a climate lens to City asset management, infrastructure projects, and policy development that guides our approach to long-term growth and development planning.*

Insert a new section in Section 6.0 regarding Environment as Section 6.1.8, as follows:

- 6.1.8.1 The City will complete a Climate Action Plan to establish targets for, plan for, implement and monitor improvements in energy efficiency and greenhouse gas emissions associated with municipal assets. This may be done independently or in partnership with the County of Grey.*
- 6.1.8.2 The City will partner and work with other levels of governments, other municipalities, community members, and local industries to implement a Climate Action Plan.*
- 6.1.8.3 The City will consider the potential impacts of climate change that may increase the risk associated with natural hazards*

when evaluating development applications and infrastructure projects.

- 6.1.8.4 The City will implement urban design and development standards to reduce climate change impacts on public works and infrastructure including roads, bridges, water and wastewater systems and energy distribution systems.*
- 6.1.8.5 The City will investigate tools and incentives to encourage the retrofit of existing buildings to improve energy efficiency.*
- 6.1.8.6 The City will encourage individuals, residents, homeowners, businesses and industries to implement actions to address a changing climate.*

Natural Heritage

Revise Section 2.2.1 regarding 'Sustainability Goals and Objectives' and introduce new goals and objectives dedicated to 'Natural Heritage':

2.2.2 Natural Heritage

Goal:

To protect and enhance the quality of the natural environment through a planning framework that maintains and improves the diversity and connectivity of the natural forms, features and functions of the City's natural heritage, that also mitigates the impacts of development on these features.

Objectives:

- a. To conserve and enhance the City's natural environment and its linkages through clear policies that support an environmentally-focused land use policy framework and through partnerships with adjoining municipalities and partner agencies.*
- b. To facilitate the responsible use and enjoyment of the City's natural heritage system, through the development of naturalized trails, protection of vistas and escarpment landscapes, and the protection of the City's rivers and shoreline.*
- c. To increase the coverage and resiliency of the urban forest by facilitating increased planting initiatives using diverse, native species selection.*

- d. *To improve and restore stormwater quality and quantity by utilizing stormwater management best practices to minimize stormwater volumes and contaminant loads through low impact development and maintaining pervious surfaces wherever possible.*
- e. *To engage in source water protection through watershed-based planning by managing development within the City's Intake Protection Zones to prevent threats to the quality or quantity of the City's drinking water source.*
- f. *To protect human life and property through managing development in proximity to hazards due to slopes and flooding.*

Waste Management

Updates to the policies in the Waste Management section based on feedback received through public consultation:

6.1.10.2 The City will implement ~~encourage~~ residential composting and methods to reduce, reuse and recycle.

6.1.10.4 The City will investigate implementing ~~support~~ new waste management technologies to deal with waste management including the reduction of non-compostable waste and all non-recycle and single-use plastics, ~~increased reduction of waste,~~ reuse of waste, recycling of waste, ~~including Styrofoam,~~ green box programs for composting or biodegrading of organic waste, and handling sludge. ~~, and recycling film plastics.~~

6.1.10.6 Through a Waste Management Strategy or Study, the City will outline ways to invest in progressive waste management programs and technologies.

Tree Protection

Modify policies to strengthen support for tree retention/planting:

6.1.2.5 The City will create a baseline and monitor the tree cover on private and public lands using GIS in support of maintaining and increasing the City's urban forest.

8.2.1.6 Where new development is proposed, locations of existing mature trees will ~~should~~ be considered in the preparation of a site plan. Through the implementation of the Tree

Preservation Policy, the City will work to maximize tree protection in maintaining healthy trees where possible, while acknowledging the importance of maximizing the use of existing infrastructure.

8.2.1.7 The City will require the planting of street trees in new development areas and municipal infrastructure projects through a tree planting plan.

The potential modifications above are not inclusive of all the changes that will be incorporated into the final Official Plan, however, it aims to provide context of how the comments received will be incorporated into existing policies and help to introduce new policies.

City Staff, County Staff & Agency Comments

The Draft OP has been circulated internally to the City's Departments, County of Grey, Niagara Escarpment Commission, Grey Sauble Conservation Authority, and the Historic Saugeen Metis. Schedule 'A' includes all comments received from the County of Grey, Niagara Escarpment Commission, Grey Sauble Conservation Authority and Historic Saugeen Metis. A response to each comment is provided in Schedule 'B' and will be considered as input to the final version of the OP. The final draft OP will be circulated to the County and other Agencies for review.

Timing and Next Steps:

Although the COVID-19 global pandemic has resulted in a modified project timeline, the OP is to be completed by May 2021. The next step in the OP Review process is to prepare a final draft OP. The final draft OP will incorporate input received from the community, City Staff, County Staff, Council, and various agencies.

The City will notify the public of the release of the final draft OP through the website, media release, and notice on the City banner in the Sun Times newspaper. Upon OP adoption by City Council, the OP will be sent to the approval authority (County of Grey) for final approval. Unless otherwise warranted or requested by Council, the March 15 Special Meeting represents the final public consultation meeting. A recommendation report is anticipated to come forward for Council's consideration in May 2021.

Financial Implications:

The OP Review process was allocated a budget of \$80,000. The review is projected to remain on budget.

Consultation/Communication Strategy:

The first draft of the OP, Discussion papers, Open House and Public Meeting Presentations, along with all other reports, notices and supporting materials for the Official Plan review are posted on the dedicated [webpage](#). Staff continue to endeavour to share information regularly through social media.

In addition to the March 15 Special Meeting being posted to the City's Website (Committee/Council Calendar), an email with hyperlink to the Agenda and documents for the Special Meeting was sent to all parties that have submitted correspondence related to the Official Plan review.

The Official Plan Review process is being completed in accordance with the legislative process and notice requirements as outlined in the Planning Act.

Attachments:

- Schedule 'A': County and Agency Comments
- Schedule 'B': County and Agency Comment Response Tables
- Schedule 'C': Community Comments

Prepared by:

David Aston, MCIP, RPP, MHBC Planning

Reviewed by:

Amy Cann, M. PL., MCIP, RPP, Manager of Planning & Heritage

Reviewed by:

Pam Coulter, BA, RPP, Director of Community Services

Submission approved by:

Tim Simmonds, City Manager

For more information on this report, please contact Amy Cann, Manager of Planning & Heritage at acann@owensound.ca or 519-376-4440 ext. 1232.

Schedule 'A': County and Agency Comments



AGENCY COMMENTS RECEIVED FOR OPA 10 PUBLIC MEETING February 8, 2021

- 1) Comments from Chris Hachey, Historic Saugeen Metis
- 2) Comments from Mac Plewes, Grey Sauble Conservation Authority
- 3) Comments from John Stuart, Niagara Escarpment Commission
- 4) Comments from Cassandra Cesco, City of Owen Sound, Environmental Services
- 5) Comments from Scott Taylor, Grey County Planning and Development

From: [Chris Hachey](#)
To: [Robart, Sabine](#)
Subject: Request for Comments - Owen Sound - Draft Owen Sound Official Plan Update
Date: January 14, 2021 9:32:09 AM

Your File: OPA 10
Our File: Owen Sound Municipality

Dear Ms. Robart,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has taken the time to review the Draft Owen Sound Official Plan Update. We appreciate the opportunity to review the draft documents and offer the following comments for consideration.

7.1.6 Archaeological Resources

- **Comment** - The Standards and Guidelines for Consultant Archaeologists 2011 encourages consultation and participation with local indigenous communities. A statement under item 7.1.6 should be considered that encourages officials and consulting archaeologists to engage with local indigenous communities in areas identified as significant archaeological potential both before and during the archaeological assessment process.

Reference - *The Standards and Guidelines for Consultant Archaeologists 2011*

Stage 4: Mitigation of development impacts

Engaging Aboriginal communities in archaeology

Archaeology in Ontario is particularly relevant to Aboriginal communities because it can help to document Aboriginal histories and peoples and to identify sacred sites and ancestral remains. Engaging Aboriginal communities in archaeology adds to the understanding of a project and enriches the archaeological record. The process demonstrates respect for Aboriginal heritage, recognizes Aboriginal peoples' connection to the land, and allows everyone to benefit from their knowledge.

4.5.1 Our Culture Heritage

2) Archaeological Resources

First Nations and Metis groups significant archaeological resources are to be preserved on site, the proponent and the consultant archaeologist must consult with the appropriate First Nation to identify approaches to commemorate the site.

- **Comment** - Consider changing the words in the later part of the sentence from “First Nations” to “Indigenous Communities” which is inclusive to all.

9.5.2 Indigenous Consultation

9.5.2.1 The City will endeavour to consult with First Nations on development applications where there are aboriginal treaty rights and aboriginal interests or in accordance with any

established consultation protocol.

- **Comment** - Consider changing the words “First Nations” to “Indigenous Communities” which is inclusive to all. On a side note, the Historic Saugeen Métis greatly appreciates the opportunity to be consulted on development applications and the development / updating of supporting policy documents.

Thank you again for the opportunity to review this matter

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON



519.376.3076
 237897 Inglis Falls Road
 Owen Sound, ON N4K 5N6
www.greysauble.on.ca | Protect.
 Respect.
 Connect.

January 20, 2021

Sent Via Email: planning@owensound.ca

Attn: Amy Cann, Manager of Planning & Heritage

Dear Amy Cann

Re: City of Owen Sound Official Plan Update

Grey Sauble Conservation Authority (GSCA) planning staff have reviewed the proposed Owen Sound Official Plan update (1st Draft, dated December 24, 2020). Staff have reviewed as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 151/06. GSCA has also provided comments as per our Memorandum of Agreement (MOA) with the City of Owen Sound representing their interests regarding natural heritage and water identified in Sections 2.1 and 2.2, respectively, of the PPS. We offer the following comments:

Comment No.	OP Section	Comments
1.	Page 4, Section 2.2.1	Suggest adding a sustainability objective that states: To protect life and property by directing development away from natural hazard features and areas.
2.	Page 57, Section 3.14.2.2	This policy appears to be a carry over from the previous OP and we are not aware of any issues with this policy, but it could be revised. We suggest changing the wording of the policy to be more general and with wording more consistent with the PPS. We suggest: "The Hazard Lands designation is intended to be consistent with guidance developed by the Province as amended from time to time. Where Hazard Lands are under private ownership, it shall not be construed as implying that the Hazard Land areas are free and open to the general public nor will they be purchased by the City or other government agency. An application for the redesignation of hazard lands for other purposes may be given due consideration by the City, in consultation with the Grey Sauble Conservation Authority and in accordance with Provincial planning policies and technical guidelines."

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

2.	Page 58, Section 3.14.2.3	<p>Recommend the first two paragraphs as one policy. The paragraph referring to the types of development not permitted in hazard lands associated with the flood plain should be a separate policy.</p> <p>Additionally, PPS policy 3.1.5 refers to the noted uses as not being permitted in <i>hazardous lands</i> and <i>hazardous sites</i>, not just flood plains. The OP should be revised to reflect this.</p>
3.	General comment	Some inconsistencies in flood plain being one or two words throughout the OP. The PPS has flood plain as two words.
4.	Page 68, Section 4.2.4.3	Policy refers to requiring an EIS. It isn't clear within the context of the policy if this requirement is to confirm the hazard boundary or if it is required for natural heritage purposes. We note, the EIS is typically only required to address natural heritage concerns. An engineered flood plain study is required to assess flood plain boundaries.
5.	Page 99, Section 5.2.4.6	The paragraphs could be split into two separate policies.
6.	Page 102, Section 6.1.3.1	Recommend changing the first sentence referring to significant woodlands as a development constraint to "Significant woodlands are a natural heritage feature identified in the County of Grey Official Plan."
7.	Page 104, Section 6.1.41	Generally, we are of the opinion this section should apply to all hazard lands within the City, not just hazard lands associated with steep slopes. This may require more work to address the wording. GSCA can be available to discuss this further if necessary.
8.	Page 105, Section 6.1.5.2	We note, GSCA is in the process of producing a comprehensive EIS guidelines document. We recommend including a provision related to consulting with GSCA on EIS requirements. We can be available to discuss this further if necessary and we will be circulating City Planning staff on the new document once it is ready.
9.	Page 107, Section 6.1.6.1	<p>Recommend the policy state "Lake filling projects are generally discouraged but may be supported only where...."</p> <p>Additionally, c. should include Transport Canada as one of the approval authorities.</p>

GSCA appreciates the opportunity to comment on the proposed City of Owen Sound Official Plan. Staff are available for further discussion or to clarify any of the above comments.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Mac Plewes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mac Plewes

Watershed Planner, Environmental Planning & Regulations

cc via email Marion Koepke, GSCA Director, City of Owen Sound
 Scott Greig, GSCA Director, City of Owen Sound

**Niagara Escarpment
Commission**

232 Guelph St.
Georgetown, ON L7G 4B1
Tel: 905-877-5191
Fax: 905-873-7452
www.escarpment.org

**Commission de l'escarpement du
Niagara**

232, rue Guelph
Georgetown ON L7G 4B1
No de tel. 905-877-5191
Télécopieur 905-873-7452
www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

January 20, 2021

Ms. Amy Cann, MCIP, RPP.
Manager of Planning and Heritage
City of Owen Sound
808 2nd Avenue
Owen Sound, ON N4K 2H4

Dear Ms. Cann:

Re: City of Owen Sound Official Plan Amendment 10 (OPA 10).

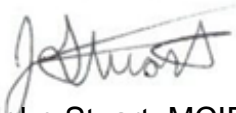
Thank you for circulating the Niagara Escarpment Commission (NEC) with a request for comments regarding the City's Official Plan update under OPA 10. NEC Staff had previously provided preliminary comments to City Staff on September 23, 2020. NEC Staff have now had the opportunity to review the proposed draft of the City's updated OP and provide the following comments for consideration.

1. NEC Staff suggested edits to the City's OP that would clarify policy changes to the NEP realized through the 2017 Provincial Coordinated Review and to address inconsistent terminology as it appeared in the OP. It is now NEC Staff's understanding that the City is proposing to simplify references to the NEP within the OP, largely by referring readers to the NEP (2017) itself. Although a departure from the previous version of the City's OP, this direction is one that is and has been accepted by the NEC in conformity reviews.
 2. NEC Staff would suggest that, in order to realize all efficiencies associated with this new direction, Schedule 'A' to the City's Official Plan also be updated to remove reference to individual NEP land use designations and instead identify lands within the NEP as simply "NEP area".
 3. In relation to item 2, Section 3.15 of the OP should be revised to remove reference to the individual land used designations as "shown on Schedule-A Land Use" and instead reference NEP Map 8.
 4. References to the land use designations of the NEP should be denoted as follows:
 - Escarpment Natural Area
 - Escarpment Protection Area
 - Escarpment Rural Area
 - Urban Area (Escarpment)
-

5. The majority of sections of the OP referring to requirements found within the NEP have been removed. However, Section 3.14.2.7 does still maintain reference to the Escarpment in relation to hazard lands. It is suggested that this reference also be removed as the NEP has specific development criteria related to hazard lands and slopes.
6. NEC Staff support the inclusion of Section 6.1.11.3 as it relates to the consideration of alternative/renewable energy systems supporting development.

NEC Staff appreciate the opportunity to review the first draft of the City's updated Official Plan under OPA 10 and would request to be circulated with the final proposed version or any interim drafts prior to approval.

Regards,

A handwritten signature in black ink, appearing to read "John Stuart", written over a horizontal line.

John Stuart, MCIP, RPP
Senior Strategic Advisor (a)

From: [Cesco, Cassandra](#)
To: [Cann, Amy](#)
Cc: [Webb, Chris](#)
Subject: RE: OPA 10 - Official Plan Update Request for Comments
Date: January 22, 2021 12:17:02 PM

Hi Amy,

My comments regarding the Public Transportation, Waste Management and Environmental sections are as follows;

Waste Management

- Could there be a section in the policy indicating that the City may want to undertake a waste management study, similar to the public transit study?
- Section 5.2.5.4 – could we have this reworded that that the City may opt to revise the program as desired within the scope of MECP regulations?

Environment

- Section 6.1.10.4 – Reword to reflect legislative changes coming to the blue box program, effective to the City in 2023. Something along the lines of “The City will support and comply with changes in legislative requirements including the reduction, reuse and recycling of blue box materials that will be encompassed under the blue box regulations”
- Another bullet stipulating other legislative waste management changes, I think this one can be more broad as there are a number of documents the Province has kept live in the past few years that may come down the line. Something similar to “The City will comply with upcoming modifications to the Provincial waste management system to meet applicable legislation.”

Please let me know if you have any questions.

Thank you,

Cassandra Cesco, BET

Supervisor of Environmental Services

City of Owen Sound, Engineering Services

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Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

February 7th, 2021

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 # 10 (5 Year Review)

Dear Ms. Bloomfield,

County staff would like to commend the City of Owen Sound for all the work that has gone into the proposed City Official Plan Amendment (OPA) # 10. It is clear that a lot of thought and effort has gone into this project, and County staff appreciate the ability to provide comments. What follows are some comments related to the provisions of the *Planning Act*, the Provincial Policy Statement (PPS) 2020, and the County Official Plan. Additional general comments have also been included with respect to overall clarity and understanding of the Plan.

The County's comments include those from not just the Planning department, but also Transportation Services, Economic Development, and Community Transportation. Many of the below comments are very minor in nature, but there are some that may require some further discussion. County staff would welcome the opportunity to discuss any comments further, once City staff have had the time to review these comments.

In making the below comments, County staff have focused on those areas where some clarification or change may be required. The below comments should not detract from the fact that there are countless policies that provide excellent direction for the City moving forward. Although staff have not commented on all the 'well done' policy areas, we did wish to make it clear that the absence of these comments was only for brevity, and not because the policy efforts went unnoticed.

ID	Section or Schedule	Comments
1	General	The County is currently undertaking an updated Growth Management Strategy (GMS). The County hopes to have a draft GMS to share with municipalities for their review and comment very shortly. In the draft results to date, the GMS appears to be projecting higher growth than currently

		projected in the County's Official Plan. Shortly after the GMS is finalized, the County will be preparing a housekeeping amendment to the County Plan to implement the new growth projections, and to extend the growth horizon to 25 years as per the PPS 2020. Owen Sound may wish defer adoption of OPA 10 until after the GMS is finalized and the County Plan has been updated. In doing so this would allow OPA 10 to (a) consider the new growth projections, and (b) extend the horizon of the City's Official Plan to 25 years.
2	General	There are a number of sections in the City Plan which appear to have been updated from the current City Plan, which do not appear to correspond to the draft land use schedules. County staff understand that in many cases the City is simply updating the Plan based on previously approved background studies such as the River Precinct Plan and others. The County is supportive of a number of these changes, but recommends some general updates to improve readability and aid in understanding for the user. For example, schedule A includes 'Downtown Commercial', but that term (or designation) does not appear within the text of the Plan. To aid in understanding it may be useful to label 'Downtown Commercial' as 'River District Commercial' on schedule A, if that is the intent of the policy and mapping. Clarification with respect to schedule B1 should also be considered here, i.e. section 3.4 refers to various 'river districts' (central, south, east, and north), whereas the schedule shows only one river district but various 'downtowns' (central, south, east, and north).
3	General	It would appear there are some approved City OPAs that have not been incorporated into the new draft Official Plan (e.g. some of the approved OPAs on Schedule A2). County staff had the same issue when the County adopted Recolour Grey, and just wanted to flag it so as not to inadvertently exclude some of those recently approved OPAs.
4	General	It may also be worth reviewing the mapping with respect to (a) infrastructure that has already been constructed (e.g. the trunk sanitary sewer in Phase 1 of Sydenham Heights), and (b) newly approved road networks that are under construction. Some of the mapping still shows either proposed or conceptual layouts of these features. Where said features are still conceptual or only draft approved, then it is certainly fine to leave them as such. However, where those locations have now been determined (i.e. constructed or developments registered), then it may be prudent to reflect that in the mapping.
5	General	County staff would note changes to the <i>Planning Act</i> , PPS, and County Plan with respect to including Official Plan policies on climate change. It appears this is not only a provincial requirement, but that there is significant local public interest in seeing such policies in the City Plan. County staff would support any further initiatives, beyond what is already included in OPA 10, to address mitigation and adaptation to climate change. County staff also understand how difficult this can be at the Official Plan level, especially when moving from goals and objectives to actionable policy items (e.g. reviewing development through a climate lens). We would be happy to assist the City in looking at any further policy direction on this matter building off the work

		that the City has been completing in their Adaptation Plan, as well as the County's work on the 'Climate Change Action Plan'. Rather than including a series of comments on this matter throughout this document (e.g. sections 3, 5, 6, 8 and 9), County staff will raise it here as a general comment and defer the detailed comments and discussion to later in the process.
6	General	The County supports any further policy direction on affordable and attainable housing. Being the largest centre in Grey County, the City contains a significant portion of the housing, including affordable and attainable housing. County staff realize that in order to support additional affordable and attainable housing work is needed at all levels of government, including both the County and City levels. County staff applaud the City for the work that has been completed to date, including some recent housing developments in the City. As the City continues to review OPA 10, the County would encourage any further housing policy in this direction that could aid in achieving more affordable and attainable housing (e.g. affordable housing targets in section 3.1.4.5). Rather than including a series of comments on this matter throughout this document, County staff will raise it here as a general comment and defer the detailed comments and discussion to later in the process.
7	General	Any references to Provincial Ministries should be reviewed to ensure the proper Ministry name and/or acronym is being used throughout the Plan. There are a few Ministries that have changed since the previous City Plan was approved.
8	1.1.1	See comment ID # 1 above. The Province has informed the County that until the County Plan is updated to a 25-year horizon in accordance with PPS 2020, that municipal Official Plans are limited to the County's current horizon of 2038.
9	3.1	The City may wish to include land or life lease housing in the permitted housing types in the Residential designation.
10	3.1.1(d) and 3.1.7.1	<p>These sections may need to be reworded based on changes to the <i>Planning Act</i> that now read as follows:</p> <p><i>(3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,</i></p> <p><i>(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and</i></p> <p><i>(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c. 9, Sched. 12, s. 2 (1).</i></p> <p>While previous versions of the Act allowed for an accessory dwelling unit in the home or in an accessory building, the current legislation has removed the 'or' and replaced it with an 'and'.</p>
11	3.1.1.1(h)	The reference to 'crisis car facilities' should likely refer to 'crisis care facilities'.

12	3.1.2.1	County staff would flag changes in the County Official Plan to section 3.5(5) with respect to density, which went from an average density to a minimum development density. Furthermore, the table at the beginning of this section and clause (a) is slightly confusing. Perhaps the table could allow for 61 to 125 units for high density residential, and clause (a) would simply be applicable to all high-density residential developments.
13	3.1.2.1(b)	It may be worth clarifying that this is a density per 'net' hectare, and that the density is a minimum and not a maximum target (i.e. new planning areas can exceed the 25 units per net hectare).
14	3.1.3.3(d)	Could the 200 m ² size cap be removed from the requirements for neighbourhood commercial, and simply left at 'limited in size' to provide greater flexibility for new neighbourhood commercial uses? The other requirements of this section with respect to traffic, parking, noise would appear to already have the effect of limiting uses that may conflict with neighbouring residential uses.
15	3.1.4.3	The County generally supports this policy, but wonders if it belongs elsewhere in the Plan, and if it should be broadened out to include not just residential development similar to section 1.1.2 of the PPS.
16	3.1.7.1 and 3.1.7.2	Further to comment # 10, County staff are not entirely clear on what the difference is between an 'accessory dwelling unit', an 'accessory apartment', and a 'secondary unit'. Staff are not sure if there is a notable difference here, or if some of the terms are being used interchangeably. There also appears to be some conflicting statements within the policies. For example, under 3.1.7.1 the opening clause appears to permit an 'accessory dwelling unit' in the main dwelling or an ancillary structure. However, the final clause of this section appears to require the 'accessory apartment' to be within the 'existing main building'. Perhaps some of these terms could either be consolidated if meant to be used interchangeably, or explicitly defined if they are meant to be distinct, so as to avoid any confusion.
17	3.1.9.1	In order to support home businesses and business growth, could the ability to permit employees not residing in the home be extended to all residential areas, not just those dwelling units within the River District? There could be maximum number employees permitted, or parking requirements, which could ensure minimal impacts on neighbours or infrastructure.
18	General and 3.2 – 3.8	Given the changes in the commercial sector with prevalence of online shopping, and the current conditions under the global pandemic, many businesses are under significant hardship. Any ability to allow for flexibility in use or growth could be particularly useful to this sector in the coming years. While staff do not want to over-design for current conditions (i.e. not every business may need a pick-up window going forward), there is a desire to support the business community in a manner that still has regard for planning, design, and land use incompatibility. Further to the above, staff question the need for retail market analysis studies in many instances. While such studies may be necessary if a proponent

		<p>were looking to establish brand new commercial area within the City, they may not be needed where a proponent is looking to develop within an existing commercial designation. These types of studies may have the effect of discouraging new commercial development within the City's existing designated commercial land base.</p> <p>Additional policy may also be considered for the evolution of commercial spaces over the lifespan of this Plan. In other jurisdictions, malls or other space extensive commercial uses are adapting to the new commercial realities. In some of these larger spaces, it may be prudent to allow for greater flexibility for new mixed-use or residential uses to be added to these sites where criteria can be met (e.g. traffic, servicing, parking, etc.). For example, if someone wanted to redevelop a portion of the Region Shopping Centre lands to add higher-density residential uses, then maybe such uses should be considered, without the need for an OPA (i.e. contrary to section 3.5.1.3 but with criteria similar to 3.6.2.6). This is just one example, but other types of future adaptations should be considered, given the planning horizon of the City's Plan.</p>
19	3.2.3.2	<p>County staff understand the desire to foster a pedestrian friendly environment within the River District. Staff are supportive of this goal. That said, a strict reading of this section would appear to prohibit both drive-throughs and curbside pick-ups in the River District. Given not only the current pandemic environment, but also the need for businesses to compete with on-line retailers, this prohibition may put downtown businesses at a significant disadvantage. County staff are certainly not advocating for new drive-throughs in parts of the River District (e.g. on portions of 2nd Avenue East), which would be incompatible with the existing pedestrian environment and traffic patterns. However, there may be a need to 'soften' this wording slightly to give additional flexibility for businesses. Criteria could still be included in this Plan or in the City's zoning by-law which further guides the development or redevelopment of such uses.</p> <p>Further to comment ID # 2 above, County staff are unclear as to whether these policies are meant to apply to all of schedule B1 lands, or just the lands in the labelled 'river district' i.e. 1st and 2nd Avenue West between 10th and 8th Streets.</p>
20	3.2.3.12(d) and 3.3.3.1	The City may also wish to identify patios or outdoor eating areas as being promoted in this strong and diverse commercial sector.
21	3.3.1.1(b)	Would bars or nightclubs also be considered as a permitted use under this section?
22	3.3.1.1(4)	Should emergency shelters also be flagged as a permitted use here?
23	3.3.3.2 and 3.3.5.1	Could these sections be amended to clarify that residential uses could be permitted in behind the retail frontage (i.e. an apartment could be permitted on the ground floor, provided the façade remains commercial)?
24	3.3.5.1(d)	Could this section be clarified by using the term housing for 'special needs' as defined in the PPS?

25	3.3.6, 5.1.4, and General	In both this section, and throughout other areas of the Plan, is there an ability to relax parking requirements in favour of some types of new development (e.g. affordable housing), and in favour of creating more pedestrian oriented facilities? This 'relaxed parking requirement' could start through direction in the Official Plan and carry forward to zoning provisions, in a future update to the City's Zoning By-law. While the County is not suggesting the City eliminate all parking requirements, there are other municipalities that have significantly reduced the required parking minimums in certain areas of the municipality or for certain forms of development.
26	3.3.8.1	When referencing documents outside of the Official Plan such as the Harbour and River District Urban Design/Master Servicing Strategy, it may be useful to provide a hyperlink to said documents.
27	3.4.2.2(b) and 3.4.3.2(c)	Subsection 3.4.2.2(b) is confusing and appears to conflict with itself and 3.4.3.2(c). The development and redevelopment being 'limited and discouraged' would appear to be at odds with some of the further statements in this subsection and 3.4.3.2(c) such as having 'restaurants, patios and entertainment uses which create active and lively spaces'. Should this section instead reference that development or redevelopment is encouraged to open to provide restaurants, patios and entertainment uses which create active and lively spaces?
28	3.4.5.3	Should mixed commercial and live-work opportunities also be listed and promoted within other areas of the River District as well?
29	3.6 (Heading)	Should the heading to this section read '16 th Street East from 9 th Avenue East to 28 th Avenue East', as opposed to 26 th Avenue East?
30	3.6.1.1	Could the permitted uses in this section also allow for hotels?
31	3.6.2.1	This section speaks to a 'high quality vehicle-oriented retail environment'. Although this statement may generally describe 16 th Street East currently in this section of the City, County staff wonder whether this could be changed to a more aspirational statement to also include pedestrians (or a mix of vehicles and pedestrians)? In doing so, it may help further focus development in this area of the City to better consider pedestrian environments, instead of just being vehicle-oriented. Given that these lands also permit high-density residential uses, this would appear to be prudent. Wording could be used similar to section 3.7.2.1.
32	3.6.2.5(c)	Could the safe access be clarified to include both vehicles and pedestrians?
33	3.8.1.1	Should the permitted uses in this section be expanded to include some of the additional uses already in this area such as funeral homes, gyms, etc. or is this already captured by the wording 'examples would include, but are not limited to'?
34	3.8.2.1	Does this size limitation of 1,500 m ² apply to all the permitted uses in 3.8.1.1 (e.g. hotels)? If so, that may appear to limit such uses to the point of not being feasible.
35	3.8.4	The heading in this section refers to 17 th Avenue East as being a boundary for the Health and Education District. The boundary is difficult to practically determine as 17 th Avenue East is not labelled on any of the schedules.

36	3.9.4.1, 3.9.4.2, and 3.9.4.3	The design of new harbour uses including visiting boater facilities, should have regard for the working harbour and not provide a conflict with the docking or shipping of bulk freighters. Such facilities and uses should align with both the City and Transport Canada's vision for this area. If there is any policy wording that can reflect that dual vision, it would be encouraged.
37	3.9.8.2 and 5.2.2.2	In the review of the County Official Plan, the Ministry of the Environment Conservation and Parks (MECP) recommended new policy wording for development in proximity to wastewater treatment facilities. The City may wish to review the wording at section 8.9.1(16) of the County Plan in this regard. In section 3.9.8.2, should the term 'limited commercial uses' be further clarified or defined in the context of other commercial uses and designations listed within the Plan?
38	3.9.9.2	In section 3.9.9.2, should the term 'substantive redevelopment' be further clarified or defined in the context of the Plan?
39	3.10.1.1(j)	The County has generally tried to limit any new residential construction in employment areas. Wording has been considered to allow for uses such as security or maintenance employee sleeping quarters (e.g. for a security guard working a night shift), but typically a residence has not been included as a permitted use.
40	3.10.2.4	This section could be interpreted in a manner that could restrict a significant number of employment uses (e.g. noise extending beyond a lot-line). County staff question whether further 'leeway' could be considered here, possibly using criteria similar to the MECP D-6 Guidelines?
41	3.12.4.1	Could this clause be expanded to further recognize the importance of the protection of the Sydenham River for natural heritage reasons?
42	3.13.1.1(a)	In past discussions with the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA), their staff have noted that it is not appropriate for municipalities to limit the intensity of agriculture. Municipalities can choose to permit agriculture, or prohibit it, but should not be placing restrictions on intensity beyond the requirements of Nutrient Management Act and Minimum Distance Separation (MDS) guidelines. The City may or may not wish to restrict new or expanding livestock facilities here, but should stay away from terminology such as 'non-intensive agriculture'.
43	3.13.2.6	The entirety of the City of Owen Sound is designated as a 'Primary Settlement Area' under the County Official Plan. MDS is not applied within settlement areas in the County Plan. County staff would recommend removing this clause so as to avoid any confusion in that regard.
44	3.14.2.2	The City may wish to include a policy exemption to note that minor refinements to the 'Hazard Lands' boundaries may not trigger the need for an OPA and can be addressed via zoning amendment, or through a future Plan update.
45	4.1.1.6 and schedule A1	With the land and unit totals in this section, how does this align with the density provisions at 3.1.2.1 of the City Plan? Being an arterial road, should additional medium density lands be designated along 9 th Avenue East, in areas that are not already developed in low density

		residential uses? Could mixed use development also be considered in some of these areas?
46	4.1.1.8 and schedules A1 / A	The polices and mapping in this section are slightly confusing. On schedule A1 there is a Neighbourhood Commercial designation mapped at the corner of 9 th Avenue East and 26 th Street East. On schedule A this same corner appears to be mapped as Arterial Commercial. If the intent is for Neighbourhood Commercial, County staff question if this mapping / designation is even needed, or should the lands just be residential, where Neighbourhood Commercial uses are a permitted use.
47	4.2.3.1 and schedule A2	Should the lands in between the Phase 1 Institutional lands and the East City Commercial lands (on the 18 th Avenue East extension out to the proposed 20 th Avenue East) be designated for medium density or medium/high density residential instead of the current low density residential?
48	4.1.5.1 and 4.2.8.2	It may help to either defer to the County's Significant Woodlands mapping, or to define what a 'significant tree community' is for the purpose of this section. With respect to the identification of species at risk, the City may wish just to use the term 'qualified individual' rather than to specify an arborist.
49	4.2.4.1, 5.1.1.7, 5.1.9, 7.4.7.2, and 7.4.7.3	County staff would flag the policies of section 8.8 of the County Plan as it applies to these sections, as well as other areas of the City where the County's CP Rail Trail passes through. While the lands are being maintained as a trail and infrastructure corridor, there may or may not be a possibility of rail returning to these lands in the future.
50	4.2.5.3	Could the last sentence of this section be amended to note that; 'The City or County may request a traffic study to determine the alignment'?
51	4.2.7.2 and 4.2.7.3	Some of the unit totals and time horizons in this section may need to be adjusted.
52	4.3.2.3, 7.1.2.8(f), 7.4.2.4, and 9.1.5	The provisions of these sections of the Plan may need to be updated based on the provincial changes to section 37 of the <i>Planning Act</i> regarding bonusing.
53	4.4.1.3	Perhaps the phrase "however the mixed land use designation is not primarily intended for commercial development" could be clarified. In the context of the preceding clauses of this section, it is not entirely clear what this means.
54	4.4.4.2	Could the County be added in the first sentence of this section to note that the City or County may require traffic improvements?
55	4.4.5.2	Could patios also be included in this list?
56	5.1.1.4	The County does not typically see policies in a municipal official plan which place requirements on a neighbouring municipality or developer, except where shared infrastructure is being utilized (e.g. a shared boundary road). The County Official Plan has requirements for traffic studies, as do most municipal official plans, which require the costs of completing those studies to be paid by the proponent. That said, if this section is being interpreted to mean the that a developer in a neighbouring municipality could be required to upgrade roads in the City, there may need to be some further discussions.
57	5.1.1.10	Could additional policy wording be included here, or elsewhere in the Plan to (a) rationalize the importance of transit, walking, and cycling, from a public

		health and environmental perspective, and (b) further incentivize these forms of transportation.
58	5.1.3.15(b)	Could this section be amended to simply read ‘Sidewalks shall generally be required on one side of local roads’? County staff realize that this would change the intent of this section, but from a walkability perspective this would improve local roads for pedestrians regardless of whether the road leads directly to a school or park.
59	5.1	Following the section on local roads, should any policy guidance be provided on condominium road standards?
60	5.1.4.9	Could guidance be provided here encouraging parking to be located in a manner such that the relationship between the building, the sidewalk and the street are prioritized? In some cases, this may mean parking in behind commercial buildings such that the building can better frame the street versus parking lots framing the street. Section 3.8.3.5 provides some useful policy guidance in this regard.
61	5.1.5.5	County staff support the intent of this policy. That said, perhaps it could be further clarified as it applies to existing and proposed roadways. On many local roads, cycling would be perfectly safe on the road, and if there were sidewalks on at least one side of the road, then a further ‘separated trail’ would not appear necessary. Perhaps this section, in conjunction with comment ID # 51 above, could be clarified. Separated trails may be necessary on some higher traffic arterial roads.
62	5.1.6	County staff wonder whether additional criteria could be added to this section to guide the location of new or improved transit stops as follows; <ul style="list-style-type: none"> • ensuring that potential transit locations have an accessible sidewalk, • ensuring that sidewalks continue directly to the transit stop, and • ensuring that new transit stops consider the safe unloading and loading of passengers.
63	5.1.8.1	Policies requesting or compelling other levels of government to funding are not typically included in an official plan.
64	5.1.8.2	Typically, a municipal official plan does not provide direction on development in neighbouring municipalities. Policies with respect to an airport industrial park may be better suited in the Niagara Escarpment Plan or the Municipality of Meaford Official Plan, if that land use would be desirable there.
65	5.1.4.13	Could these ‘encouragements’ for charging stations become ‘requirements’?
66	5.2.1.3	The word ‘in’ appears to be missing between the words ‘maintained’ and ‘accordance’.
67	5.2.2.5	County staff recognize that there are existing scenarios where City services are extended outside of City boundaries, which are covered by existing agreements. The County would encourage the City and neighbouring municipalities to collaborate on any future agreements or servicing extensions in a manner that is beneficial to both municipalities and the County as a whole.
68	5.2.4.2	This policy would appear to allow for Low Impact Design (LID) stormwater management solutions, which an important sustainable option.

69	5.2.4.6	Should this section also note that oil and grit interceptors may also be required as a condition of site plan approval for commercial, industrial, or institutional developments as well?
70	5.2.5, 6.1.10, and Appendix A	The City may wish to review the County's Historic Landfills Study at the below link: https://www.grey.ca/planning-development/planning-and-development-studies A review of section 8.10.1 and Appendix A to the County Plan may also be worth reviewing here as it relates to the City's policies and mapping. Could these two policy sections be consolidated as they are similarly named and appear to have some overlap in subject matter?
71	5.2.5.3	The word 'levels' appears to be missing between the words 'other' and 'of'.
72	5.2.5.7 and 6.1.10.5	County staff would note that this matter has been discussed at County Council recently and further discussion are pending on this topic.
73	6.1.1.3	County staff would note that schedule C to the County Plan does include Linkages within the City's boundaries. The City Plan's mapping and policies should consider this mapping and section 7.1 of the County Plan in this regard.
74	6.1.2.3	Should reference be made in this section to any City or County tree-cutting or forest management by-laws?
75	6.1.3.1	Items (a) – (c) of this section should be deleted as the identification of Significant Woodlands in the City only applies to lands 4 hectares in size or greater.
76	3.14 and 6.1.4	Could these two policy sections be consolidated as they are similarly named and appear to have some overlap in subject matter?
77	6.1.4.1(b) (iv)	Typically, Environmental Impact Studies (EIS) are required as part of a complete application for development, rather than as a condition of approval.
78	6.1.5.6	The City may also wish to include mapping and an adjacent lands width for Other Wetlands as per section 7 of the County Plan.
79	6.1.6	In approving the County Official Plan, the Province required the following provisions to be added, which may be appropriate to consider in this section of the City Plan as well: <i>"The County shall, prior to approving planning applications or infrastructure projects impacting areas at or below the high-water mark of any body of water, require a marine archaeological assessment to be conducted by a licensed marine archaeologist, pursuant to the Ontario Heritage Act. Any marine archaeological resource that is identified shall be reported to the Ministry of Tourism, Culture and Sport."</i>
80	6.1.11.3	The City may wish to consider amending this section with the repeal of the <i>Green Energy Act</i> .
81	6.1.13	The City may wish to review section 8.11 of the County Plan with respect to the policies that were recommended for inclusion by the MECP on this topic. Additional detail may be needed in the City Plan in this regard.
82	7.1.3.6	Please note that the County Official Plan defines the adjacent lands width to a protected heritage property to be 50 metres under section 9.18 of the Plan.

		County staff are unclear as to what (f) of this section means. The reference to the City Official Plan does not appear to make sense in this context, perhaps this clause can be reworded.
83	7.1.6.3	The City may wish to provide further detail on when Archaeological Assessments are required.
84	7.2.3.4	Could the word 'secondary' be deleted here to make this criteria applicable to all schools?
85	7.4.2.2	The measure of distance is missing from the second last sentence of this section, presumably it should read '0.5 kilometres'. The City may wish to consider deleting the reference to specific age demographics from the park criteria (i.e. young children, teenage children, parents, etc.) in an effort to strive for age-friendly public spaces.
86	9.1.3	While not required, the City may wish to include policies on Garden Suites as defined by the <i>Planning Act</i> .
87	9.2.1.2	The City may wish to add Archaeological Assessments to the list of possible reports needed in the preparation of a secondary plan.
88	9.2.2	The City may wish to highlight affordable or attainable housing as a goal or objective of a Community Improvement Area. Additional wording may also be added to promote retrofits for energy efficiency or reduction of environmental impacts and a community improvement objective.
89	9.3.2.6	The City may wish to include road widening as a possible condition of consent.
90	9.4.2.1	Should the reference to 'Plan of Vacant Land Condominium' be revised to read 'Plan of Condominium', to be clear that these provisions apply to all plans of condominium?
91	9.4.2.2	Should the cross reference here instead be referring to 'policy 9.4.1.1'?
92	9.9.1.1	As per section 26(1.1) of the <i>Planning Act</i> , an official plan shall be reviewed within 10 years after it comes into effect, and every 5 years thereafter.
93	Schedule A and A1	The Hazard Land boundaries shown on schedule A1 in the northeast section of this schedule are significantly different than the Hazard Land boundaries on schedule A.
94	Schedule C	Should local roads also be shown in the legend on this schedule? In some cases, proposed roads are being shown here with no indication that they are only proposed and not actual roadways (i.e. proposed local roads show with no differentiation from actual local roads).
95	Schedule D	There are some markings on this schedule that are not shown in the legend, which are also not clear what they are intended to denote (e.g. little red lines north of 8 th Street East between 16 th Avenue East and the CP Rail Trail). Are these intended to be local trails, or something else? The City may also wish to note that trails shown on this schedule, such as snowmobile trails, are subject to change.

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

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February 7, 2021

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is positioned above a light yellow horizontal line.

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Cc Amy Cann, City of Owen Sound (by email only)
Hiba Hussain, County of Grey (by email only)

Schedule 'B' - County and Agency Comment Response Tables

Historic Saugeen Métis (HSM) – Comment Response Table

#	Comment	Response
	7.1.6	
1	<p>The Standards and Guidelines for Consultant Archaeologists 2011 encourages consultation and participation with local indigenous communities. A statement under item 7.1.6 should be considered that encourages officials and consulting archaeologists to engage with local indigenous communities in areas identified as significant archaeological potential both before and during the archaeological assessment process.</p> <p>Reference - The Standards and Guidelines for Consultant Archaeologists 2011 Stage 4: Mitigation of development impacts Engaging Aboriginal communities in archaeology. Archaeology in Ontario is particularly relevant to Aboriginal communities because it can help to document Aboriginal histories and peoples and to identify sacred sites and ancestral remains. Engaging Aboriginal communities in archaeology adds to the understanding of a project and enriches the archaeological record. The process demonstrates respect for Aboriginal heritage, recognizes Aboriginal peoples' connection to the land, and allows everyone to benefit from their knowledge.</p>	Acknowledged. Policy language to be reviewed and updated to reference the required guidelines.
	4.5.1	
2	<p>Archaeological Resources First Nations and Metis group's significant archaeological resources are to be preserved on site, the proponent and the consultant archaeologist must consult with the appropriate First Nation to identify approaches to commemorate the site. Comment - Consider changing the words in the later part of the sentence from "First Nations" to "Indigenous Communities" which is inclusive to all.</p>	Acknowledged. Policy language to be updated to 'Indigenous Communities'.
	9.5.2.1	
3	<p>The City will endeavour to consult with First Nations on development applications where there are aboriginal treaty rights and aboriginal interests or in accordance with any established consultation protocol.</p> <p>Comment - Consider changing the words "First Nations" to "Indigenous Communities" which is inclusive to all. On a side note, the Historic Saugeen Métis greatly appreciates the opportunity to be consulted on development applications and the development / updating of supporting policy documents.</p>	Acknowledged. Policy language to be updated to 'Indigenous Communities'.

Grey Sauble Conservation Authority (GSCA) – Comment Response Table

#	Comment	Response
	2.2.1	
1	Suggest adding a sustainability objective that states: To protect life and property by directing development away from natural hazard features and areas.	Acknowledged. Additional objective to be included.
	3.14.2.2	
2	<p>This policy appears to be a carryover from the previous OP and we are not aware of any issues with this policy, but it could be revised. We suggest changing the wording of the policy to be more general and with wording more consistent with the PPS. We suggest: "The Hazard Lands designation is intended to be consistent with guidance developed by the Province as amended from time to time.</p> <p>Where Hazard Lands are under private ownership, it shall not be construed as implying that the Hazard Land areas are free and open to the general public nor will they be purchased by the City or other government agency. An application for the redesignation of hazard lands for other purposes may be given due consideration by the City, in consultation with the Grey Sauble Conservation Authority and in accordance with Provincial planning policies and technical guidelines."</p>	Acknowledged. Policy language to be reviewed and updated.
	3.14.2.3	
2	<p>Recommend the first two paragraphs as one policy. The paragraph referring to the types of development not permitted in hazard lands associated with the flood plain should be a separate policy.</p> <p>Additionally, PPS policy 3.1.5 refers to the noted uses as not being permitted in <i>hazardous lands</i> and <i>hazardous sites</i>, not just flood plains. The OP should be revised to reflect this.</p>	Acknowledged. Policy language to be reviewed and updated.
	General comment	
3	Some inconsistencies in flood plain being one or two words throughout the OP. The PPS has flood plain as two words.	Acknowledged. Flood plain wording to be updated.

Grey Sauble Conservation Authority (GSCA) – Comment Response Table

	4.2.4.3	
4	Policy refers to requiring an EIS. It isn't clear within the context of the policy if this requirement is to confirm the hazard boundary or if it is required for natural heritage purposes. We note, the EIS is typically only required to address natural heritage concerns. An engineered flood plain study is required to assess flood plain boundaries	Acknowledged. Policy language to be reviewed and updated.
	5.2.4.6	
5	The paragraphs could be split into two separate policies	Acknowledged.
	6.1.3.1	
6	Recommend changing the first sentence referring to significant woodlands as a development constraint to "Significant woodlands are a natural heritage feature identified in the County of Grey Official Plan.	Acknowledged. Policy language to be updated.
	6.1.41	
7	Generally, we are of the opinion this section should apply to all hazard lands within the City, not just hazard lands associated with steep slopes. This may require more work to address the wording. GSCA can be available to discuss this further if necessary.	Acknowledged. Further discussion required.
	6.1.5.2	
8	We note, GSCA is in the process of producing a comprehensive EIS guidelines document. We recommend including a provision related to consulting with GSCA on EIS requirements. We can be available to discuss this further if necessary and we will be circulating City Planning staff on the new document once it is ready.	Acknowledged. Policy to be included that references GSCA consultation regarding EIS guidelines.
	6.1.6.1	
9	Recommend the policy state "Lake filling projects are generally discouraged but may be supported only where...." Additionally, c. should include Transport Canada as one of the approval authorities	Acknowledged. Policy language to be reviewed and updated.

Niagara Escarpment Commission (NEC) – Comment Response Table

#	Comment	Response
	NEP References	
1	NEC Staff suggested edits to the City's OP that would clarify policy changes to the NEP realized through the 2017 Provincial Coordinated Review and to address inconsistent terminology as it appeared in the OP. It is now NEC Staff's understanding that the City is proposing to simplify references to the NEP within the OP, largely by referring readers to the NEP (2017) itself. Although a departure from the previous version of the City's OP, this direction is one that is and has been accepted by the NEC in conformity reviews.	Acknowledged. Policy language to be clarified.
	Schedule A	
2	NEC Staff would suggest that, in order to realize all efficiencies associated with this new direction, Schedule A to the City's Official Plan also be updated to remove reference to individual NEP land use designations and instead identify lands within the NEP as simply NEP area	Acknowledged. Schedule A to be updated.
	3.15	
3	In relation to item 2, Section 3.15 of the OP should be revised to remove reference to the individual land used designations as shown on Schedule A Land Use and instead reference NEP Map 8.	Acknowledged. Reference to NEP Map 8 to be included.
	NEP References	
4	References to land use designations of the NEP should be denoted as follows: <ul style="list-style-type: none"> - Escarpment Natural Area - Escarpment Protection Area - Escarpment Rural Area - Urban Area (Escarpment) 	Acknowledged. NEP land use designations to be reviewed and updated.
5	The majority of sections of the OP referring to requirements found within the NEP have been removed. However, Section 3.14.2.7 does still maintain reference to the Escarpment in relation to hazard lands. It is suggested that this reference also be removed as the NEP has specific development criteria related to hazard lands and slopes.	Acknowledged. Hazard lands policy to be removed.
6	NEC Staff support the inclusion of Section 6.1.11.3 as it relates to the consideration of alternative/renewable energy systems supporting development.	Acknowledged.

County of Grey – Comment Response Table

#	Comment	Response
	General	
1	The County is currently undertaking an updated Growth Management Strategy (GMS). The County hopes to have a draft GMS to share with municipalities for their review and comment very shortly. In the draft results to date, the GMS appears to be projecting higher growth than currently projected in the County's Official Plan. Shortly after the GMS is finalized, the County will be preparing a housekeeping amendment to the County Plan to implement the new growth projections, and to extend the growth horizon to 25 years as per the PPS 2020. Owen Sound may wish defer adoption of OPA 10 until after the GMS is finalized and the County Plan has been updated. In doing so this would allow OPA 10 to (a) consider the new growth projections, and (b) extend the horizon of the City's Official Plan to 25 years.	Acknowledged.
2	There are a number of sections in the City Plan which appear to have been updated from the current City Plan, which do not appear to correspond to the draft land use schedules. County staff understand that in many cases the City is simply updating the Plan based on previously approved background studies such as the River Precinct Plan and others. The County is supportive of a number of these changes, but recommends some general updates to improve readability and aid in understanding for the user. For example, schedule A includes 'Downtown Commercial', but that term (or designation) does not appear within the text of the Plan. To aid in understanding it may be useful to label 'Downtown Commercial' as 'River District Commercial' on schedule A, if that is the intent of the policy and mapping. Clarification with respect to schedule B1 should also be considered here, i.e. section 3.4 refers to various 'river districts' (central, south, east, and north), whereas the schedule shows only one river district but various 'downtowns' (central, south, east, and north).	Acknowledged. Land Use Schedules to correspond to updated OP language.
3	It would appear there are some approved City OPAs that have not been incorporated into the new draft Official Plan (e.g. some of the approved OPAs on Schedule A2). County staff had the same issue when the County adopted Recolour Grey, and just wanted to flag it so as not to inadvertently exclude some of those recently approved OPAs.	Acknowledged.
4	It may also be worth reviewing the mapping with respect to (a) infrastructure that has already been constructed (e.g. the trunk sanitary sewer in Phase 1 of	Acknowledged.

County of Grey – Comment Response Table

	<p>Sydenham Heights), and (b) newly approved road networks that are under construction. Some of the mapping still shows either proposed or conceptual layouts of these features. Where said features are still conceptual or only draft approved, then it is certainly fine to leave them as such. However, where those locations have now been determined (i.e. constructed or developments registered), then it may be prudent to reflect that in the mapping.</p>	
5	<p>County staff would note changes to the Planning Act, PPS, and County Plan with respect to including Official Plan policies on climate change. It appears this is not only a provincial requirement, but that there is significant local public interest in seeing such policies in the City Plan. County staff would support any further initiatives, beyond what is already included in OPA 10, to address mitigation and adaptation to climate change. County staff also understand how difficult this can be at the Official Plan level, especially when moving from goals and objectives to actionable policy items (e.g. reviewing development through a climate lens). We would be happy to assist the City in looking at any further policy direction on this matter building off the work that the City has been completing in their Adaptation Plan, as well as the County’s work on the ‘Climate Change Action Plan’. Rather than including a series of comments on this matter throughout this document (e.g. sections 3, 5, 6, 8 and 9), County staff will raise it here as a general comment and defer the detailed comments and discussion to later in the process.</p>	<p>Acknowledged. The City will continue to collaborate with County Staff.</p>
6	<p>The County supports any further policy direction on affordable and attainable housing. Being the largest centre in Grey County, the City contains a significant portion of the housing, including affordable and attainable housing. County staff realize that in order to support additional affordable and attainable housing work is needed at all levels of government, including both the County and City levels. County staff applaud the City for the work that has been completed to date, including some recent housing developments in the City. As the City continues to review OPA 10, the County would encourage any further housing policy in this direction that could aid in achieving more affordable and attainable housing (e.g. affordable housing targets in section 3.1.4.5). Rather than including a series of comments on this matter throughout this document, County staff will raise it here as a general comment and defer the detailed comments and discussion to later in the process.</p>	<p>Acknowledged.</p>

County of Grey – Comment Response Table

7	Any references to Provincial Ministries should be reviewed to ensure the proper Ministry name and/or acronym is being used throughout the Plan. There are a few Ministries that have changed since the previous City Plan was approved.	Acknowledged. Provincial Ministries to be reviewed for accuracy.
	1.1.1	
8	See comment ID # 1 above. The Province has informed the County that until the County Plan is updated to a 25-year horizon in accordance with PPS 2020, that municipal Official Plans are limited to the County's current horizon of 2038.	Acknowledged.
	3.1	
9	The City may wish to include land or life lease housing in the permitted housing types in the Residential designation.	Acknowledged. Life lease housing to be included in Residential designation.
	3.1.1(d) and 3.1.7.1	
10	These sections may need to be reworded based on changes to the Planning Act that now read as follows: (3) An official plan shall contain policies that authorize the use of additional residential units by authorizing, (a) the use of two residential units in a detached house, semi-detached house or rowhouse; and (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c. 9, Sched. 12, s. 2 (1). While previous versions of the Act allowed for an accessory dwelling unit in the home or in an accessory building, the current legislation has removed the 'or' and replaced it with an 'and'.	Acknowledged. Policy language to be updated to reflect Planning Act.
	3.1.1.1(h)	
11	The reference to 'crisis car facilities' should likely refer to 'crisis care facilities'.	Acknowledged. Policy language to be updated.
	3.1.2.1	
12	County staff would flag changes in the County Official Plan to section 3.5(5) with respect to density, which went from an average density to a minimum development density. Furthermore, the table at the beginning of this section and clause (a) is slightly confusing. Perhaps the table could allow for 61 to 125 units for high density residential, and clause (a) would simply be applicable to all high-density residential developments.	Acknowledged. The City will review the densities.
	3.1.2.1 (b)	

County of Grey – Comment Response Table

13	It may be worth clarifying that this is a density per 'net' hectare, and that the density is a minimum and not a maximum target (i.e. new planning areas can exceed the 25 units per net hectare).	Acknowledged.
	3.1.3.3 (d)	
14	Could the 200 m2 size cap be removed from the requirements for neighbourhood commercial, and simply left at 'limited in size' to provide greater flexibility for new neighbourhood commercial uses? The other requirements of this section with respect to traffic, parking, noise would appear to already have the effect of limiting uses that may conflict with neighbouring residential uses.	Acknowledged. Further discussion required.
	3.1.4.3	
15	The County generally supports this policy, but wonders if it belongs elsewhere in the Plan, and if it should be broadened out to include not just residential development similar to section 1.1.2 of the PPS.	Acknowledged.
	3.1.7.1 and 3.1.7.2	
16	Further to comment # 10, County staff are not entirely clear on what the difference is between an 'accessory dwelling unit', an 'accessory apartment', and a 'secondary unit'. Staff are not sure if there is a notable difference here, or if some of the terms are being used interchangeably. There also appears to be some conflicting statements within the policies. For example, under 3.1.7.1 the opening clause appears to permit an 'accessory dwelling unit' in the main dwelling or an ancillary structure. However, the final clause of this section appears to require the 'accessory apartment' to be within the 'existing main building'. Perhaps some of these terms could either be consolidated if meant to be used interchangeably, or explicitly defined if they are meant to be distinct, so as to avoid any confusion.	Acknowledged. Additional Dwelling Unit policies to be reviewed.
	3.1.9.1	
17	In order to support home businesses and business growth, could the ability to permit employees not residing in the home be extended to all residential areas, not just those dwelling units within the River District? There could be maximum number employees permitted, or parking requirements, which could ensure minimal impacts on neighbours or infrastructure.	Acknowledged. Further discussion required.
	General and 3.2 – 3.8	
18	Given the changes in the commercial sector with prevalence of online shopping, and the current conditions under the global pandemic, many businesses are	Acknowledged. Further discussion required.

County of Grey – Comment Response Table

	<p>under significant hardship. Any ability to allow for flexibility in use or growth could be particularly useful to this sector in the coming years. While staff do not want to over-design for current conditions (i.e. not every business may need a pick-up window going forward), there is a desire to support the business community in a manner that still has regard for planning, design, and land use incompatibility.</p> <p>Further to the above, staff question the need for retail market analysis studies in many instances. While such studies may be necessary if a proponent were looking to establish brand new commercial area within the City, they may not be needed where a proponent is looking to develop within an existing commercial designation. These types of studies may have the effect of discouraging new commercial development within the City's existing designated commercial land base.</p> <p>Additional policy may also be considered for the evolution of commercial spaces over the lifespan of this Plan. In other jurisdictions, malls or other space extensive commercial uses are adapting to the new commercial realities. In some of these larger spaces, it may be prudent to allow for greater flexibility for new mixed-use or residential uses to be added to these sites where criteria can be met (e.g. traffic, servicing, parking, etc.). For example, if someone wanted to redevelop a portion of the Region Shopping Centre lands to add higher-density residential uses, then maybe such uses should be considered, without the need for an OPA (i.e. contrary to section 3.5.1.3 but with criteria similar to 3.6.2.6). This is just one example, but other types of future adaptations should be considered, given the planning horizon of the City's Plan.</p>	
	3.2.3.2	
19	<p>County staff understand the desire to foster a pedestrian friendly environment within the River District. Staff are supportive of this goal. That said, a strict reading of this section would appear to prohibit both drive-throughs and curbside pick-ups in the River District. Given not only the current pandemic environment, but also the need for businesses to compete with on-line retailers, this prohibition may put downtown businesses at a significant disadvantage. County staff are certainly not advocating for new drive-throughs in parts of the River District (e.g.</p>	<p>Acknowledged. Further discussion or permission required for curbside pick-up in the River District. River District boundary to be confirmed.</p>

County of Grey – Comment Response Table

	<p>on portions of 2nd Avenue East), which would be incompatible with the existing pedestrian environment and traffic patterns. However, there may be a need to 'soften' this wording slightly to give additional flexibility for businesses. Criteria could still be included in this Plan or in the City's zoning by-law which further guides the development or redevelopment of such uses.</p> <p>Further to comment ID # 2 above, County staff are unclear as to whether these policies are meant to apply to all of schedule B1 lands, or just the lands in the labelled 'river district' i.e. 1st and 2nd Avenue West between 10th and 8th Streets.</p>	
	3.2.3.12(d) and 3.3.3.1	
20	<p>The City may also wish to identify patios or outdoor eating areas as being promoted in this strong and diverse commercial sector.</p>	Acknowledged. Patios and/or outdoor eating areas to be included.
	3.3.1.1(b)	
21	<p>Would bars or nightclubs also be considered as a permitted use under this section?</p>	To be reviewed.
	3.3.1.1(4)	
22	<p>Should emergency shelters also be flagged as a permitted use here?</p>	To be reviewed.
	3.3.3.2 and 3.3.5.1	
23	<p>Could these sections be amended to clarify that residential uses could be permitted in behind the retail frontage (i.e. an apartment could be permitted on the ground floor, provided the façade remains commercial)?</p>	Acknowledged. Further discussion required.
	3.3.5.1(d)	
24	<p>Could this section be clarified by using the term housing for 'special needs' as defined in the PPS?</p>	Acknowledged. 'Special needs' PPS definition to be used.
	3.3.6, 5.1.4, and General	
25	<p>In both this section, and throughout other areas of the Plan, is there an ability to relax parking requirements in favour of some types of new development (e.g. affordable housing), and in favour of creating more pedestrian oriented facilities? This 'relaxed parking requirement' could start through direction in the Official Plan and carry forward to zoning provisions, in a future update to the City's Zoning By-law. While the County is not suggesting the City eliminate all parking requirements, there are other municipalities that have significantly reduced the required parking minimums in certain areas of the municipality or for certain forms of development.</p>	Acknowledged. Further Discussion required. City Zoning By-law parking provisions to be reviewed following the Official Plan update process.

County of Grey – Comment Response Table

	3.3.8.2	
26	When referencing documents outside of the Official Plan such as the Harbour and River District Urban Design/Master Servicing Strategy, it may be useful to provide a hyperlink to said documents.	Acknowledged.
	3.4.2.2(b) and 3.4.3.2(c)	
27	Subsection 3.4.2.2(b) is confusing and appears to conflict with itself and 3.4.3.2(c). The development and redevelopment being 'limited and discouraged' would appear to be at odds with some of the further statements in this subsection and 3.4.3.2(c) such as having 'restaurants, patios and entertainment uses which create active and lively spaces'. Should this section instead reference that development or redevelopment is encouraged to open to provide restaurants, patios and entertainment uses which create active and lively spaces?	Acknowledged. Policy language to be updated for consistency.
	3.4.5.3	
28	Should mixed commercial and live-work opportunities also be listed and promoted within other areas of the River District as well?	To be reviewed.
	3.6 (Heading)	
29	Should the heading to this section read '16th Street East from 9th Avenue East to 28th Avenue East', as opposed to 26th Avenue East?	Acknowledged. Heading to be updated.
	3.6.1.1	
30	Could the permitted uses in this section also allow for hotels?	To be reviewed.
	3.6.2.1	
31	This section speaks to a 'high quality vehicle-oriented retail environment'. Although this statement may generally describe 16th Street East currently in this section of the City, County staff wonder whether this could be changed to a more aspirational statement to also include pedestrians (or a mix of vehicles and pedestrians)? In doing so, it may help further focus development in this area of the City to better consider pedestrian environments, instead of just being vehicle-oriented. Given that these lands also permit high-density residential uses, this would appear to be prudent. Wording could be used similar to section 3.7.2.1.	Acknowledged. Policy language to be updated to reflect a more 'diverse' mix of transportation options.
	3.6.2.5(c)	
32	Could the safe access be clarified to include both vehicles and pedestrians?	Acknowledged. Safe access for vehicles and pedestrians to be included.
	3.8.1.1	

County of Grey – Comment Response Table

33	Should the permitted uses in this section be expanded to include some of the additional uses already in this area such as funeral homes, gyms, etc. or is this already captured by the wording 'examples would include, but are not limited to'?	To be reviewed.
	3.8.2.1	
34	Does this size limitation of 1,500 m2 apply to all the permitted uses in 3.8.1.1 (e.g. hotels)? If so, that may appear to limit such uses to the point of not being feasible.	To be reviewed.
	3.8.4	
35	The heading in this section refers to 17th Avenue East as being a boundary for the Health and Education District. The boundary is difficult to practically determine as 17th Avenue East is not labelled on any of the schedules.	Acknowledged. 17 th Avenue East to be labeled on schedule.
	3.9.4.1, 3.9.4.2 and 3.9.4.3	
36	The design of new harbour uses including visiting boater facilities, should have regard for the working harbour and not provide a conflict with the docking or shipping of bulk freighters. Such facilities and uses should align with both the City and Transport Canada's vision for this area. If there is any policy wording that can reflect that dual vision, it would be encouraged.	Acknowledged.
	3.9.8.2 and 5.2.2.2	
37	In the review of the County Official Plan, the Ministry of the Environment Conservation and Parks (MECP) recommended new policy wording for development in proximity to wastewater treatment facilities. The City may wish to review the wording at section 8.9.1(16) of the County Plan in this regard. In section 3.9.8.2, should the term 'limited commercial uses' be further clarified or defined in the context of other commercial uses and designations listed within the Plan?	Acknowledged. Policy language to be updated to reflect MECP policy language. 'Limited commercial uses' policy language to be clarified.
	3.9.9.2	
38	In section 3.9.9.2, should the term 'substantive redevelopment' be further clarified or defined in the context of the Plan?	To be reviewed.
	3.10.1.1(j)	
39	The County has generally tried to limit any new residential construction in employment areas. Wording has been considered to allow for uses such as security or maintenance employee sleeping quarters (e.g. for a security guard working a night shift), but typically a residence has not been included as a permitted use.	Acknowledged. Policy language to be clarified.

County of Grey – Comment Response Table

	3.10.2.4	
40	This section could be interpreted in a manner that could restrict a significant number of employment uses (e.g. noise extending beyond a lot-line). County staff question whether further 'leeway' could be considered here, possibly using criteria similar to the MECP D-6 Guidelines?	Acknowledged. Further discussion required.
	3.12.4.1	
41	Could this clause be expanded to further recognize the importance of the protection of the Sydenham River for natural heritage reasons?	Acknowledged.
	3.13.1.1(a)	
42	In past discussions with the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA), their staff have noted that it is not appropriate for municipalities to limit the intensity of agriculture. Municipalities can choose to permit agriculture, or prohibit it, but should not be placing restrictions on intensity beyond the requirements of Nutrient Management Act and Minimum Distance Separation (MDS) guidelines. The City may or may not wish to restrict new or expanding livestock facilities here, but should stay away from terminology such as 'non-intensive agriculture'.	To be reviewed.
	3.13.2.6	
43	The entirety of the City of Owen Sound is designated as a 'Primary Settlement Area' under the County Official Plan. MDS is not applied within settlement areas in the County Plan. County staff would recommend removing this clause so as to avoid any confusion in that regard.	Acknowledged. Clause to be removed.
	3.14.2.2	
44	The City may wish to include a policy exemption to note that minor refinements to the 'Hazard Lands' boundaries may not trigger the need for an OPA and can be addressed via zoning amendment, or through a future Plan update.	Acknowledged. Additional hazard lands policy exemption to be included.
	4.1.1.6 and schedule A1	
45	With the land and unit totals in this section, how does this align with the density provisions at 3.1.2.1 of the City Plan? Being an arterial road, should additional medium density lands be designated along 9th Avenue East, in areas that are not already developed in low density residential uses? Could mixed use development also be considered in some of these areas?	Acknowledged. Further discussion required.
	4.1.1.8 and schedule A1/A	

County of Grey – Comment Response Table

46	The polices and mapping in this section are slightly confusing. On schedule A1 there is a Neighbourhood Commercial designation mapped at the corner of 9th Avenue East and 26th Street East. On schedule A this same corner appears to be mapped as Arterial Commercial. If the intent is for Neighbourhood Commercial, County staff question if this mapping / designation is even needed, or should the lands just be residential, where Neighbourhood Commercial uses are a permitted use.	Acknowledged. Schedules to be reviewed and clarified.
	4.2.3.1 and schedule A2	
47	Should the lands in between the Phase 1 Institutional lands and the East City Commercial lands (on the 18th Avenue East extension out to the proposed 20th Avenue East) be designated for medium density or medium/high density residential instead of the current low density residential?	Acknowledged. Schedules to be reviewed and clarified. Further discussion required.
	4.1.5.1 and 4.3.8.2	
48	It may help to either defer to the County's Significant Woodlands mapping, or to define what a 'significant tree community' is for the purpose of this section. With respect to the identification of species at risk, the City may wish just to use the term 'qualified individual' rather than to specify an arborist.	Acknowledged. Policy language to be updated.
	4.2.4.1, 5.1.1.7, 5.1.9, 7.4.7.2, and 7.4.7.3	
49	County staff would flag the policies of section 8.8 of the County Plan as it applies to these sections, as well as other areas of the City where the County's CP Rail Trail passes through. While the lands are being maintained as a trail and infrastructure corridor, there may or may not be a possibly of rail returning to these lands in the future.	Acknowledged. Policy language to be updated to reflect section 8.8 of the County Plan.
	4.2.5.3	
50	Could the last sentence of this section be amended to note that; 'The City or County may request a traffic study to determine the alignment'?	Acknowledged. Policy language to be updated.
	4.2.7.2 and 4.2.7.3	
51	Some of the unit totals and time horizons in this section may need to be adjusted.	Acknowledged. Further discussion required.
	4.3.2.3, 7.1.2.8(f), 7.4.2.4, and 9.1.5	
52	The provisions of these sections of the Plan may need to be updated based on the provincial changes to section 37 of the Planning Act regarding bonusing.	Acknowledged. Policies to be reviewed and updated in accordance with section 37 of the Planning Act as required at this time.
	4.4.1.3	

County of Grey – Comment Response Table

53	Perhaps the phrase “however the mixed land use designation is not primarily intended for commercial development” could be clarified. In the context of the preceding clauses of this section, it is not entirely clear what this means.	Acknowledged. Policy language to be reviewed and clarified.
	4.4.4.2	
54	Could the County be added in the first sentence of this section to note that the City or County may require traffic improvements?	Acknowledged. Policy language to be updated.
	4.4.5.2	
55	Could patios also be included in this list?	Acknowledged. Policy language to be updated to include design standards for patios.
	5.1.1.4	
56	The County does not typically see policies in a municipal official plan which place requirements on a neighbouring municipality or developer, except where shared infrastructure is being utilized (e.g. a shared boundary road). The County Official Plan has requirements for traffic studies, as do most municipal official plans, which require the costs of completing those studies to be paid by the proponent. That said, if this section is being interpreted to mean the that a developer in a neighbouring municipality could be required to upgrade roads in the City, there may need to be some further discussions.	Further discussion required.
	5.1.1.10	
57	Could additional policy wording be included here, or elsewhere in the Plan to (a) rationalize the importance of transit, walking, and cycling, from a public health and environmental perspective, and (b) further incentivize these forms of transportation.	Acknowledged. Policy language to be updated and included in Climate Change section of City OP.
	5.1.3.15(b)	
58	Could this section be amended to simply read ‘Sidewalks shall generally be required on one side of local roads’? County staff realize that this would change the intent of this section, but from a walkability perspective this would improve local roads for pedestrians regardless of whether the road leads directly to a school or park.	Acknowledged. Further discussion required.
	5.1	
59	Following the section on local roads, should any policy guidance be provided on condominium road standards?	Acknowledged. Further discussion required.
	5.1.4.9	

County of Grey – Comment Response Table

60	<p>Could guidance be provided here encouraging parking to be located in a manner such that the relationship between the building, the sidewalk and the street are prioritized? In some cases, this may mean parking in behind commercial buildings such that the building can better frame the street versus parking lots framing the street. Section 3.8.3.5 provides some useful policy guidance in this regard.</p>	Acknowledged. Policy language to be reviewed and updated.
5.1.5.5		
61	<p>County staff support the intent of this policy. That said, perhaps it could be further clarified as it applies to existing and proposed roadways. On many local roads, cycling would be perfectly safe on the road, and if there were sidewalks on at least one side of the road, then a further 'separated trail' would not appear necessary. Perhaps this section, in conjunction with comment ID # 51 above, could be clarified. Separated trails may be necessary on some higher traffic arterial roads.</p>	Acknowledged. Further discussion required. Policy language to be updated and clarified.
5.1.6		
62	<p>County staff wonder whether additional criteria could be added to this section to guide the location of new or improved transit stops as follows;</p> <ul style="list-style-type: none"> • ensuring that potential transit locations have an accessible sidewalk, • ensuring that sidewalks continue directly to the transit stop, and • ensuring that new transit stops consider the safe unloading and loading of passengers. 	Acknowledged. Policy language to be updated.
5.1.8.1		
63	<p>Policies requesting or compelling other levels of government to funding are not typically included in an official plan.</p>	Acknowledged. Further discussion required.
5.1.8.2		
64	<p>Typically, a municipal official plan does not provide direction on development in neighbouring municipalities. Policies with respect to an airport industrial park may be better suited in the Niagara Escarpment Plan or the Municipality of Meaford Official Plan, if that land use would be desirable there.</p>	To be reviewed.
5.1.4.13		
65	<p>Could these 'encouragements' for charging stations become 'requirements'?</p>	To be reviewed.
5.2.1.3		
66	<p>The word 'in' appears to be missing between the words 'maintained' and 'accordance'.</p>	Acknowledged. Policy language to be updated.
5.2.2.5		

County of Grey – Comment Response Table

67	County staff recognize that there are existing scenarios where City services are extended outside of City boundaries, which are covered by existing agreements. The County would encourage the City and neighbouring municipalities to collaborate on any future agreements or servicing extensions in a manner that is beneficial to both municipalities and the County as a whole.	Acknowledged.
	5.2.4.2	
68	This policy would appear to allow for Low Impact Design (LID) stormwater management solutions, which an important sustainable option.	Acknowledged. Policy language to be reviewed and updated.
	5.2.4.6	
69	Should this section also note that oil and grit interceptors may also be required as a condition of site plan approval for commercial, industrial, or institutional developments as well?	Acknowledged. Policy language to be reviewed and updated.
	5.2.5, 6.1.10, and Appendix A	
70	The City may wish to review the County's Historic Landfills Study at the below link: https://www.grey.ca/planning-development/planning-and-development-studies A review of section 8.10.1 and Appendix A to the County Plan may also be worth reviewing here as it relates to the City's policies and mapping. Could these two policy sections be consolidated as they are similarly named and appear to have some overlap in subject matter?	Acknowledged. Policy language to be updated and simplified.
	5.2.5.3	
71	The word 'levels' appears to be missing between the words 'other' and 'of'.	Acknowledged. Policy language to be updated.
	5.2.5.7 and 6.1.10.5	
72	County staff would note that this matter has been discussed at County Council recently and further discussion are pending on this topic.	Acknowledged. Further discussion required.
	6.1.1.3	
73	County staff would note that schedule C to the County Plan does include Linkages within the City's boundaries. The City Plan's mapping and policies should consider this mapping and section 7.1 of the County Plan in this regard.	Acknowledged. County Plan Linkages to be reviewed.
	6.1.2.3	
74	Should reference be made in this section to any City or County tree-cutting or forest management by-laws?	Acknowledged.
	6.1.3.1	

County of Grey – Comment Response Table

75	Items (a) – (c) of this section should be deleted as the identification of Significant Woodlands in the City only applies to lands 4 hectares in size or greater.	Acknowledged. Policy to be deleted.
	3.14 and 6.14	
76	Could these two policy sections be consolidated as they are similarly named and appear to have some overlap in subject matter?	Acknowledged. Policy language to be reviewed and updated.
	6.1.4.1(b)(iv)	
77	Typically, Environmental Impact Studies (EIS) are required as part of a complete application for development, rather than as a condition of approval.	Acknowledged.
	6.1.5.6	
78	The City may also wish to include mapping and an adjacent lands width for Other Wetlands as per section 7 of the County Plan.	To be reviewed.
	6.1.6	
79	In approving the County Official Plan, the Province required the following provisions to be added, which may be appropriate to consider in this section of the City Plan as well: “The County shall, prior to approving planning applications or infrastructure projects impacting areas at or below the high-water mark of any body of water, require a marine archaeological assessment to be conducted by a licensed marine archaeologist, pursuant to the Ontario Heritage Act. Any marine archaeological resource that is identified shall be reported to the Ministry of Tourism, Culture and Sport.”	Acknowledged. Provincial provision to be included.
	6.1.11.3	
80	The City may wish to consider amending this section with the repeal of the Green Energy Act.	Acknowledged. Policy language to be reviewed and updated.
	6.1.13	
81	The City may wish to review section 8.11 of the County Plan with respect to the policies that were recommended for inclusion by the MECP on this topic. Additional detail may be needed in the City Plan in this regard.	Acknowledged. County Plan policy to be reviewed and considered.
	7.1.3.6	
82	Please note that the County Official Plan defines the adjacent lands width to a protected heritage property to be 50 metres under section 9.18 of the Plan. County staff are unclear as to what (f) of this section means. The reference to the City Official Plan does not appear to make sense in this context, perhaps this clause can be reworded.	Acknowledged. Policy language to be reviewed.

County of Grey – Comment Response Table

	7.1.6.3	
83	The City may wish to provide further detail on when Archaeological Assessments are required.	Acknowledged. Policy language to be reviewed.
	7.2.3.4	
84	Could the word 'secondary' be deleted here to make this criteria applicable to all schools?	Acknowledged. 'Secondary' word to be deleted.
	7.4.2.2	
85	The measure of distance is missing from the second last sentence of this section, presumably it should read '0.5 kilometres'. The City may wish to consider deleting the reference to specific age demographics from the park criteria (i.e. young children, teenage children, parents, etc.) in an effort to strive for age-friendly public spaces.	Acknowledged. Policy language to be reviewed and updated.
	9.1.3	
86	While not required, the City may wish to include policies on Garden Suites as defined by the Planning Act.	Acknowledged.
	9.2.1.2	
87	The City may wish to add Archaeological Assessments to the list of possible reports needed in the preparation of a secondary plan.	Acknowledged. Policy language to be reviewed and updated.
	9.2.2	
88	The City may wish to highlight affordable or attainable housing as a goal or objective of a Community Improvement Area. Additional wording may also be added to promote retrofits for energy efficiency or reduction of environmental impacts and a community improvement objective.	Acknowledged. Policy language to be reviewed and updated.
	9.3.2.6	
89	The City may wish to include road widening as a possible condition of consent.	Acknowledged. Policy language to be reviewed and updated.
	9.4.2.1	
90	Should the reference to 'Plan of Vacant Land Condominium' be revised to read 'Plan of Condominium', to be clear that these provisions apply to all plans of condominium?	Acknowledged. Policy language to be reviewed and updated.
	9.4.2.2	
91	Should the cross reference here instead be referring to 'policy 9.4.1.1'?	Acknowledged. Cross reference to be updated.
	9.9.1.1	

County of Grey – Comment Response Table

92	As per section 26(1.1) of the Planning Act, an official plan shall be reviewed within 10 years after it comes into effect, and every 5 years thereafter.	Acknowledged. Policy language to be updated.
	Schedule A and A1	
93	The Hazard Land boundaries shown on schedule A1 in the northeast section of this schedule are significantly different than the Hazard Land boundaries on schedule A.	Acknowledged. Hazard Land boundaries to be confirmed and updated.
	Schedule C	
94	Should local roads also be shown in the legend on this schedule? In some cases, proposed roads are being shown here with no indication that they are only proposed and not actual roadways (i.e. proposed local roads show with no differentiation from actual local roads).	Road network to be reviewed.
	Schedule D	
95	There are some markings on this schedule that are not shown in the legend, which are also not clear what they are intended to denote (e.g. little red lines north of 8th Street East between 16th Avenue East and the CP Rail Trail). Are these intended to be local trails, or something else? The City may also wish to note that trails shown on this schedule, such as snowmobile trails, are subject to change.	Acknowledged. Schedule D to be reviewed and updated.



**PUBLIC COMMENTS RECEIVED FOR OPA 10 PUBLIC MEETING
February 8, 2021**

- 1) Comments from John Anderson
- 2) Comments from Liz Zetlin
- 3) Comments from Dave Alexander
- 4) Comments from David Walton
- 5) Comments from Andrii (Logan) Zvorygin
- 6) Comments from Joachim Ostertag
- 7) Comments from Andrii Zvorygin
- 8) Comments from Liz Zetlin
- 9) Comments from Michael Craig
- 10) Comments from Vivian McCaffrey
- 11) Comments from Deborah Barker
- 12) Comments from Lloyd Lewis, Gord Edwards and Shawna Macivor, a Sub-Committee of NeighbourWoods North and the Owen Sound Field Naturalists
- 13) Comments from Robert Hope
- 14) Comments from Tom and Edna Burri
- 15) Comments from Kerry Lee and Bob Nadon
- 16) Comments from Ariel Barkley
- 17) Comments from David Walton
- 18) Comments from Phil Howard
- 19) Comments from Lauren Best
- 20) Comments from Ruth Scheel
- 21) Comments from Kelsey Carriere on behalf of the Glassworks Cooperative Board of Directors
- 22) Comments from James Harris
- 23) Comments from David Chevalier
- 24) Comments from Joachim Ostertag on behalf of Climate Action Team Owen Sound
- 25) Comments from Lloyd Lewis, NeighbourWoods North

- 26) Comments from Michael Craig
- 27) Comments from Chelsea Morlock
- 28) Comments from Frances Lemon
- 29) Comments from Margaret Gaviller
- 30) Comments from Noelle Rancourt
- 31) Comments from Barry Randall
- 32) Comments from Peter and Jan Middleton
- 33) Comments from Eloise Love Farla and Lucas Ostertag
- 34) Comments from Simon Farla
- 35) Comments from Rethna O'Brien
- 36) Comments from Andrii (Logan) Zvorygin
- 37) Comments from Diane Ferguson
- 38) Comments from Laura Wood on behalf of the Owen Sound Waste Watchers Planning Committee
- 39) Comments from Tyler Purdon
- 40) Comments from Alyse Boltman
- 41) Comments from Shawna Macivor
- 42) Comments from Andrew Payne on behalf of Masonry Works
- 43) Comments from David McLeish
- 44) Comments from Patrik Eichelberger

Cann, Amy

From: Dave Aston <daston@mhbcplan.com>
Sent: February 8, 2020 9:16 AM
To: Coulter, Pam; Ritchie, Wayne; Cann, Amy
Subject: FW: Official Plan Owen Sound

From: John Anderson [REDACTED]
Sent: January 30, 2020 11:21 AM
To: Dave Aston
Cc: Elizabeth Zetlin
Subject: Official Plan Owen Sound

Dear Mr. Aston,

Hi, I attended your presentation and information gathering session in Owen Sound at City Hall Monday, 4-6 PM, January 27, 2020 as a member of the public. I enjoyed your presentation and was impressed with how easily you managed a diverse set of municipal councilors and staff through an initial visioning exercise.

I am a member of the local citizen group Climate Action Team - Bruce Grey Owen Sound (CAT - BGOS). I am also a retired scientist who has been very active in recent years on the "climate file" in our area, giving public lectures, teaching at the Georgian College, co-producing a local film on climate change and serving as scientific advisor to both a non-profit environmental First Nations group and the Niagara Adapts program launched last autumn.

I have cc'd this message to Liz Zetlin, Chair of the CAT - BGOS Communications sub-committee. Liz is a poet, a filmmaker and our leading local environmental and social activist with a long list of credentials.

I have three questions that greatly interest me and our group.

First, to what extent do you and your company embrace climate change planning into your work, especially as a lens for decision making across silos? Many believe without a climate action plan in place that current and future attempts to develop Official Plans and Strategic Plans will fundamentally fail to build a safe, productive and resilient future in our communities.

Second, to what extent might our group be able to participate in the Official Plan process now underway for the City of Owen Sound? I noted in your address Monday evening that you emphasized public engagement and input. I know from following climate action planning in other Ontario municipalities that public engagement was extremely important in developing comprehensive, far-reaching climate action plans. It is my understanding that previous planning processes by the City of Owen Sound have only engaged public input through surveys and Town Hall style events where individuals and organizations have been limited to oral statements. CAT - BGOS is seeking an involvement that is more engaged than previous planning exercises. Is this possible?

Third, will you and your company be involved in the Strategic Plan process to be initiated by the City of Owen Sound later this year?

Thank you for your considerations to my questions. I am sure you are very busy.

Sincerely,
John Anderson

Cann, Amy

From: Elizabeth Zetlin [REDACTED]
Sent: February 17, 2020 9:30 AM
To: OS Planning
Subject: query re March 4th meeting

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

Would you please let me know the venue and time of the community engagement meeting for the Official Plan?

thank you,

Liz Zetlin
[Climate Action Team \(CAT\) BGOS](#)
[Together We Can Make A Difference](#)
[Resilience: Transforming Our Community](#)
[Owen Sound Water Watchers](#)

[REDACTED]
[REDACTED]
[REDACTED]
Owen Sound, ON
[REDACTED]

Cann, Amy

From: Dave Alexander [REDACTED]
Sent: March 6, 2020 1:33 PM
To: OS Planning; Coulter, Pam
Subject: Official Plan Review

Hello Amy and Pam,

Given the current review of Owen Sound's Official Plan (OP) I was hoping to clarify a few points and share some thoughts.

1. I assume that Section 7.2 Cultural Heritage under the heading of General Policies will be maintained in the updated version of the Official Plan.

2. Specifically will item "7.2.6 Heritage Records and Artifacts" continue to be listed in the new plan.

3. Some Thoughts: Our cultural-heritage infrastructure certainly supports the goals and objectives of the OP including Economic Vitality, Quality of Life, Equity, Diversity and Accessibility and others. Should the city's cultural-heritage facilities be listed in the OP (the Tom Thomson Art Gallery, the Community Waterfront Heritage Centre, Grey Roots, Billy Bishop Home, Museum and Archives: A National Historic Site, the Owen Sound and North Grey Public Library and the Roxy Theatre (forgive me if I forgot to list an organization))? Given our ageing demographic and the importance of tourism to our local economy it is essential to maintain and grow our cultural-heritage sector in Owen Sound. These institutions should not be viewed as a costly frill for a cultural elite but as an integral component to the future growth of a vibrant and prosperous community. All of our citizens and those beyond can benefit from these institutions!

Can we better collaborate and co-ordinate in how we market these institutions? If more coherent policies and strategies were developed, there would be a resulting positive economic benefit for the City of Owen Sound.

Amy, for full disclosure, I sit as the Vice Chair for the Billy Bishop Home, Museum and Archives: A National Historic Site. The City of Owen Sound owns the house and property and financially supports us as a non-profit organization. We have been very grateful of the City's support including the most recent upgrades to the Bishop home.

Best regards,

Dave Alexander.

Cann, Amy

From: David Walton (via Google Docs) [redacted]
Sent: April 12, 2020 12:24 PM
To: OS Planning
Subject: Input to the official plan
Attachments: Untitled document.pdf

[redacted] has attached the following document:



Untitled document



I am very concerned about Climate Change and how it will affect the future. We need to make the right decisions now so I believe that every decision needs to be made through an environmental lens. I have attached a proposal that outlines how municipalities in Sweden are using this approach successfully. The book "The Natural Step for Communities" gives many practical examples of what they have done. Thank you.

Sincerely
David Walton

[redacted]
Owen Sound, Ont. [redacted]
[redacted]

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because [redacted] shared a document with you from Google Docs.



The official plan is an important document that sets out the city's direction for the next 20 years. With the climate crisis/emergency that we are facing, the environment needs to be the top priority not just one of the considerations. This means that Climate cannot be just another pillar. It means we need a "Climate/Environment Lens" which will guide all of the city council's decision making for our uncertain future, eg. building codes, housing, roads, energy, water, use of green spaces, parks, etc.

There is a movement that started in the town of Overtornea, Sweden in the mid 1980's called "eco municipalities". "Overtornea residents and town officials sought a win-win-win relationship between humans, society and nature. Residents and officials were coming to understand that investing in ecological approaches to meet community needs could also bring about an economically positive future". (page xxi, The Natural Step for Communities -Sarah James & Torbjorn Lahti).

The book "The Natural Step for Communities" outlines the four principles developed by Dr. Karl-Henrik Robert, Karl-Erik Erikson and John Holmberg.

"The Four System Conditions for Sustainability"

In the sustainable society,

- Nature is not subject to systematically increasing concentrations of substances extracted from the earth's crust.
- Nature is not subject to systematically increasing concentrations of substances produced by society.
- Nature is not subject to systematically increasing degradation by physical means.
- People are not subject to conditions that systematically undermine their capacity to meet their needs.

(4 system conditions have been taken from pages 6-8 of The Natural Step for Communities)

The four principles become four guiding objectives.

1. “Eliminate our community’s contribution to fossil fuel dependence and to wasteful use of scarce metals and minerals”
2. “Eliminate our community’s contribution to dependence upon persistent chemicals and wasteful use of synthetic substances”.
3. “Eliminate our community’s contribution to encroachment on nature(e.g., land,water,wildlife,forests,soil,ecosystems).”
4. “Meet human needs fairly and efficiently.”
(guiding objectives taken from page 9, The Natural Step for Communities)

The eco municipalities in Sweden use these objectives to guide their decision making. By using these objectives , the environment becomes the top priority as it needs to be if we are going to tackle the climate change crisis.The book goes on to give many examples of initiatives that have been successful, have created jobs and slowed the out migration from small communities.

I would like to see Owen Sound become an “eco municipality” by including these principles into the Official Plan.

Cann, Amy

From: Simmonds, Tim
Sent: November 20, 2020 3:29 PM
To: Coulter, Pam; Cann, Amy
Cc: Edwards, Sharon
Subject: Fwd: Very Disturbing Owen Sound Draft Plan

OP Related

Sent from my iPhone

Begin forwarded message:

From: Website Feedback <feedback@owensound.ca>
Date: November 20, 2020 at 2:56:00 PM EST
To: "Simmonds, Tim" <tsimmonds@owensound.ca>
Subject: **FW: Very Disturbing Owen Sound Draft Plan**

Hi Tim,

I wasn't sure who to forward this to for a response.

Thanks,
Sharon

-----Original Message-----

From: Andrii Zvorygin [REDACTED]
Sent: November 20, 2020 11:49 AM
To: Website Feedback <feedback@owensound.ca>
Subject: Very Disturbing Owen Sound Draft Plan

Hi,

I recently read the draft plan update and was extremely disturbed by the fact that it mentions urban intensification a total of 19 times, when Owen Sound is already more than double or possibly quadruple over long-term carrying capacity. Historically such situations often end in collapse of civilizations.

Currently the only reason it is possible to live at such high densities is fossil fuels. There are no viable alternatives which can replace them, not enough lithium for batteries in the world, nor enough rare earth metals for everyone to have photovoltaic panels to sustain growing energy demand.

Current price of fossil fuels are being kept artificially low through government subsidies. Eventually either the subsidies will end, and fuel prices will go up, increasing food prices.

Historically when a population exceeds long term carrying capacity, and there is a sudden dip in carrying capacity (higher food prices), it ends as protests, and if unresolved civil war, which if may further lead to the collapse of the civilization. This has happened time and time again

throughout human history.

I wrote an article citing many sources in regards to this here:

<https://1being.org/2020/11/19/excessive-urban-intensification-collapses-civilizations/>

There is every reason to believe that the effects of a global fossil fuel reduction may precipitate mass rioting and civil wars which would disrupt the global supply chain, and thus exacerbating the problem until we're left with just local resources. As you may know there is no fossil fuel sources in Grey-Bruce-Owen Sound which can be used to refuel cars or trucks.

Our local transportation methods not dependent on fossil fuels are horses and human powered vehicles. A horse drawn carriage loaded with goods can sustainably travel 30-60km a day. With current population of Owen Sound, at current ecological footprint of 8 hectares per person, we'd need about 1840km² to meet the food needs of Owen Sounders.

This can be accomplished within a radius of 30km from Owen Sound.

However current agricultural methods are also fossil fuel dependent, and the only reason they are able to make such large surpluses. Each North American has the equivalent of 100 slaves working for them via fossil fuel expenditures. Of course we also have migrant workers being paid less than the minimum wage -- which isn't far off from slavery -- to keep food prices artificially low.

In order for people to meet their own food needs, and minimized their burden on society, they need to have enough land to do. In fact Canada has signed and ratified Human Rights Treaties to that effect:

<https://joylifecoop.wordpress.com/2020/10/16/right-to-land-in-canada/>

Considering the current unsustainable levels of population density in Owen Sound proper it is simply impossible to continue intensifying and expect any good outcome. If anything we need to annex Georgian Bluffs or one of the other neighbouring municipalities so that we can grow sustainably by making lots which are a minimum of 1 hectare in size, so there is at least a chance for people living sustainably by meeting their own basic needs.

1 hectare of land is enough for someone on a 98% plant based diet to meet their food needs, and have a little lumber for cooking left over, assuming they have a subterranean or small passive solar home which doesn't require heating to prevent hypothermia in the winter.

I have heard there was talk about joining with one of the nearby municipalities and am strongly in favour of doing so, if Owen Sound wants to be sustainable in future. The alternative would be to have de-intensification, where lots aren't allowed to have severances less than 1 hectare in size. To increase number of housing options, can also disallow merging lots larger than 10 hectares (10 hectares would be enough to feed 1 human carnivore).

In theory the absolute minimum for a vegan is 1/4 hectare size, that is covered in a food forest, and any buildings are underneath the canopy, or preferably below the root level. However this would imply that any and firewood would have to imported, and a low harvest year would yield a famine situation.

I'm happy to provide lots more sources, of books, studies, videos, or whatever format you like, have a phone conversation or meeting to discuss further. And would like to be kept abreast any

further community consultations.

Thanks,

--

Andrii (Logan) Zvorygin,

[REDACTED]
[REDACTED] wen Sound, ON, [REDACTED]
[REDACTED]

You can use encrypted email with me from protonmail.

Cann, Amy

Subject: RE: Official Plan

-----Original Message-----

From: Joachim Ostertag [REDACTED]
Sent: December 4, 2020 10:37 AM
To: Coulter, Pam <pcoulter@owensound.ca>
Subject: Official Plan

Hi Pam,

I hope you are doing well with your very busy schedules.

At Climate Action Owen Sound we are wondering about council meeting on Dec 14. In the Staff Report for the Official Plan draft it states under 3.Directs staff to provide Notice of Open House and Public Meeting for the Council meeting on December 14, 2020. Does that mean that the community could / is encouraged to respond on that day, or do we wait till Jan 20? And if we can respond on Dec 14, in what form, letters etc?

Thank you so much and have a great weekend with some outdoor time joachim

Official Plan Update Comment Form

If you wish to provide comments or feedback on the Official Plan Update, please complete this form.

Please note all submissions will form part of the public record.

Enter your First Name: *

Enter your Last Name: *

Enter your Street Address: *

Enter your City: *

Enter your Postal Code: *

Email Address *

Comments/Feedback: *

There are many mentions of intensification, which historically leads to poverty, economic decline, and the collapse of civilizations.
 In order to have a sustainable community at this latitude and ecoregion the maximum density is about 1 hectare per person.
 In order to lower the density appropriately it is best to merge with Georgian Bluffs, as they have the most proximity.

I'm willing to make a public statement to this effect, cite many books and articles.
 I wrote an article about it here:
<https://1being.org/2020/11/19/excessive-urban-intensification-collapses-civilizations/>

If we wish to sustain Owen Sound for 7+ generations and have decent quality of life, we need to plan sustainably.
 Our density is already too high, and it is causing things like homelessness, joblessness, and other unpleasantness.
 International Human Rights Treaties Canada has signed require that each citizen have enough land to meet their basic needs.
 Intensification is going in the opposite direction.
<https://joylifecoop.wordpress.com/2020/10/16/right-to-land-in-canada/>

Personal Information:

Personal information contained on this form is collected under the authority of the *Planning Act* and the *Municipal Act*, 2001, S.O. 2001, C.25, as amended. 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 directed to the City Clerk:

Briana Bloomfield
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Phone: 519-376-4440 ext. 1247
Email: bbloomfield@owensound.ca

Thank You

Your comments/feedback have been submitted to the City of Owen Sound.

Letter Written to the Owen Sound Hub, January 13, 2021

The City of Owen Sound has completed a draft Official Plan that is available [on the city website](#) and will be presented at a virtual Open House on Wednesday January 20 at 4 p.m.

The Owen Sound Official Plan is Council's contract with city residents, guiding land use development and growth within the context of social, economic, built and environmental matters in Owen Sound, over a 20-year time horizon.

Official Plans are a big deal, and in 2021, Official Plans are a really big deal. In the midst of a pandemic that exposes many cracks in our systems, the climate crisis continues to grow. Now more than ever, Official Plans need to require Climate Action Plans that include a climate lens with clear mitigation and adaptation goals.

Over the past year and a half, The Climate Action Team Owen Sound (CATOS) has been actively involved in community engagement, public education, municipal collaboration and local projects. CATOS has provided input to the discussion papers prepared by the city hired consultant, who has guided the Official Planning process. The consultant's report to city staff states: "sustainability and climate change were prominent topics that were mentioned during all forms of consultation and engagement." The city consultant further stated: "The new Official Plan must embrace the notion of climate change and assess its implications upon the community's social, environmental and economic activities." None of these recommendations are reflected in the draft Official Plan. The city has not followed its own process and did not incorporate community input into the draft Official plan.

The city also has not complied with the Ontario Planning Act RSO 1990 which states: "An Official Plan shall contain policies that identify goals, objectives, and action to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate through increasing resiliency."

The [Owen Sound draft Official Plan](#) is out of step with other municipalities and all three levels of government. Similar municipalities in the province, some of which the consultant included in the recommendations, address climate change throughout their Official Plans. Grey County started developing a [Climate Action Plan](#) in 2019. Ontario has Green House Gas emissions targets of reducing emissions to 30% below 2005 levels by 2030 and nationally of net 0 emissions by 2050. Owen Sound's Official Plan draft has no emissions targets, which is a glaring problem when time is running out on reversing climate change.

Without an Official Plan that includes climate action, Owen Sound will not be in line to receive funding from any level of government. That money will go to municipalities that have Climate Action Plans that include both adaptation and mitigation goals, objectives and actions.

Climate Action Team Owen Sound urges the community to join us in expressing their plea to Owen Sound City Council for an Official Plan that ensures that a climate lens is applied in all land use development and growth plans.

Participate in the Virtual Open House Wed Jan 20 @ 4:00 p.m. If you wish to speak, register with slandry@owensound.ca by Mon Jan 18. If you wish to submit written comments, send to slandry@owensound.ca by Wed Jan 20 @ 2:00 p.m.

Liz Zetlin

Owen Sound

From: Michael Craig [REDACTED]
Sent: January 14, 2021 2:38 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Where is the draft plan?

Ms. Cann, I have reviewed the OS web site but have not been able to find a copy of a draft of the revised official plan. I did find, in the 2017 official plan, a section on the Environment, which is my primary interest. However, has there been an update to this section? Has the need to address the impacts of climate change been addressed in the 2020-21 draft? Can you send me a copy of the full revised draft plan?

Michael Craig
[REDACTED]
[REDACTED]

Vivian McCaffrey, [REDACTED] Owen Sound, ON [REDACTED]

January 15, 2021

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

Re: City of Owen Sound Official Plan

I am writing to express concern regarding the failure of the City's draft Official Plan (OP) to address climate change and reflect the community support for this issue to be regarded as a City priority. This community support was well-documented by the consultant hired by the City to guide the development of the updated OP. Furthermore, while the second paragraph of the OP refers to a vision "that offers high quality amenities surrounded by unique natural heritage features," the OP utterly fails to support that vision.

Where are the policies that identify goals, objectives, and actions to mitigate greenhouse gas omissions and assist the community to adapt to climate change, as required by the provincial *Planning Act*?

While the federal and provincial governments both hold major responsibility for addressing climate change and reducing greenhouse gas omissions, municipalities also have a vital role to play. Other municipalities have stepped up to respond to these issues; there is no excuse for the City of Owen Sound not to do the same.

The OP does include a Preservation Tree Policy, but absent are measures that support a significant expansion of the City's tree canopy. Expanding the tree canopy and taking bolder action against developers that remove trees without permission would be simple and cost-effective ways to remove carbon from the air, reduce the risk of flooding, and enhance the attractiveness of livability of the City.

My husband and I moved to the Owen Sound area less than two years ago, attracted by the natural beauty of the area. Even during that short period of time, our property has experienced severe damage caused by what locals tell us are storms worse than they have ever seen. We are concerned about the immediate dangers climate change pose for our property, but we have even greater concerns for what the changing climate will mean for the viability of the planet. So much has been written about how little time is left to address climate change. Why is the City failing to act?

The Official Plan is an important document that will have a huge impact on the City's quality of life and its viability as a destination that people want to move to. An increased and more diverse population is key to economic viability. It is imperative that the OP be amended to ensure that policies that address climate change are applied to all City land use development and growth plans.

Sincerely,



Vivian McCaffrey

Copy: Owen Sound Mayor, Deputy Mayor and Councillors

On Jan 16, 2021, at 10:18 AM, Deborah Barker [REDACTED] wrote:

Hello Carol. I hope all is well with you!

I am writing regarding the OS draft official plan. I have read that the plan does not include a Climate Action Plan with specific Greenhouse gas emission mitigation goals and also does not plan for adaptations that will be necessary for a changing climate. I understand this is a draft plan and trust that this crucial issue will be addressed in future drafts and certainly in the final plan.

Thank you for your continued work on council.

Deborah

Origin:

<https://www.owensound.ca/Modules/contact/search.aspx?s=IX5gXDTyLH1cm6hWbDEAUgeQuAleQuAl>

This email was sent to you by Deborah Barker [REDACTED] through

<https://www.owensound.ca>.

On Jan 16, 2021, at 3:25 PM, Shawna Macivor [REDACTED] wrote:

Hello John and Carol,

Thank you so much for giving us your time and advice yesterday. We are grateful for your insight into the process here - and your willingness to talk with others about our Tree Cities of the World proposal. We think (hope) this is a positive concrete proposal that will appeal to a wide variety of folks.

As you requested, John, we are attaching a two page memo (everything squeezed in 😊) on the standards that must be met by applicant cities.

Please use as you see fit in talking with other councillors, or officials like Pam and Dennis. I'll also attach separately the Application Checklist that is part of the online package for applying - as it provides a little more detail.

Carol, you asked about evidence for lower crime and higher reported well-being in settings with more trees and greenery. There is a lot of research on this. We will send some links separately (so as not to confuse matters).

We would love to hear any additional comments or advice after you've had time to review the attached and chat with a few others. Meantime, thanks very much again,

with gratitude from 'tree volunteers'

Lloyd, Gord and Shawna

PS - We included an image of the City's Coat of Arms in the memo. It's fascinating to see that it places a tree at the centre top. The Latin motto "Arbor virga fuit" translates to 'as the twig is bent so grows the tree'. We take this to mean, roughly, "start as you mean to go on". A good omen?

Proposal for the City of Owen Sound to become a 'Tree City of the World'

From:

Lloyd Lewis, Gord Edwards and Shawna Macivor
A sub-committee of NeighbourWoods North and the Owen Sound Field Naturalists

<https://www.neighbourwoodsnorth.com/>

<https://owensoundfielddnaturalists.ca/>



Overall Purpose:

To increase our Nature-scape and tree coverage in the City of Owen Sound by becoming a Tree City of the World.

Rationale:

Owen Sound is amending its Official Plan for the next decade. Its current draft pays attention to the need for more natural planting and management within the city. This direction seems to reflect what most citizens want. The city faces increasing pressure to lower CO2 emissions in compliance with provincial and federal directives to deal with climate change. Tree planting is the easiest and cheapest tool we have to extract carbon from the air. Trees also help cool summer temperatures, reduce the risk of flooding and severe storms, and keep soils moist to counteract drought. They are also associated with human health and well-being.

Method:

Owen Sound can apply for recognition as a Tree City of the World.

<https://treecitiesoftheworld.org/>

If successful Owen Sound would join five other Ontario cities (Guelph, Whitby, Mississauga, Thunder Bay and Toronto) with this designation.

The advantages of such recognition by an international body are:

- a) Ability to market Owen Sound to residents, tourists, businesses and potential entrepreneurs as a 'Tree City of the World' (TCW)
- b) Ability to use the TCW designation as support in requests for funding from Federal and provincial budgets (and TD bank) for tree planting in the Urban Forest.

<https://www.canada.ca/en/natural-resources-canada/news/2020/12/minister-oregan-launches-canadas-plan-to-plant-two-billion-trees.html>

<https://forestsontario.ca/en/program/50-million-tree-program>

- c) An opportunity for a collaborative City/Community liaison committee to guide and monitor progress – and bring recommendations to Council. This would be led by the City with membership comprised of representatives from the County, the Conservation Authority, Georgian Bluffs and 'nature' volunteers such as Neighbourwoods North.

What is Required for a Municipality to Apply to be a Tree City of the World?

There are five standards or expectations to apply for this recognition.

These are listed here: <https://treecitiesoftheworld.org/standards.cfm>

a) **Standard One – Responsibility for Tree Cities**

- a. *“For the city tree canopy to meet local goals for sustainability and resilience, there must be a person, department, or group of citizens with the responsibility for tree planting, care and planning. The application will ask you to identify who is responsible for city trees.”*

COMMENT – negligible cost as the City already has designated responsibility for tree planting and care (staff in parks & recreation, and newly hired tree arborist?)

b) **Standard Two - City Tree Policies**

- a. *“Rules for tree planting, care, and removal that are accessible to city staff and residents set the stage for quality tree coverage, on city-owned lands or private property. The application will ask you to describe the laws or policies that govern the care of city trees.”*

COMMENT – negligible cost as OS already has some tree policies and by-laws

c) **Standard Three - Tree and Forest Assessments**

- a. *“To devise an effective plan for managing city trees and forests, it is essential to understand the tree and forest resource. Applicants will have access to a recent inventory survey, or canopy assessment, and the summary data and report detailing the extent, character and condition of trees and forests. The application will ask for at least one of the types of assessment [listed in the Application Checklist] and the method used to calculate it.”*

COMMENT – In 2019 Grey County undertook an air to ground survey using LIDAR technology. There would be a cost to extract the municipal data from the county findings, and turn them into a report

d) **Standard Four – Annual Budget**

- a. *“Management of the urban forest depends on budgeted funding and donated resources that are allocated each year for tree planting, care and other management activities.”*

COMMENT – probable admin cost to separate out tree funding from various departments

e) **Standard Five – Celebrating Achievements**

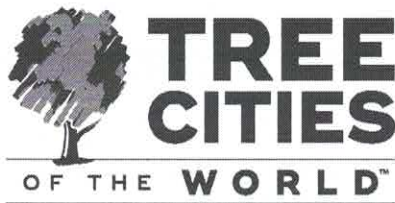
- a. *“Celebrations of trees – and the city staff and volunteers who*

work to keep them healthy – are central to communicating the importance of trees to the public. How did your community celebrate city trees and forests during the year.”

COMMENT – low cost; probably already being done, if in a minor way

Why Support this Project?

- a) With its (still draft) amended Official Plan, Owen Sound is on the cusp of taking a new ‘greener’ approach to city management. Applying for Tree City of the World recognition would help the city coordinate efforts to move in this direction – and bring in more funding. Could the intention to apply for such recognition be incorporated into the Official Plan?



APPLICATION CHECKLIST

TREE CITIES OF THE WORLD™ is an annual international recognition programme celebrating cities and towns committed to planting, maintaining, and celebrating urban trees and forests. This checklist is designed for you to collect the information and documentation required to apply for recognition, it is not an application for recognition. Applications will be submitted online at TreeCitiesoftheWorld.org and the application deadline each year is December 31.

CITY INFORMATION

Content to include on application: To apply for recognition as a Tree City, you will be asked to provide some basic information about your city:

- City name and country
- Current population
- Applicant contact information

Type of Local Government (check one)

- | | | |
|----------------------------------|------------------------------------|---------------------------------------|
| <input type="checkbox"/> City | <input type="checkbox"/> Town/ship | <input type="checkbox"/> Municipality |
| <input type="checkbox"/> Village | <input type="checkbox"/> Borough | <input type="checkbox"/> Other |

STANDARD 1: RESPONSIBILITY FOR CITY TREES

For the city tree canopy to meet local goals for sustainability and resilience, there must be a person, a department, or a group of citizens — often called a Tree Board — with the responsibility for tree planting, care, and planning. The application will ask you to identify who is responsible for city trees:

Our city has a (check any that apply): City Tree Manager Department/Office Tree Board

Content to include on application: Names, qualifications, and contact information for responsible parties; schedule for tree board or department meetings; key issues addressed during the year.

STANDARD 2: CITY TREE POLICIES

Rules for tree planting, care, and removal that are accessible to city staff and residents set the stage for quality tree coverage, on city owned lands or private property. The application will ask you to describe the laws or policies that govern the care of city trees:

- Our city has a law or an official policy that governs the management of forests and trees. These rules describe how tree planting, tree care, and tree removal work will be performed by city staff, contractors, or residents.

Content to include on application: Links to current laws or policies for tree care.

STANDARD 3: TREE AND FOREST ASSESSMENTS

To devise an effective plan for managing city trees and forests, it is essential to understand the tree and forest resource. Applicants will have access to a recent inventory, survey, or canopy assessment and the summary data and report detailing the extent, character, and condition of trees and forests. The application will ask for at least one of the following and the method used to calculate it:

- Count/number of street trees (within 5 years)
- Count/number of park trees (within 5 years)
- Percent tree canopy coverage (within 10 years)

Methods Used for Counts (check all that apply)

- Complete census
- i-Tree Canopy
- Sample inventory
- Hi-res canopy study

Content to include on application: Links to current assessment and inventory reports. For inventories, list year completed, number of public trees, tree diversity chart, tree size chart, and if sample or complete census. For canopy assessments list year of assessment, canopy extent, percent coverage, and how estimate was derived.

STANDARD 4: ANNUAL BUDGET

Management of the urban forest depends on budgeted funding and donated resources that are allocated each year for tree planting, care, and other management activities. The application will ask for documentation of:

- City budget for tree planting, maintenance, and removal

Content to include on application: Numbers of trees planted, maintained, and removed during the year, with associated staff time, purchases, and in-kind contributions.

STANDARD 5: CELEBRATING ACHIEVEMENTS

Celebrations of trees — and the city staff and volunteers who work to keep them healthy — are central to communicating the importance of trees to the public. How did your community celebrate city trees and forests during the year? For dates when different countries celebrate trees and tree planting, see arborday.org/celebrate/world-dates.

- Our city held one or more public events celebrating city trees and the workers who plant and maintain them.

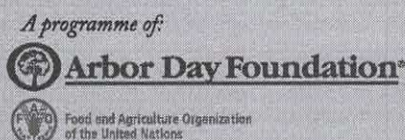
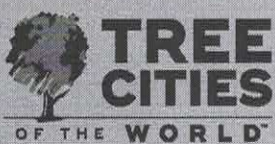
Content to include on application: Name and date of event(s); programme of activities and/or city proclamation; estimate(s) of attendance; media coverage and photos.

CERTIFICATION

Content to include on application: The application for recognition through Tree Cities of the World™ requires an official digital signature from the appropriate chief executive (e.g. mayor, city administrator).

For more information, go to TreeCitiesoftheWorld.org

Page 2 of 2



On Jan 17, 2021, at 3:07 PM, Robert Hope [REDACTED] wrote:

Hi Carol, hope all is well in your world.

The new Official Plan must contain a strong consideration for Climate Change, including actions. We are surrounded by excellent examples of actions that can be taken with little regard from the City. This needs to change.

Origin: <https://www.owensound.ca/en/city-hall/mayor-and-council.aspx>

This email was sent to you by Robert Hope [REDACTED] through
<https://www.owensound.ca>.

From: Tom Burri [REDACTED]

Date: January 17, 2021 at 9:51:52 PM EST

To: "Boddy, Ian", "O'Leary, Brian", "Dodd, Travis", "Greig, Scott", "Hamley, Brock", "Koepeke, Marion", "Merton, Carol", "Tamming, John A.", "Thomas, Richard", "Simmonds, Tim"

Subject: Owen Sound Official Plan

About 15 years ago, Edna and I had a vision to design a home which we could retire to and live out the rest of our lives. We built the house just for the 2 of us with the provision for live in care if it became necessary. We designed the house with extra soy based insulation, triple pane windows, an open profile driveway, a large rainwater reservoir for our landscape watering, all heating requirements by natural gas, one 10KW solar panel microfit, an additional 10KW solar panel net metering, one all electric car and one hybrid car.

So...Why are we telling you all of this? The answer is that we saw a need to address the subject of climate change years ago and, in our small way, we are trying to help. To our dismay, it appears the Draft of the City's Official Plan is lacking in addressing the issue of climate change. Why has our City and council become so reactionary instead of progressive as many other communities have. It is great to be conservative but better if you are also progressive.

There is an interesting article in the Saturday Sun Times titled "PM tells Freeland to spend on temporary relief measures". The part that particularly caught my eye was the letter to each of the ministers that make repeated references to greening the Canadian economy. The one for Freeland includes an order that she work on a border carbon adjustment that would essentially impose duties on goods from countries that don't have a price on pollution. Like it or not, climate change considerations are becoming a necessary part of the way we will be conducting our lives and doing business. Councillors and City, please make the right move and include climate change considerations in the Official Plan.

Respectfully,

Tom and Edna Burri

From: Kerry Lee [REDACTED]
Sent: January 17, 2021 12:10 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Draft Official Plan

To the Honourable Mayor Ian Boddy and to all City Councillors,

We are writing to urge you to address climate change clearly and strongly in the new Official Plan. Climate change is real as headlines this week declared “2020 rivals hottest year on record”. If we want a world that is safe and comfortable for us, our children, and grandchildren, every individual and every level of government needs to do what we can to change our ways to reduce greenhouse gas emissions.

It is extremely concerning that the city has ignored the recommendations of the consultant who stated “The new Official Plan must embrace the notion of climate change and assess its implications upon the community...” The consultant was reflecting all the community input received during the engagement processes, stressing that there needed to be a climate lens and mitigation goals.

The "Sustainability" Goal does briefly mention the mitigation of greenhouse gas emissions and changing climate, but there is no mention of climate change in "Quality of Life", "Urban Design", or "Infrastructure". Climate change is such an urgent issue, it needs to be a priority consideration.

We understand that many other municipalities have adopted Climate Action Plans and have put climate mitigation at the forefront, where it should be.

We plead with you to provide this community with an Official Plan that ensures a climate lens is applied in all land use development and growth plans.

Thank you,
Kerry Lee, retired Owen Sound lawyer, and Bob Nadon, owner of the Owen Sound business, Upper Canada Stretchers

Official Plan Update Comment Form

If you wish to provide comments or feedback on the Official Plan Update, please complete this form.

Please note all submissions will form part of the public record.

Enter your First Name: *

Enter your Last Name: *

Enter your Street Address: *

Enter your City: *

Enter your Postal Code: *

Email Address *

Comments/Feedback: *

January 18, 2021
Respected Members of City Council:
The matter of Climate Change is before us all. You will be putting plans in place to bring our community forward into the next critical years. Please put the consultation regarding a Climate Action Plan high on your priority list. I am a grand parent now and feel an urgent responsibility to address and act on this topic. There is no doubt that many people are aware of the dire consequences of leaving this subject of climate action unattended in 2021. There are many people, as well, who are willing to help out and to work on the process of planning and change. We can all affect the well-being of our planet, on behalf of the generations yet to come. Your strong leadership and guidance on this topic of climate change are sincerely, greatly needed now!
Thank you for your consideration.
Sincerely, Ariel Barkley

Personal Information:

Personal information contained on this form is collected under the authority of the *Planning Act* and the *Municipal Act*, 2001, S.O. 2001, C.25, as amended. 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 directed to the City Clerk:

Briana Bloomfield
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Phone: 519-376-4440 ext. 1247
Email: bbloomfield@owensound.ca

Thank You

Your comments/feedback have been submitted to the City of Owen Sound.

**Comments on the draft Official Plan for Owen Sound
Jan. 16, 2021**

I am very disappointed in this draft Official Plan. Initial public consultation and the consultant's report indicated that Climate Change should rank prominently in the plan . There should be a strong statement at the beginning of the document stating that all decisions would be made with the environment, climate change and mitigation as the top priorities.

This official plan in contrast to other communities' plans basically ignores climate change and sustainability.

The plan is very weakly worded using "may require" in many many places that should be "must require" or "will require".

The City has not complied with the Ontario Planning Act RSO 1990 Section III – Official Plans, item 16(1) Contents of Official Plans, Climate Change Policies

(14): "An official plan shall contain policies that identify goals, objectives, and action to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate through increasing resiliency. 2017 c.23, s.5(2)

There is no evidence that the draft Owen Sound Official Plan complies with requirements of the Planning Act or reflects a key issue identified by the consultant "The new OP must embrace the notion of climate change and assess its implications upon our community's social, environmental and economic activities."

This OP is out of step with other municipalities and Grey County as it doesn't set any goals for emission reductions. This will eliminate funding possibilities from upper levels of government that would help to achieve emission reduction goals.

Sincerely
David Walton

From: [REDACTED]
To: [Landry, Staci](#)
Cc: [REDACTED]
Subject: draft Official Plan for the City of Owen Sound.
Date: January 18, 2021 10:07:38 AM

Dear Council Members and Staff of the City of Owen Sound:

I am writing you to express my concern, even distress, upon reading the draft Official Plan released in December of 2020 to note the lack of prominence given to the planning regarding mitigation of the effects of Climate change. In light of the reality that we live in the largest municipality in Grey-Bruce, with the densest population and considerable infrastructure, we could most certainly make a significant contribution to the effort if we focused our planning in that direction. Also we could provide some leadership along with the surrounding municipalities that are undertaking planning in their jurisdictions – we don't need to invent the wheel as our neighbours are already moving on this issue.

The effects of Climate change are already with us and will continue to exacerbate the challenges of dealing with erratic weather and flooding. As a senior, my life will not be impacted to the same degree as those of my children and grandchildren. For them I must speak and act as if this is MY/OUR problem to deal with now. I would implore you to rethink your Official Plan adding a climate lens and remember the youth who stood in front of you a year ago when you pledged to act on their behalf. There is a community that would support your efforts as needed or permitted.

Yours sincerely,

Phil Howard

[REDACTED]

Owen Sound.

From: [REDACTED]
To: [Landry, Staci](#)
Subject: Comments regarding Official Plan to be read at open house
Date: January 18, 2021 11:11:35 AM

Hello,

Please find my comments below:

It is with great disappointment and concern that I learned about the lack of climate action in the city's official plan draft. It is unconscionable that with current knowledge of science and our moral obligation to act to prevent human suffering and environmental devastation, that our beloved city would be without a strong plan to adapt to our changing climate and mitigate greenhouse gases. I am one of many city residents who believe that it is essential to follow the Ontario Planning Act RSO 1990 which states: "An Official Plan shall contain policies that identify goals, objectives, and action to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate through increasing resiliency."

Please consider my perspective as the kind of resident that the city repeatedly states would want to live in Owen Sound, and indeed the kind of resident Owen Sound wishes to attract: I'm a 30 year old mother of a young child with another baby on the way, an entrepreneur, recognized as a contributor to arts culture locally, a homeowner, and I generally tell people how much I love living in Owen Sound. However, actions by the city government such as this leave me feeling betrayed and frustrated, and I sincerely hope that the city can uphold its obligation to follow its own process and incorporate community input into the city's official plan. Please listen to the pleas of your citizens, as reflected by the consultant's report to city staff.

Thank you,
Lauren Best

From: [REDACTED]
To: [Landry, Staci](#)
Subject: Owen Sound Waste Management-public input on official plan
Date: January 18, 2021 3:13:13 PM

Greetings

I feel that a Green Bin Collection should be added to the biweekly garbage and recycling schedule.

I am shocked that this city does not collect compost as part of this service.

As much as 50 -60% of a households garbage is compostable and it is negligent that we are not using green bins to collect compost.

This is one small thing that every household could do to reduce the amount of garbage that goes into the landfill sites and incorporated into a Climate Action Plan

Ruth Scheel



Glassworks Cooperative

www.glassworks.coop

January 18, 2021

To the Officials of the City of Owen Sound

Re: Draft Official Plan Review

This letter is in response to the draft Official Plan which will guide the next 20 years of growth in our community. With congratulations on the monumental task of completing the draft, and on the content of the four wonderful discussion papers. With this letter we urgently call upon the City to incorporate the excellent recommendations of the discussion papers into the Official Plan itself, as this document will govern all land use and development into 2040. The City has expressed its commitment to growing to 30,000 while reducing emissions by 45% by 2030. Let us meet these challenges as opportunities.

SUPPORTING MIXED USE DEVELOPMENT

Mixed use development supports the development of complete communities and more sustainable living and we would like to see an acknowledgement of this is the City's Official Plan to permit mixed use on sites where we might meet our desperate need for affordable housing by permitting mixed-used residential development on currently zoned employment lands which included compatible employment opportunities like food production, office and teaching facilities. Compatibility of mixed uses can be regulated through the control of noxious uses as opposed to through strict zoning definitions and we must recognize too that employment trends are less and less geared towards incompatible uses like industrial manufacturing, and more towards compact, high-tech, or small scale manufacturing.

The 2006 Official Plan Background Study conducted by The Biglieri Group Planners clearly recommends that the Official Plan "move towards the re-designation of this area for future residential and commercial mixed-use purposes" as they found that in Owen Sound "there are current over-designations of industrial lands that may have locational advantages for alternative uses, such as residential, commercial or re-defined industrial."

In the [Land Use Discussion Paper](#) it is also recommended that in relation to Employment Lands, that the City should support policies that "support creative and technology focused industries" and best practices highlighted that "facilitate growth in the 'new economy' and support and/or consider creative partnerships toward the creation of innovative work spaces," and "consider opportunities for creative industries, home occupations and live-work units" and we would like to see these acknowledged in the Official Plan.

SUPPORTING BROAD RANGE OF AFFORDABLE HOUSING OPTIONS

As noted in the [Land Use Discussion Paper](#), “a greater range of types and housing densities will support housing choice and availability in the City” and it highlights best practices including “review housing policies to include a range of housing types” and to “support a full range of housing types and tenures to meet the needs of all residents in various land use designations.

The Provincial Policy Statement as well as the Grey County Official Plan both support the development of more compact living quarters or “tiny homes” with a minimum square footage of 188 sq ft defined by the province while the minimum square footage defined in Owen Sound’s zoning by-law is 968 sq ft.

Tiny homes and innovative co-housing facilities fill a gap in attainable housing provision, especially in community-type settings where shared amenities are provided on site. [The Housing and Affordability Discussion Paper](#) recommends that the City strengthen policies that “encourage a diverse range of housing by type, size, tenure and affordability” and provide policy direction for “consideration of alternative housing forms, for example tiny homes and Additional Residential Units” and we would like to see a provision acknowledging the value of encouraging a greater range of housing options, as a means of supporting affordable, sustainable living, in the Official Plan.

SUSTAINABILITY AND CLIMATE COMMITMENTS

Throughout the four discussion papers prepared to guide the Official Plan update, and in particular the [Sustainability and Climate Discussion Paper](#), a climate lens is incorporated into land use development, housing development and all aspects of City Planning. It is essential that we be accountable to these commitments by incorporating measurable targets and regulations to ensure that every decision we make as Owen Sound continues to grow will ensure a viable future for our community and our planet. This essential sustainability and climate lens needs to be reflected throughout our Official Plan to ensure that we are not only encouraging, but requiring sustainable action in every stage of our development.

The Glassworks Cooperative is in the process of purchasing 46 acres abutting the Upper Bayshore Study Area and the East Bluffs Planning Area between 26th and 23rd Street East, and we look forward to your support in working together to meet our shared goals of building strong, resilient, complete communities through climate commitment and thoughtful, affordable housing and mixed use development.

With kindest regards,



Kelsey Carriere, MScPI

On behalf of the Glassworks Cooperative Board of Directors

Official Plan Update Comment Form

If you wish to provide comments or feedback on the Official Plan Update, please complete this form.

Please note all submissions will form part of the public record.

Enter your First Name: *

Enter your Last Name: *

Enter your Street Address: *

Enter your City: *

Enter your Postal Code: *

Email Address *

Comments/Feedback: *

I'm concerned as per the reporting of local news media that the 20 year plan lacks adequate reference to addressing climate change in its plan which might have a negative effect on our ability as a municipality to participate in future provincial and federal funding strategies based around fighting climate change.

It seems clear that Climate Change is not going away on its own and if we don't plan for it now we're bound to be caught unaware and underprepared.

Please consider a pause for review, more public conversation, consultation, and the addition of measures and metrics that address climate change within our own community.

thank you

Personal Information:

Personal information contained on this form is collected under the authority of the *Planning Act* and the *Municipal Act*, 2001, S.O. 2001, C.25, as amended. 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 directed to the City Clerk:

Briana Bloomfield
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Phone: 519-376-4440 ext. 1247
Email: bbloomfield@owensound.ca

Thank You

Your comments/feedback have been submitted to the City of Owen Sound.

From: [Eckenswiller, Jamie](#)
To: [REDACTED]
Cc: [Coulter, Pam](#); [Cann, Amy](#); [Landry, Staci](#)
Subject: RE: Questions for Budget Public Meeting
Date: January 20, 2021 1:59:43 PM

Good afternoon Mr. Chevalier,

Your comments were read at the January 18, 2021 Public Budget meeting and it was determined that your comments would be best addressed at the Official Plan Open House that is taking place this afternoon at 4:00 p.m. Your comments have been forwarded to the appropriate staff for them to be addressed at the Open House.

If you have any questions, please feel free to ask.

Best,

Jamie Eckenswiller, AMP
Deputy City Clerk
City of Owen Sound
808 2nd Avenue East
OWEN SOUND ON N4K 2H4
519-376-4440 ext. 1235
jeckenswiller@owensound.ca

From: Bloomfield, Briana <bbloomfield@owensound.ca>
Sent: January 18, 2021 2:00 PM
To: Mayor & Council <Council@owensound.ca>
Cc: Directors <Directors@owensound.ca>; Eckenswiller, Jamie <jeckenswiller@owensound.ca>
Subject: Questions for Budget Public Meeting

Good afternoon,

I received the questions below for tonight's public meeting. I will be reading them out, but wanted to give you a heads up. When we re-publish the agenda tomorrow, they will be attached to the agenda as an addendum.

Sincerely,

Briana Bloomfield
City Clerk
808 2nd Avenue East
OWEN SOUND ON N4K 2H4
519.376.4440 ext. 1247

On January 18, 2021 at 11:58:52 AM, Mail Delivery System (mailer-daemon@smtpgrave03.hostedemail.com) wrote:

Hi Brianna,

Following are my questions to be read to the Council for the Public Meeting and and to pass a by-law to adopt the 2021 Budget.

1. What training or new expertise is being brought in to measure emissions to reach climate goals and ensure sustainability for the City of Owen Sound? Without measurement goals cannot be achieved.
2. Is there budget allocated for these important items?
3. Does the City of Owen Sound have the capacity and manpower to address increasing demand on the planning department?
4. If the City of Owen Sound is spending money on recommendations for planning purposes why are the recommendations of these experts not being implemented?
5. In the draft plan why has Owen Sound City Council chosen to ignore the Ontario Planning Act RSO 1990?

Thanks,

David Chevalier, Founder
Wiretone Records



Subject: Comments – Owen Sound Official Plan Draft December 24, 2020
To: S. Landry, Community Services Administrative Assistant
From: Climate Action Team – Owen Sound (CATOS)
Date: January 20, 2021

Executive Summary

CATOS attached response to the draft Owen Sound Official Plan includes:

Background on the review process of the Official Plan

- In-house council and staff consultation and review, public input process, consultant generated discussion papers in four key areas
- Review process by three City departments prior to release of first draft on Dec 24, 2020 for public review and comment

Highlights of CATOS comments on what is missing in draft Official Plan

- Evidence of community input in Official Plan
- Compliance with Ontario planning laws and guidelines
- Alignment with climate action at all three levels of government

Due Process & Planning requirements not followed

- Owen Sound’s vision statement is not reflected in the draft Official Plan
- The draft Official Plan does not specify any goals, objectives or actions to address climate change and create a complete community

Comparisons of Owen Sound and other municipalities’ Official Plans

- Owen Sound’s draft Official Plan is business-as-usual and doesn’t reflect our current and future reality
- Other municipalities include references to specific and measurable targets and adaptation and mitigation strategies which are all absent in the draft OS Official Plan

Conclusion and requests for significant modifications

- CATOS will continue to seek opportunities to work in sincere partnership with the City to support the development and implementation of an Official Plan that must:
 - Include community input
 - Comply with Ontario planning laws and guidelines

- Be in step with all three levels of government
- Incorporate goals, objective and actions
- Include anticipated greenhouse gas emissions and other impacts on climate change to position the city to be eligible to receive Infrastructure Canada funding and other climate related sources
- Adopt a climate lens that factors climate risks and opportunities into every decision, action and investment
- Demonstrate that Owen Sound is providing climate action leadership as the regional anchor municipality
- Explore and develop with our Indigenous Neighbours a Land Acknowledgment which is included in the Official Plan, as part of Truth and Reconciliation

Background

The City of Owen Sound initiated a major review and update of their Official Plan in January 2020. The review was led by MHBC Planning from Waterloo, Ontario and involved extensive City Staff and Council input as well as public input, including local business and residents. The review process included:

- In-house consultation and review with Council and Staff
- Community engagement session – March 2, 2020
- On-line survey for public input January 13 – March 31, 2020

The review process resulted in discussion papers prepared by the consultant covering four major topics:

- Sustainability and Climate Change
- Housing and Affordability
- Transportation and Infrastructure
- Land Use and Design

The discussion papers resulting from the review process included review by three of the City's departments:

- Community Services Department
- Corporate Services Department
- Public Works and Engineering Department

The City of Owen Sound released their first draft of an amended Official Plan on December 24, 2020 for public review and comment.

Comments

Members of CAT-OS have reviewed the Staff Report submitted to Council on November 18, 2020 based on the four discussion papers prepared by MHBC Planning and the draft of the amended Official Plan. We find there are significant differences between what was recommended from the review process and what has been released as an amended Official Plan. These include:

1. The City has not followed their own process and did not incorporate community input to the draft Official Plan.
2. The City has not complied with Ontario planning laws and guidelines.
3. The draft Official Plan does not reflect our current or future reality, and is out of step with plans and policies of other municipalities, Grey County, Ontario and Canada.

It is our opinion that the draft Official Plan requires significant modifications to meet the terms and conditions required by the review process and provincial legislation and to meet climate action strategies required by provincial, national and international policies and commitments.

Due Process

The Vision statement of the City of Owen Sound states:

*“The City of Owen Sound is where you want to live. A **complete community** that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that **sustainability, resiliency, and quality of life** are considered in every decision.”*

This is a bold new vision for the City that is not reflected in the amended Official Plan. A complete community is an important planning goal as we look forward over the next twenty years to the year 2040. A complete community strives “...to lower emissions and increase sustainability by providing a community with the things they need without having to travel excessive distances”, as outlined in the discussion papers. Becoming a complete community is an important new planning concept that emphasizes such things as: sustainability; climate change; resilience; and wellbeing.

The review process reported there were no specific policies within the previous Official Plan that addressed climate change and there was little language and acknowledgement of the impact that climate change has and will have on our community. The discussion papers suggested this was now a great opportunity to explore “...new policy directions in relation to the environment, sustainability and climate change”. Further, it states the new Official Plan “...must embrace the notion of climate change and assess its implications upon our community’s social, environmental and economic activities.” It is our opinion there are no new policy directions and there has

been no assessment of the implications of climate change on our community – it is business-as-usual for Owen Sound.

Becoming a complete community requires a new way of thinking and planning compared to what was acceptable in the past. Climate change is already impacting us in many ways and these impacts will accelerate in the years and decades to come. Without comprehensively and sincerely planning for these changes the Official Plan is a disservice to the community and is unacceptable.

Part of the review process was reviewing and comparing recently amended Official Plans from other municipalities in the context of the City's review process and vision statement. In the Sustainability and Climate Change discussion paper, the consultant referenced two Official Plans they thought were relevant: Guelph and Thunder Bay. Comparing these plans to the draft Official Plan for Owen Sound reveals significant differences in the concepts of sustainability, climate change, and resilience. One simple metric to reference this is the number of times the concepts of sustainability, climate change and resilience occur in the documents. Guelph and Thunder Bay mention the concept of sustainability 50 times and 28 times, respectively, compared to Owen Sound's 18 times. Climate change is mentioned 17 times and 46 times, respectively, compared to Owen Sound's 5 times. Resilience is mentioned 4 times and 14 times, respectively, compared to Owen Sound not mentioning the concept beyond the vision statement. But it is more than simple metrics. Comparing Official Plans from Guelph and Thunder Bay to Owen Sound's is like comparing apples to oranges.

Planning Requirements

The discussion papers included an update of provincial legislation and policy frameworks pertaining specifically to climate change and land use planning. In relation to sustainability and climate change, The **Ontario Planning Act RSO 1990**, specifically states that planning goals and policies must specify the mitigation of greenhouse gas (GHG) emissions and adaptation to climate change. Specifically,

“An official plan shall contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency”. (Section III, 16(1))

The City's Official Plan simply restates this condition from the Planning Act without specifying what these goals, objectives and actions will be. The City states they will *“...prepare for the impacts of a changing climate to minimize negative impacts to air quality and climate change”*. While also completely ignoring climate mitigation, this is in complete contrast to other recently amended Official Plans. For example, Guelph's mitigation goals include a reduction of GHG emissions of 60% relative to 2007 levels by the year 2031. Guelph's adaptation goals include partnerships to prepare a comprehensive climate change adaptation strategy. Thunder Bay's goals include

reducing the potential for public cost and risk by protecting ecological functions and directing development away from areas where there is a risk to public health, safety, and well-being, or property damage. Such goals and actions do not occur in the draft Owen Sound Official Plan.

The **Made-in-Ontario Environment Plan (2018)** provincial initiative aims to preserve and protect our land, air, and water, and reduce greenhouse gas emissions by reducing GHG emissions by 30% relative to 2005 levels by 2030. There is no such commitment by the City of Owen Sound. There is no mention of clean energy, renewable energy or building resilience through local grid distributions.

The **Complete Streets Policy and Implementation Guide for Grey Bruce (2015)** commissioned by the Grey Bruce Health Unit outlines the planning concepts of nodes and corridors as a key development strategy to encourage investment, improve intensification strategies and promote active transportation. Nothing like this appears in the draft Official Plan.

The **Provincial Policy Statement (2020)** regulates how land and resources will be managed to create complete communities. The discussion papers define what a complete community encompasses but there are no goals, objectives or actions to address this in the draft Official Plan.

The failure to address provincial legislation and guidelines for an Official Plan update and amendment renders this draft version non-compliant.

Comparing Plans

Many communities in Ontario have updated and amended their Official Plans in recent years to reflect the climate change impacts already happening. Beyond the plan comparisons pointed out in the discussion papers reported by MHBC Planning, there are numerous examples also relevant to Owen Sound. One is the Town of Midland. Both Owen Sound and Midland are urban centres situated on southern Georgian Bay where tourism is important to the local economies and fabric of life. Both are regional economic and cultural hubs for surrounding rural townships and both are lower tier municipalities. The Town of Midland updated and amended their Official Plan in 2019 and it is very different than the draft Official Plan released by the City of Owen Sound, December 24, 2020. Comparisons between the two plans can be very insightful, emphasizing the progressive, forward looking plan adopted by Midland compared to the very traditional, business-as-usual plan proposed by Owen Sound.

Here are a couple of written comparisons taken from the two plans:

MANAGING GROWTH

Owen Sound

“To promote and encourage the growth and development of the City through a planning framework that addresses a variety of uses and service activities for residents and visitors of all ages and abilities”.

Midland

“Utilize best practices and building techniques to mitigate the impacts of climate change in all public realms and building construction activities”.

The goal in the Owen Sound draft Official Plan is fundamentally the same as in the old Official Plan that it seeks to replace. In that version in managing growth it stated:

“To create a planning framework that promotes and encourages the growth and development of the City...”.

DEVELOPMENT

Owen Sound

2.2.1 Sustainability

“To protect and enhance the quality of the natural environment through a planning framework that maintains and improves the diversity and connectivity of the natural forms, features and functions of the City’s natural heritage, surface water and groundwater resources and that minimizes and mitigates the impacts of development on these features”.

Midland

iv. Sustainable

“A sustainable community is environmentally, financially and socially healthy and resilient. It meets the challenges of climate change, and other environmental issues through integrated solutions rather than through fragmented, incremental approaches that meet one objective at the expense of the others. A sustainable community manages its human, natural and financial resources equitably and takes a long-term view – one that is focused on both present and future generations. Sustainability success relies upon having specific and measurable targets for indicators related to energy, water, carbon and waste”.

Planning Through a Climate Lens

The draft Official Plan gives the impression that Council and City Staff have limited knowledge or interest in what climate change entails, the human impact on climate, the risks that it poses and the vulnerabilities that it exposes. The failure of the plan to address the recommendations from the review process to plan through the lens of sustainability and the lens of climate change is unacceptable.

What does planning through a climate lens mean? It means factoring climate risks into every action and investment. It means identifying climate vulnerabilities and taking action to minimize these. It means taking a longer-term view in our planning. It means adopting the triple-bottom-line approach to our economic thinking. It means clean growth. None of this exists in the draft Official Plan.

Infrastructure Canada has made climate lens planning very clear – it means that all infrastructure funding will depend on a formal planning process that must account for the anticipated impact of greenhouse gas emissions and other impacts on climate e.g. agricultural, land use, building practices and must employ risk management to “...*anticipate, prevent, withstand, respond to, and recover and adapt from climate change related disruptions or impacts*”. We are setting ourselves up to not qualify for funding investments from the federal government for development and redevelopment of our infrastructures. This is not acceptable to us. This is not giving service to our community.

Conclusion

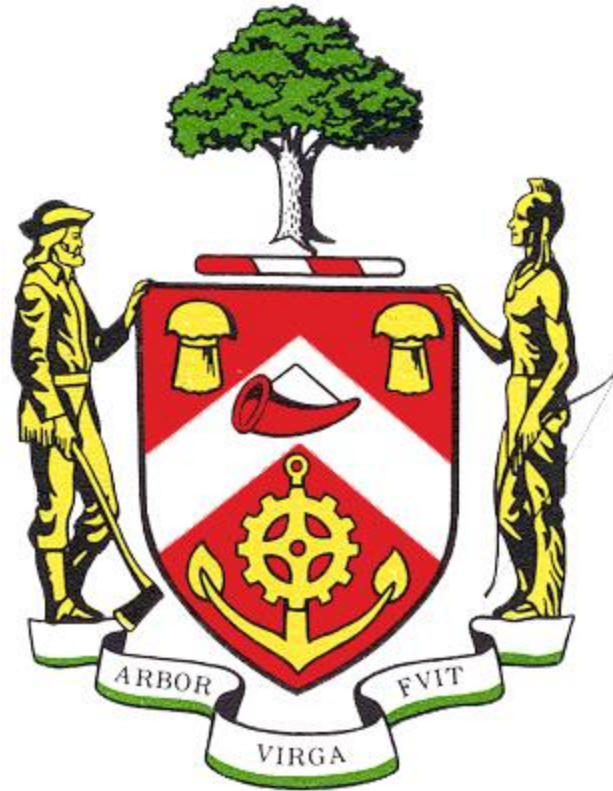
Climate change is not some far-off future problem we will have to face in a few decades. It is here. It is now.

CATOS is ready, willing and able to work with the City of Owen Sound to support an Official Plan that seriously addresses climate change. It is our hope that the City of Owen Sound will capitalize on that opportunity.

In May 2019, over 400 people packed Owen Sound’s Roxy Theatre for the premiere of “Resilience: Transforming our Community”. The local film that was designed to inspire action, has done just that. “Resilience” is a hopeful climate change film that has been a catalyst for community based conversations across the region and indeed across the country.

Climate Action Team Owen Sound (CATOS) has continued these conversations through building public engagement, providing public education, supporting municipal collaboration and partnerships and developing outcome-focused projects. This group of diverse, respected and dedicated community leaders, has taken every opportunity to work in partnership with the city and provide input through the channels provided.

CATOS and many Owen Sound citizens were disappointed that despite unanimous council support to approve the budget to hire a Climate Mitigation Co-ordinator, a subsequent motion on Feb 10, 2020 nixed that position. CATOS was frustrated when the Operations Committee turned down our suggestion of a Climate Action Team Working Group that would include community members, city staff and council members. Now CATOS is shocked and dismayed that the city has not only ignored the consultant’s discussion paper recommendations to put a climate lens on all decisions, but that our science-based input requesting the same focus was dismissed and ignored.



“As the twig is bent, so grows the tree”

The Owen Sound Coat of Arms has a tree at the top centre of the image. The Latin motto that accompanies this image begins with the word ‘tree’. In Latin, the motto reads, “Arbor virga fuit” translated as “as the twig is bent, so grows the tree”.

This motto urges us to start as we mean to go on. We have an opportunity to honour this motto and put tree planting and management at the centre of our city’s land use plans.

General Policies

To achieve the environmental goals and objectives of this Plan the City shall where possible:

6.1.1.1 Protect, restore and enhance the health of the natural ecosystem and support biodiversity in the City,

6.1.1.2 Plan and manage the natural heritage system as a connected natural heritage system both within Owen Sound and in cooperation with adjoining communities,

6.1.1.3 Enhance and expand the natural heritage system outlined on Schedule ‘A’ – Land Use by designating and protecting significant components and natural linkages with other green spaces. Urban Forest To develop and protect the Urban Forest, the City shall where possible:

Update the current tree inventory, and identify % tree coverage, while setting goals that are based on the best practices

The % tree coverage data will likely reflect us in a very positive light and help in our City promotions, while allowing us to set realistic future targets

Create a committee of active citizens, working together with City representatives to identify our tree needs for the enhancement and protection of our urban forestry

Cooperating together has a positive image, while getting more accomplished and targeting areas for improvement

Promote the celebration of our tree landscape by establishing ourselves as a ‘Tree City of the World’ and use the established organization guidelines to foster our environmental goals.

This can be used as a marketing tool to promote our City and be seen as forward thinking

Urban Forests

6.1.2.1 Preserve and enhance a healthy urban forest through naturalization and tree planting programs, while providing for meadow habitat at appropriate locations to support biodiversity

Creating meadows, reduce grass cutting costs, and carbon footprints, while enhancing healthier environments

6.1.2.2 Implement a tree-planting program and separate budget to ensure suitable native trees are continuously planted to improve streetscapes throughout the City, both in residential and commercial areas.

6.1.2.3 No trees shall be unnecessarily removed, and should consider replacement of trees that must be removed as a result of any public work. The City will may (must) consider incorporate a treeplanting component to street reconstruction wherever possible

6.1.2.4 Where new development is proposed, consideration shall be given to locations of existing trees in the preparation of the site plan, and to the retention of as many existing trees as possible, subject to other appropriate design considerations.

Any development proposal on a site which includes a woodlot, hedgerow or trees may be required to prepare a Tree Preservation Plan. Tree Preservation Plans shall be submitted at the consent to sever and/or the draft plan of subdivision application stage, or at the site plan application stage, or as otherwise required by the City.

A Tree Preservation Plan shall be prepared by a Certified Arborist or Registered Professional Forester and shall be approved by the Town. A Tree Preservation Plan shall identify the present conditions of the site and shall make recommendations on tree preservation in conjunction with the developers.

Where new parking lots are proposed or redeveloped, consideration must be given to building in natural spaces that represent a minimum of 8% of the area, thus reducing the heat island effect of large tarmac surfaces, while enhancing the aesthetics.

Important in the mitigation of climate change, plus enhances the community aesthetic

If space is suitable in front of all residences, the City shall provide an appropriate shade tree, if requested by the home owners.

Place the tree ownership in the hands of the home owners and the community tree organizations

Implement a by-law that prohibits private landowners from cutting down multiple healthy trees over 10cm dbh without first getting official City approval.

To prevent private land owners from removing large stands of trees and unnecessarily reducing our % tree coverage

Trees or other plantings should be located throughout the City to provide shading for sidewalks, parks and open spaces and other publicly accessible areas. In addition, the community should be planned to achieve a mature forest cover of 40 percent of the total land area of the City. To this end, the City should consider:

40% tree Cover is an achievable goal and a standard set by many progressive Cities

- i. Implementing a Tree Protection By-law, which will include a tree replacement ratio where tree removal is unavoidable;
 - ii. Implementing street tree and naturalization programs to increase the urban tree canopy cover; and,
 - iii. Requiring the planting of trees in all public works projects.
- b) The urban forest shall include the same variety of species of trees as identified in the Cities Approved Landscape Species List, as amended.
- c) The City may encourage:
- i. Aided succession or reforestation through the planting of any cleared lands which are not proposed for development and which are not used for agricultural purposes;
 - ii. Reforestation and maintenance along the waterfronts and watercourses to reduce flooding and soil erosion, and to provide fish and wildlife habitat; and,
 - iii. Protection of mature trees of aesthetic and heritage value.
- d) In all public works, trees should not be removed unnecessarily, and trees that must be removed will be replaced as soon as possible to enhance the appearance of these installations.

Woodlands

6.1.3.1 Significant Woodlands are a development constraint identified in the County Official Plan. The criteria for the identification of Significant Woodlands were developed by the County of Grey with assistance from the MNR. The identification was primarily a desk-top based Geographic Information Systems (GIS) exercise and the County acknowledges that inaccuracies or omissions in the mapping may be present. As a result site visits by qualified individuals may be required at the application stage to scope any potential studies. In order to be considered 'significant' a woodland must be greater than or equal to four (4) hectares in size. If a woodland fails to meet this size criteria, the City may deem the woodland significant if it meets the following criteria: a. Proximity to other woodlands (e.g., if a woodland was within 30 metres of another significant woodland), or b. Overlap with other natural heritage features (e.g., if a woodland overlapped the boundaries of a Provincially Significant Wetland or an Area of Natural and Scientific Interest), or c. Interior habitat of greater than or equal to eight (8) hectares, with a 100 metre interior buffer on all sides.

6.1.3.2 No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions. Notwithstanding, projects undertaken by a Municipality or Conservation Authority may be exempt from the Environmental Impact Study requirements, provided said project is a public work or conservation project.

6.1.3.3 Notwithstanding 6.1.3.2, where it can be proven that a woodland identified as significant has ceased to exist, or ceased to exhibit characteristics of significance, prior to November 1, 2006, an Environmental Impact Study will not be required. Site photographs or a site visit by a qualified individual may be necessary to determine that a woodland no longer exists.

6.1.3.4 Notwithstanding 6.1.3.2, woodlot management, tree cutting and forestry will be permitted in accordance with any applicable Bylaws.

6.1.3.5 Notwithstanding 6.1.3.2 and 6.1.3.4, fragmentation of significant woodlands shall generally be avoided and connectivity between significant woodlands and other natural features and areas shall generally be maintained and restored, wherever possible.

From: [REDACTED]
To: [Boddy, Ian](#); [O'Leary, Brian](#); [Dodd, Travis](#); [Greig, Scott](#); [Hamley, Brock](#); [Koepke, Marion](#); [Merton, Carol](#); [Tamming, John A.](#); [Thomas, Richard](#)
Cc: [Simmonds, Tim](#); [Coulter, Pam](#); [OS Planning](#); [Landry, Staci](#); [Bloomfield, Briana](#); lmurphy@mhbcpplan.com
Subject: Climate Change and the Official Plan
Date: January 19, 2021 2:25:53 PM

TO: Mayor Ian Boddy and City Council, Owen Sound
FR: Michael Craig
RE: Climate Change and the Official Plan

The draft official plan is a great disappointment because it glosses over the issue of the climate crisis that impacts Owen Sound and the world.

Ironically, my first reaction as I read the preliminary materials was very positive starting with the words sustainability, resiliency and quality of life in the city's vision statement. The discussion Paper by David Aston, MCIP, RPP of MHBC Planning advocated forcefully that "The City Official Plan will build from provincial and regional sustainability and climate change policies to become a useable document that guides planning decisions through a lens that considers sustainability and climate change in every decision".

Great, I thought: an acknowledgement that climate change is a global crisis that is already causing floods, mammoth fires and freaky, destructive weather. The analysis pointed out that "the current Official Plan does not does not contain specific policies regarding climate change and possible adaptation and mitigation measures." But that, I figured, was about to change. I cheered the consultant's recommendation #1: to "Review and revise policies to allow and support climate change adaptation and mitigation". The report's other twelve recommendations also addressed climate change as the central issue facing this planet.

Given that I started with these progressive proposals in the consultant's report, you can imagine my surprise when I read the Draft Official Plan. It does identify the goal of reducing greenhouse gas emissions, but it avoids suggesting that all City activities and policies should be constantly evaluated via a climate change lens. I found myself wondering why the consultant's recommendations were watered down.

That brings me to a related question: Who in the City administration will be tasked with implementing the Official Plan, especially as it pertains to climate change? Late in 2019 Council took the enlightened step of planning to hire a climate change adaptation coordinator, and even specified a budget; but a month or so later the position and the budget were eliminated. Council got cold feet!

If this City, led by its Council, is serious about its responsibility to do everything in its power to adapt and mitigate to climate change, it is obvious that a senior climate change adaptation coordinator must be hired. Otherwise, who has the time, knowledge and focus to evaluate City policies and decisions through that all-important climate lens?

My recommendations are very simple. Put climate change mitigation and adaptation at the centre of everything the City does. And hire someone at a senior level who will consult with all City departments and scrutinize, from a climate change perspective, all Owen Sound policies and decisions. If you accept these recommendations, Owen Sound can become a climate change leader rather than leaving it up to other organizations and levels of

government.

I thank you for your attention to this important issue and look forward to a revised, improved Official Plan.

Sincerely,

Michael Craig


[REDACTED]

Owen Sound ON [REDACTED]

From: [REDACTED]
To: [Landry, Staci](#)
Subject: Official City Plan
Date: January 19, 2021 3:16:43 PM

Please include more about climate change in your Official City Plan.

Thanks,
Chelsea Morlock.

From: 
To: [Landry, Staci](#)
Subject: Comment re: Climate Change in the draft Owen Sound Official Plan
Date: January 19, 2021 7:44:07 PM

Dear Ms Landry

I would be grateful if you could include the following written comment in the submissions to be read by city staff at the virtual open house tomorrow, January 20.

Many thanks
Frances Lemon

Dear Owen Sound City Council

Like other concerned citizens of Owen Sound and the surrounding area, I am writing to express my concerns about the lack of priority given to climate change in the draft Official Plan released by the City on December 24, 2020. The only mentions of "climate" in that draft report refer to preparing for the impact of a changing climate – there is no mention of any intention to address climate change itself by working to reduce emissions, for example, nor has the draft included any community input. This is an extraordinary omission given the intended 20-year framework of the plan. As a parent of young children growing up in this region, it is crucial to me that climate change be fully and appropriately addressed in the Official Plan of our city.

I am further dismayed that the commitments made following the petition presented to Council by the youth delegation in late 2019 – which included hiring a climate change adaptation and mitigation coordinator – appear to have been dropped entirely by Council, following the disappointing vote in February 2020 to delay appointing such a specialist. I urge the City to now move ahead with the hiring of a climate change coordinator, and to rework the Official Plan to address its shortfalls regarding climate change and bring it in line with the plans prepared by other surrounding municipalities and with government on all levels.

Sincerely
Frances Lemon

From: [REDACTED]
To: [Landry, Staci](#)
Subject: Regarding the Owen Sound Official Plan
Date: January 19, 2021 9:46:16 PM

Dear City Council,

I am writing as an expecting mother of a toddler - someone who looks ahead to the next generation and those beyond, to their right to live and thrive in a healthy environment, with clean air, water and a hospitable climate. We have moved beyond the era where it is acceptable to refute climate science. We are left with difficult decisions, but not nearly as difficult as those that await future generations if we shirk our responsibilities now.

In 2021, a municipality that lacks climate literacy and the political will to act is not fit to meet the challenges of the present era. A council that fails, in the face of irrefutable evidence and citizen demand, to table a transparent, science-based and ambitious climate plan as part of its overall strategic planning is living in willful denial of its obligations for the welfare of the citizens it represent and to the water, land and climate it stewards.

From the start of 2020, the remaining global carbon budget to limit warming to [1.5°C with a 66% probability was reduced to 235 Gt CO₂](#). For comparison, in 2018 the IPCC estimated that carbon budget to stay within this range was 420 Gt. Our global carbon budget is rapidly dwindling, and yet we are failing to see the required courageous political leadership to reckon with these facts and the terrifying implications of our cumulative emissions.

A non-existent or weak response to climate change that leaves the real action to the global, federal or provincial levels only damages our own resilience. If we learn anything from this pandemic, we ought to learn that an ounce of prevention is worth a pound of cure.

I urge the Owen Sound local council to take charge of our present circumstances and to demonstrate independent, brave and visionary leadership in adopting the strongest targets and milestones and comprehensive climate mitigation and adaptation strategies as part of its Official Plan, in fullsome collaboration with the full diversity of its residents. We can live in fear and denial, or we can rise together to meet this challenge with hope and inspiration. This is where you choose your legacy.

Yours Sincerely,

Noelle Rancourt

From: GBSusNet [REDACTED]
Sent: January 19, 2021 4:50 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Official Plan comments

Hi Stacy - Below are some comments I have about the current City of Owen Sound OP draft.

As a former government employee (Ministry of Energy, County of Bruce (waste management master plan co-ord; City of Owen Sound Tourism and Culture) as well as a private sector consultant on issue such as "green jobs", Community Energy Planning, Integrated Community Sustainability Planning (ICSP) and Partners for Climate Protection with FCM, I have some of experience with plan development and public consultation.

Having never worked specifically on an Official Plan, I have been alongside plan development and the public engagement process required to demonstrate the community has been "consulted".

What I've observed over the years, is that often, community input does not necessarily align with the current political or senior staff view on the need to CHANGE the approach that has been taken for the last 20 years or more. In the case of the current OP development, it seems that the current draft does not reflect the community input that was received, specifically around the climate change issue, and the plan seems to be a "status quo" i.e., stay the same document rather than one that acknowledges and demonstrates the need for change.

My current work, specifically in the area of green energy development, renewable energy, energy efficiency, green infrastructure and nature based solutions all contribute to CO2 emission reduction as well as more stable and resilient landscapes (urban and rural) in the face of extreme weather events, the future reality. A strong statement that supports climate action now, can also be aligned with progressive land use policies and sustainable economic development.....JOBS!!!! Cities that have trees and parks, are walkable, bike friendly, good transit systems, low risk of flood, sensible housing developments and an engaged citizenship are more sustainable into the future and attractive to new residents. Oh yes, hockey teams are important!!!!

Finally, as a relatively new resident of Owen Sound (2 years) but as a long time resident of Grey Bruce and youthful visitor to the beaches and escarpments and lakes, what we have to offer here is worth more than words or \$\$\$ can measure. Official Plans have a role to play in clearly stating what our community values and sees as our future.

Please ensure that the community voices you have heard and continue to hear are included in this important document. You must.

Thanks
Barry Randall
[REDACTED]
Owen Sound
[REDACTED]

PETER AND JAN MIDDLETON

January 19, 2021

Re: City of Owen Sound Official Plan, First Draft December 2020

response and comment

In reviewing the proposed guidelines that will influence Owen Sound's planning procedures for the foreseeable future, we are concerned that there is minimal recognition that the natural environment plays a critical role in determining our city's future. The greatest challenge that we face today is the threat posed by global climate change; it impacts the natural heritage, infrastructure and the liveability of our community.

Natural environments have a tangible, measurable economic value as well as a social capital value. Modification and mitigation of extreme events (flooding, heat waves, drought) and the safeguarding of healthy human environments must be amplified in the proposed Official Plan, The latter has become increasingly obvious during the Covid19 pandemic, as people have increasingly found refuge and mental health benefits in natural settings. The city will profit from an enhancement of its natural environment and and should emphasize its importance in the Official Plan. Great cities of the world (London, Paris, New York) are defined as much by their parks and open spaces as by their history and architecture.

We offer the following suggestions to strengthen the current Official Plan Draft.

1. Sec 3.1.3 Land use: General Policies

Adjust development guidelines to include ecocentric planning:

- place a high value on preservation of trees and open natural areas within the city
- promote development proposals assessing economic value of trees and natural sites (i.e. carbon sequestration, air cooling, water conservation)
- exempt development fees for green alternatives built into proposals (e.g. green roof technologies, shaded parking lots, run-off mitigation strategies)
- require developers to retain mature trees as integral components in planning proposals (with appropriate incentives to do so)

(cont'd).

PETER AND JAN MIDDLETON

2. Section 3.12 Open spaces

Enrich quality of community spaces to support mental and physical health of citizens

- expand, enrich and connect open spaces, parks, riversides, and vacant lands
- maintain and restore biological diversity, thus enhancing the natural heritage values of natural environments
- expand open space accessibility - pathways, benches, playgrounds -to provide greater social engagement, thus providing outlets for mental health and physical fitness

In conclusion, the Owen Sound Official Plan Draft December 2020 represents a diminution, not a strengthening, of the importance of the natural environment as the basic element in building sustainable and adaptable communities. There is minimal recognition of the reality of advancing climate change and its increasing environmental impacts upon our future. This is an egregious oversight and is out of keeping with provincial *Planning Act RSO 1990: Section III - Official Plans*.

The tabling of the proposed new Official Plan offers a remarkable opportunity for the city to show courage, ingenuity and foresight in building a better community for its citizens. The investment will reap rewards that truly will Make Owen Sound a place "*Where You Want to Live*".

Sincerely,

Peter and Jan Middleton.

From: [REDACTED]
To: [Landry, Staci](#); [REDACTED]
Subject: Written comments re: Official Plan
Date: January 20, 2021 11:00:58 AM

Good morning Staci,

Please see the comments from my two children, below. Please include them in the Virtual Open House today.

Message #1:

My name is Eloise Love Farla and I'm ten years old. I live in Owen Sound. I would rather be playing my violin right now, with my step-mother, for example, instead of dealing with this mess: CLIMATE CHANGE! I worked really hard the last time, when I spoke with you; I felt like I changed the world! But when I found out you didn't include climate action in the official plan it felt like you lied to me, and other youth! I felt frustrated. PLEASE!! Help me have a good future life. Thank you! Ellie :)

Message #2:

My name is Lucas Ostertag and I'm almost five years old. I live in Owen Sound. I want everything with motors to be electric. I also would like more places to ride my bike, for when I'm crossing the street, I need to look (well, you always do), but everyone is passing the speed limit! And, I would like more people riding their bikes. Also, I would like people to stop cutting as much trees! I don't like wars. Stop the wars!

Thank you,

Sonja

--

Sonja Ostertag, PhD

Post Doctoral Fellow
School of Public Health and Health Systems
University of Waterloo
Phone: [REDACTED]

From: [REDACTED]
To: [Landry, Staci](#)
Subject: written comments - re: Official Plan
Date: January 20, 2021 11:28:10 AM

Good morning Staci,

Please include my comment in the Virtual Open House today. Thank you.

My name is Simon Farla. My family lives in Owen Sound.

My children are growing up under the shadow of climate change. We are doing what we can within our household, but it can only take us so far. We have repeatedly tried to encourage council to act on this issue. So far nothing has been done.

The creation of the new official plan presents us with the chance to understand and address our city's climate impact. Let us not waste this excellent opportunity. We need you to join us in solving this problem. We need your intelligence, your leadership and your conviction. Will this be your time to shine?

From: [REDACTED]
To: [OS Planning; Landry, Staci](#)
Subject: Owen Sound Official Plan - Climate Change
Date: January 20, 2021 11:54:48 AM

Dear City of Owen Sound,

Upon reading the Draft Official Plan for Owen Sound I am disappointed in its lack of vision for our youth in regards to climate change.

Page 10 of the Draft Official Plan makes a mere mention of "**the need to prepare for the impacts of a changing climate to minimize negative impacts to air quality and climate change**". This is nothing short of an empty promise that sets the stage for lack of action.

Our youth deserve better, WE deserve better. Now is a chance for Owen Sound to create a plan that our community can be proud of. A plan that shows we care about the future of our environment and how it will impact our area. As a city we may be small but we have the ability to set an example for which others can learn.

I respectfully request that the City of Owen Sound include in its Official Plan a clear plan that will address climate change. A plan that states clear goals, actions and a timeline for completion, all of which will hold both the City Of Owen Sound and its community accountable and will enable our youth (our future) to continue to enjoy our unique and beautiful space.

Thank you for your time,

Rethna

From: Andrii Zvorygin [REDACTED]
Date: January 20, 2021 at 11:34:45 AM EST
To: "O'Leary, Brian" <boleary@owensound.ca>
Subject: Motion to remove intensification of residential areas since Urban Intensification Collapses Civilizations
Reply-To: Andrii Zvorygin [REDACTED]

Hello Deputy Mayor Brian O'Leary,

Regarding the planning meeting today I have attempted to submit a comment but have received no confirmation so am reaching out to you personally.

There are some highly alarming statements in the official plan, namely 27 references to "intensification" which as many a historian can tell you is a process that if taken to excess of carrying capacity leads to increasing wealth-disparity, poverty, disease, hunger, homelessness, conflict and eventual collapse of all known historic civilizations. Including but not limited to Babylon, Roman Empire, Constantinople, Mayans, Easter Islanders and Angkor Wat. (article with citations here: "Excessive Urban Intensification Collapses Civilizations"
<https://1being.org/2020/11/19/excessive-urban-intensification-collapses-civilizations/>

Carrying capacity in our eco-region is 1 person per hectare or 100 people per km². Owen Sound is currently in excess of 800 people per km², a feat which is only possible due to fossil fuels, which are on the way out. There are no viable alternatives that can replace all fossil fuel cars/trucks/tractors fertilizers/pesticides/plastics necessary to sustain, much less expand our current rates of consumption. The main reason being that there isn't enough economically viable lithium and rare earth metals on the planet -- which is a hard limit, like a brick wall.

I motion that all mention of intensification in regards to residential zoning be taken out. Also that there be some plan for merging with Georgian Bluffs or another nearby landed municipality so that people could live with dignity having enough land to meet their own basic needs without resorting to wage slavery or government hand outs.

As the lockdown/pandemic has made plenty clear, a large number of "jobs" are of a non-essential nature, and do nothing for the planet other than burn finite fuel resources. Thus increasing the number of people in poverty due to reliance on government hand-outs.

If new residential lots are put at a minimum size of 1 hectare, then at least one person will be able to provide for their basic needs of food/water/shelter with dignity on their homestead such as via permaculture food forests. A sustainable family of 4 would correspondingly need 4 hectares.

As the global economy is winding down, it is important for us to develop local resilience, and with people having enough land to meet their own needs, they will also be able to have workshops, local places where they can manufacture goods and provide services for participating in the local economy.

Thanks,
Logan

--

Andrii (Logan) Zvorygin,

[REDACTED]

from Owen Sound, Ontario.

[REDACTED]

[REDACTED]

You can use encrypted email with me from protonmail.

or thunderbird: <https://emailselfdefense.fsf.org/en/>

key fingerprint:

6719 0E17 BEE5 026A 01CF BABA 36D9 8956 A9EA 0C5E

From: [REDACTED]
To: [Landry, Staci](#)
Subject: Official Plan
Date: January 20, 2021 3:54:58 PM

Open Letter to Owen Sound City Council

In December 2019, I attended a council meeting with my daughters to support a local group of students as they made their deputation to council, along with a petition of 674 names, asking council to implement a response to climate change.

And what better time than now, they argued, before the city takes on updating their official and strategic plan. The room was full and the energy was high as we came to support their efforts, came to support our future and our children's future.

Our kids were stepping up to make change in a world that worries them, a future that is in question. They brought concerns to council, being supported by other residents, offering to volunteer on any task force dealing with climate change. This was such a positive experience in so many ways, it's hard to believe how sour it turned.

In January of last year a motion was brought forward to hire a climate change co-ordinator to address the issues raised at the December meeting. It was passed. As a planner, this made a lot of sense to me, getting someone on board before undertaking a long-term plan. Obviously, climate change would need to be addressed as it is already happening and affecting us.

But then on January 27th Councillor Marion Koepke presented a motion to delay that hiring. She had received many phone calls. (Apparently more than the number of people who attended the December meeting, and signed petitions in favour of taking action. She must've been on the phone for days.)

Sadly, her motion passed and the city backed down, preferring the comfort of the status quo to taking action. We were snowed. Worse than that, the kids were snowed.

And now the draft plan is out with nary a mention of climate change. How can any municipality in 2021 do a long-term plan without considering climate change? It is a great dereliction of duty and requires a wilful blindness to pull off.

At that December 2019 meeting Councillor. Richard Thomas introduced a motion passed unanimously, directing staff to prepare a report detailing actions the city might take to deal with climate change, including a suggested course of action detailing how to meet United Nations emissions targets of 45 per cent by 2030 and net-zero by 2050.

Where is that plan? How does Owen Sound intend to meet its emission targets? You promised us, you promised our children.

Diane Ferguson, CPA, CA

Williamsford, Ontario



Owen Sound Draft Official Plan
Community Feedback
Owen Sound Waste Watchers' Statement

January 20, 2021, 4PM (Online Session)

On behalf of Owen Sound Waste Watchers, I want to thank you for this opportunity to share feedback about the draft Owen Sound Official Plan, issued Dec 24, 2020.

The focus of our community group is *waste*, so we will speak specifically to the "Waste Management" sections of the both the previous and new draft Official Plans.

Previous Plan Sections 6.2.5 and 7.1.9 and Draft Plan Section 5.2.5 and 6.1.10.

Language

This document will guide all of the City's planning decisions, so it's important it provides clear direction for the work undertaken in the days ahead.

Upon review, we found the language contained in these sections unclear. For example, what do words like "support", "encourage" and "discussions around opportunities" really mean in terms of measurable waste management practices?

We urge the team to update the wording to include language that provides clearer communication of measurable action by using words like "reduce" or "improve".

In other places, the wording is oddly specific. In Section 6.1.10.4, the words "Styrofoam" and "film plastic" are included, not as examples but items specifically named.

6.1.10.4 The City will support new waste management technologies to deal with waste management including increased reduction of waste, reuse of waste, recycling of waste, including Styrofoam, green box programs for composting or biodegrading of organic waste, handling sludge, and recycling film plastics.

While we understand both materials are a challenge to manage, industry is already moving quickly to use more sustainable options. For example, IKEA, the world's largest furniture distributor, introduced mushroom-based, biodegradable shipping material to replace Styrofoam in 2019. Change is happening quickly, so naming specific objects here may result in focus on items that are no longer an issue in a few short years.

As the Plan is intended to govern action for many years, **we would suggest broader wording be used in this section like "reducing non-compostable waste and all non-recyclable and single-use plastic".**

Third Party Waste Reporting Transparency

Secondly, the Miller Waste Contract expires in 2023, so we believe it is important that third party contracts be addressed within the new Plan. In the past, we've been advised that we, the City and the ratepayers, are not privy to what happens to waste when acquired by a third-party contractor (as it becomes their property). Today, it is common knowledge that less than 10% of what is put into recycling bins is actually recycled.

We know third parties wish to guard proprietary business information. We are simply asking for access to the facts about where our garbage ends up and how much of our recycling is repurposed into useful products. Armed with this information, residents can make choices that better support their desire to recycle and reduce waste.

We ask that third party transparency be built into the Plan, specifically in the area of waste disposal services.

Green/Organic Curbside Pick-Up Program

Lastly, the topic of curbside collection of green or organic waste has generated the most calls for change from our members. Today in Canada, 23% of household waste is food scraps. When that material is buried in landfill, it produces methane, an extremely harmful greenhouse gas.

A plan that encourages Owen Sounders to personally compost will not have a meaningful impact on reducing garbage. Yes, some of us do compost but more DO NOT. And, encouragement is not a realistic strategy for the 39.8% of local people who live in apartment buildings and condos.

Thank you for including a commitment to support new waste management technologies, including green box programs in section 6.1.10.4. **We would like to see wording added that ensures the new programs will be available for all who wish to participate. For green recycling, we believe the curbside pick-up option is the best way to do this.**

The last section added (6.1.10.5) speaks to engaging in discussions around regional waste management opportunities.

6.1.10.5 The City will engage in discussions around opportunities to participate in a regional waste management strategy with the County of Grey.

Economy of scale may make costs slightly lower **but implementation of the new efforts named may be significantly delayed if the regional approach is the only option considered. Can we afford to wait?**

Thank you again for allowing us to participate today. We truly appreciate this opportunity to provide our feedback as you plan for our City's future.

Laura Wood, Planning Team
On behalf of the OSWW Planning Committee
OWEN SOUND WASTE WATCHERS

From: [REDACTED]
To: [Landry, Staci](#)
Subject: Owen Sound's Climate Change Response...?
Date: January 20, 2021 7:42:50 PM

To whom it may concern,

What is Owen Sound's plan for our ongoing and rapidly worsening climate change crisis?

Is there any sort of plan? Or are we just going to wait until it's too late and we've made the Earth inhabitable for our children and their children?

All the best,
TP

Official Plan Update Comment Form

If you wish to provide comments or feedback on the Official Plan Update, please complete this form.

Please note all submissions will form part of the public record.

Enter your First Name: *

Enter your Last Name: *

Enter your Street Address: *

Enter your City: *

Enter your Postal Code: *

Email Address *

Comments/Feedback: *

I would like to express my support for more affordable housing options with less red tape, desperately needed in a low-income housing crises and an overall financial crisis exacerbated by COVID-19. Tiny houses, granny suites (without the need for their own separate thermostat/heating source), more congregate living options, more affordable housing units required by the City in every new development approved.

Every dollar waived by the City for development fees over the past few years should also be extended in future to any project that includes affordable housing, to reduce the cost of bringing services to lots where affordable housing can be built, to reduce other fees, etc.

I would also like to express my support for an enhanced "green" vision for Owen Sound. For all of the times that council has listened to deputations from the Water Watcher, climate action team, our youth, I see very little changed reflected in this document. This should be a priority for our City and the official plan sets the tone for all development and community decisions. The time for lip service has passed. It's time for action. If we really want Owen Sound to be "where we want to live", we need to have a more contemporary, comprehensive vision for our city that includes climate as a key focus, for survival if nothing else.

Lastly, I'd like to ask for more support to retain heritage structures within the City of Owen Sound. What happened to Legate's is a perfect example. By "modernizing" it, and removing original heritage features, they have come no closer to finding a tenant for the space, and it looks terrible. Why is it that every single time a heritage assessment is required, completed, and in favour of no demolition, the building comes down anyway? Is there nothing the City can do through its primary document to ensure that when a building has been deemed favourable to maintain, it's actually saved through retrofitting rather than demolition?

Thank you.

Personal Information:

Personal information contained on this form is collected under the authority of the *Planning Act* and the *Municipal Act*, 2001, S.O. 2001, C.25, as amended. 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 directed to the City Clerk:

Briana Bloomfield
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Phone: 519-376-4440 ext. 1247
Email: bbloomfield@owensound.ca

Thank You

Your comments/feedback have been submitted to the City of Owen Sound.

SHAWNA MACIVOR

January 25, 2021

Re: **Response to City of Owen Sound Official Plan – draft dated December 2020**

I was unable to attend the Open House on January 20th, but listened to the recorded version of the presentation from the consultant and the follow-up questions and comments from those able to attend.

There is much that is good in this draft plan and I thank the Consulting Firm on their efforts to date. However, I agreed with the comments from most attendees at this virtual meeting. We are in a crisis, and the Official Plan needs to recognize this and be more direct in addressing the climate emergency.

The plan should also be deliberately aligned with County, Provincial and Federal direction on CO2 reduction.

Some of the attendees at the Open House mentioned the general lack of specific actions and measurable steps to be taken in support of goals. In response, the consultant suggested that ‘specificity’ belongs in accompanying strategic and action plans. I agree but this is a question of degree. A policy document that is vague and (as someone said) “aspirational” does not do the job.

Rather than giving up in the face of such a troubling future, I have chosen to focus my energy on one small component of where we need to act, and where it is both possible and feasible to make a difference: tree planting and management. It is interesting to note that the Owen Sound Coat of Arms features a tree top and centre, overarching the rest of the symbols. A good omen?

A few of us have been inspired by the City of Guelph and the tree planting strategy they have developed for their city, based on a detailed Urban Forest Study done by a consulting firm. Guelph now has a baseline from which they can determine, specifically, what actions to take.

I am working with others from the NeighbourWoods North group to investigate the opportunity for Owen Sound to join Guelph, Toronto, Whitby, Mississauga and Thunder Bay, as a ***Tree City of the World***. We hope to present this proposal to the Council in April.

In this context, I would like to see the next draft of the official plan revised to include specific goals and objectives with regard to:

1. Collaborating with the County and Conservation Authority to undertake a baseline study of tree coverage within the municipality to ensure future action is based on evidence.
2. Greening the entrances to Owen Sound (leading off Highways 10, 26 and 21) so that the city’s “unique natural heritage features” shine out as a first impression for visitors, not ugly commercial strips.
3. Reducing the heat build-up (and pollution) on large asphalt parking lots on mall sites on both the east and west hills by planting on city-owned land, and giving private owners incentives to plant tree clusters.
4. Tree planting on city land to screen the eye-sore brownfields on prominent city land (such as the former Black-Claussen Kennedy site), and requesting the brownfields, on changing hands, to be planted for

██████████, Owen Sound, ON ██████████

'phytoremediation' (ie the use of specific green plants to draw waste and poisons from soil).

5. Tree planting, care and replacement on city-owned land bordering sidewalks for pedestrians
6. Tree planting for shade at the bus terminal (or any other public transportation facility) and beside every bus stop.
7. Preventing developers from clear-cutting and setting out effective penalties for non-compliance.
8. Protecting rivers, streams and creeks within the city by promoting naturalization on the banks, including extra planting of native trees and shrubs.
9. Consulting with knowledgeable partners (such as the Conservation Authority and Neighbourhoods North) on the types of trees and best locations for planting in sensitive areas to reduce the chances of sapling loss as happened along the roadway at Kelso Beach.

Thank you for considering these suggestions, and those of the attendees at the first Open House. We all want the city of Owen Sound to thrive in way that is positive for the next generation. We look forward to reviewing the second version of this important document.

Sincerely, Shawna Macivor



Good day,

Please find attached the following comments on Owen Sound's Draft Official Plan. The recommendations contained herein are intended to provide advice on means of raising the bar on urban design for intensification projects through a focus on a high quality of architectural design and exterior materiality.

Many progressive municipalities support Official and Secondary Plans by using Design Guidelines to delineate preferred primary and secondary materials, supporting them through Official Plan language making clear that there is an expectation for design guidelines to be adhered to. Masonry Works emphasizes these policies and notes that appeals to panels such as LPAT consistently demonstrate that Council-approved design guidelines, backed by enabling policies in the Official Plan, have the force of policy behind them. Masonry Works broadly recommends that such Guidelines call for clear, unambiguous policies in terms of materiality. In particular these guidelines should call for the use of brick, stone and architectural block as the primary materials, with other materials, such as stucco and siding, used as accents in concert with the primary materials.

In its current form, the Planning Act, through policies delineated in Section 41, gives municipalities the authority to have input into the exterior character of virtually any building constructed within the community. Exercising these powers at the infill level is vital in maintaining a cohesive, unified community character which respects and enhances the built character of the community.

The Bruce Peninsula in general is a source of high-quality architectural stone, quarried within a short drive of Owen Sound by companies such as Shouldice Stone of Shallow Lake. This natural industry gives Owen Sound the opportunity to strengthen a local area industry and hold up the community as a leading example of a showcase city of local stone. Through strong planning policy and a focus on materiality, Owen Sound can make natural, durable building materials such as stone and brick key elements of the neighbourhoods of tomorrow.

We encourage all parties to continue to pursue progressive planning policies, particularly the use of brick, block and stone masonry as primary building materials.

We hope to continue to engage with you as the OP process moves forward.

Yours,

A handwritten signature in black ink, appearing to read "Andrew Payne", written in a cursive style.

Andrew Payne, Executive Director
Masonry Works



RECOMMENDATIONS

Section	Existing Text	Recommended Changes
2.2.6	Goal: To facilitate 'experiencing the City' by enhancing the exceptional natural setting and built heritage of the City by ensuring quality urban design and protecting significant features.	Amend: Goal: To facilitate 'experiencing the City' by enhancing the exceptional natural setting and built heritage of the City by ensuring quality urban design, establishing a high degree of architectural excellence, promoting a strong sense of place and protecting significant features.
2.2.6 (d)	To ensure that new development and redevelopment employs high quality architectural and landscape design, is progressive, aesthetically appropriate, and compatible with the City's built heritage resources, cultural heritage landscapes, and surrounding neighbourhood character.	Amend: To ensure that new development and redevelopment employs high quality architectural, material and landscape design, is progressive, aesthetically appropriate, consistent with all applicable Urban Design Guidelines and policies and compatible with the City's built heritage resources, cultural heritage landscapes, and surrounding neighbourhood character.
3.2.3.1	All commercial development shall be consistent with the City's urban design objectives and policies as set out in this Plan and any supporting implementation studies or documents.	Amend: All commercial development shall demonstrate compliance with the City's urban design objectives and policies as set out in this Plan and any supporting implementation studies or documents such as council-approved Urban Design Guidelines.
3.3.8		Add a bullet: Preferred building materials for the River District shall be natural, durable materials consistent with the architectural heritage of the area. In particular, stone and brick shall be the primary building materials, with other materials utilized as secondary or accent materials in combination with the primary materials. Materials which deteriorate quickly, such as stucco and vinyl siding, are strongly discouraged.
3.11.2		Add a bullet: New institutional development shall be constructed to the highest possible standard of architectural design and demonstrate compliance with all applicable urban design policies, utilizing durable and natural building materials such as stone and brick masonry. Materials which deteriorate quickly, such as stucco and vinyl siding, are strongly discouraged.

Section	Existing Text	Recommended Changes
4.3.4.3 4.4.5.2	Design standards shall include sidewalk improvements, benches, banners, waste receptacles, light standards, landscaping and similar features intended to support and encourage pedestrian traffic in the area and tourism activities.	Amend: Design standards shall include standards for building articulation and massing, preferred and discouraged exterior building materials , sidewalk improvements, benches, banners, waste receptacles, light standards, landscaping and similar features intended to support and encourage pedestrian traffic in the area and tourism activities.
4.4.5.8	The City may request an urban design study to accompany a development application within this area.	Amend: The City shall require the submission of an urban design study to accompany a development application within this area.
8.1.1.5	Design guidelines may, among other matters, deal with issues such as building siting, heights, architectural features and points of access; location and design of site features such as parking areas, service uses, pedestrian walkways and landscaping; and elements of street furniture, signage, fencing and lighting.	Amend: Design guidelines shall , among other matters, deal with issues such as building siting, heights, articulation and massing, preferred exterior cladding materials and points of access; location and design of site features such as parking areas, service uses, pedestrian walkways and landscaping; and elements of street furniture, signage, fencing and lighting.
8.3.2		Add a bullet: The City shall require a very high standard of exterior architectural design for all Gateway and Node developments. Articulation, massing and exterior building materials shall be consistent with all Council-approved design policies.
8.6.8		Add a bullet: New residential development shall meet architectural standards consistent with all Council-approved urban design policies and demonstrate a high quality of architectural design.
9.3.4.2	Where development consists of single detached, semi-detached, duplexes and converted dwellings, or where the only form of development proposed is an addition of less than 30 square meters to an existing building, site plan control shall be in accordance with the Site Plan Control By-law.	Amend: Consistent with the policies s. 41 (5) of the Planning Act, all areas of the City of Owen Sound are designated as an area where the City shall require the provision of drawings for residential developments with one or more dwelling units, with the exception of an addition of less than 30 square metres to an existing building.

Section	Existing Text	Recommended Changes
9.3.4.4	<p>The City may apply conditions as provided for in the Planning Act to the approval of the of a site plan and may require that certain standards of design be applied. Where the City deems necessary to ensure the fulfillment of such conditions and implementation of the City's policies through a site plan agreement the provision of appropriate security and documentation can be required of the applicant. The site plan agreement may contain provisions relating to the timing of a project, future obligations of the owner and the City, security deposits and road widenings.</p> <p>The City has completed the Site Plan Submission and Approval Guidelines to assist in the standardization and criteria requirements as needed for this process.</p>	<p>Amend: The City shall apply conditions as provided for in the Planning Act to the approval of the of a site plan and shall require that certain standards of design be applied, including consistency with all applicable Council-approved urban design guidelines. Where the City deems necessary to ensure the fulfillment of such conditions and implementation of the City's policies through a site plan agreement the provision of appropriate security and documentation can be required of the applicant. The site plan agreement may contain provisions relating to the timing of a project, future obligations of the owner and the City, security deposits and road widenings.</p> <p>The City has completed the Site Plan Submission and Approval Guidelines to assist in the standardization and criteria requirements as needed for this process.</p>

From: DAVID MCLEISH [REDACTED]
Sent: January 25, 2021 3:48 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Official Plan Amendment

Hello:

Do you have or will you be publishing a summary of the draft plan?

Thanks,

David McLeish
[REDACTED]

Official Plan Update Comment Form

If you wish to provide comments or feedback on the Official Plan Update, please complete this form.

Please note all submissions will form part of the public record.

Enter your First Name: *

Enter your Last Name: *

Enter your Street Address: *

Enter your City: *

Enter your Postal Code: *

Email Address *

Comments/Feedback: *

Given the housing shortage here in Owen Sound, there has been a significant interest in the allowance of accessory dwelling units on a residential property. There have been several other cities that have approved them into their by-law including the likes of Barrie, and Guelph.
I am wondering if the City of Owen Sound will pursue this in the new official plan?

Personal Information:

Personal information contained on this form is collected under the authority of the *Planning Act* and the *Municipal Act*, 2001, S.O. 2001, C.25, as amended. 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 directed to the City Clerk:

Briana Bloomfield
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Phone: 519-376-4440 ext. 1247
Email: bbloomfield@owensound.ca

Thank You

Your comments/feedback have been submitted to the City of Owen Sound.



**PUBLIC COMMENTS RECEIVED FOR OPA 10 SPECIAL MEETING
March 15, 2021**

- 1) Comments from Peter Middleton
- 2) Comments from Edward Stuart, Hydrogen Optimized
- 3) Comments from Joan Beecroft, PFLAG Canada, in Owen Sound
- 4) Comments from Linda Alexander, YMCA Owen Sound Grey Bruce; Grey Bruce Settlement and Language Services
- 5) Comments from the Inclusive Communities Committee of Grey and Bruce
- 6) Comments from Grey-Bruce Pride
- 7) Comments from Tasha Schmidt
- 8) Comments from Colleen Purdon, Secretary, Welcoming Communities Grey Bruce
- 9) Comments from Renee Abram, Executive Director, M'Wikwedong Indigenous Friendship Centre
- 10) Comments from Jill Umbach, Coordinator, Bruce Grey Poverty Task Force/United Way of Bruce Grey
- 11) Comments from Margaret Gaviller
- 12) Comments from John Anderson, Climate Action Team Owen Sound

Public Meeting for Official Plan Amendment No.10, Monday, February 8, 2021: 7:00 p.m.

My comments will focus on two interlinked areas of crucial concern that are glossed over in the Owen Sound Official Plan, 1st Draft, December 24, 2020.

CLIMATE CHANGE:

The most immediate and lethal threat faced by human society.

NATURAL ENVIRONMENT:

Critical touchstone and source in creating adaptable, sustainable and healthy communities.

We ignore these at our peril.

Yes, Climate Change and Natural environment ARE mentioned in the Owen Sound Official Plan, 1st Draft, December 24, 2020.

However, references are in non-specific terms and pleasant platitudes -platitudes too easily taken for granted and dismissed.

There is lack of a credible vision in the plan to recognize and address the increasing importance of Climate Change and Natural Environment as major concern.

As a species, we are dependent upon a narrow set of meteorological and biological conditions for survival. We can no longer ignore our connections to the living, dynamic and now deeply damaged planet that is our home.

Climate Change and the Natural Environment are crucial players in the future of Owen Sound, and must be integral and vital components of any forward focussing planning process!

Where in the draft plan is there any recognition of the importance of Climate Change and the Environment as real and increasingly challenging realities for Owen Sound?

Where in the draft plan are there goals and objectives, proposed actions, measures of accountability and success regarding Climate Change and the Natural Environment?

Previous City Plans (2004 / 2015) set out explicit goals for GREENING our city - with success (downtown beautification / tree planting / solar panel installation.

GREENING is not simply an expedient fantasy. It is a driving concept that requires specific and targeted actions. It requires vision and commitment.

The draft Official Plan is recklessly deficient in recognizing the role Climate Change and the Natural Environment play in affecting our future and that of our children and grandchildren.

Although they are dealt with separately, Climate Change and Natural Environment are inextricably linked, each affecting the other.

Public Meeting for Official Plan Amendment No.10, Monday, February 8, 2021: 7:00 p.m.

Climate Change realities

- manifests a progressive and intensifying reality - more lethal than current pandemic
- affects social quotient of communities, and the physical and mental health of citizens
- affects the aesthetics of a liveable community
- affects the comfort of living conditions -indoor/outdoor -
- impacts sustainability of current urban design - heat waves, droughts, floods, seasonal unpredictability

Natural Environment

- natural habitats and the species are valuable community assets.
- biodiversity provides a range of adaptations that modify micro-climates in urban areas
- open spaces - diverse in form and scale provide a wide scope of opportunity for community activities and interests, promotion of mental health
- provides critical mitigation services - carbon sequestration / water conservation / atmospheric moderation / soil retention
- low cost benefits and longterm sustainability

Actions

- retain natural species and rehabilitate natural communities
- expand and diversify parklands and natural areas with pathways, wooded areas, benches
- rehabilitate wasteland /brown fields to create new parks
- prevent speculative clearing of wooded spaces for development (inducements/fines)
- embark on an aggressive native tree planting program

Initiatives upon which to build: possible source for members of a Citizens Environmental Advisory Committee

NeighbourwoodsNorth
Tree Cities of the World
Owen Sound Climate Action Group
Owen Sound Field Naturalists

Owen Sound has a golden opportunity for leadership and vision in developing an Official Plan that focusses on the critical importance of Climate Change and the Natural Environment in shaping all of our lives over the next decades.

Peter Middleton



From: Edward Stuart [REDACTED]
Sent: February 25, 2021 10:56 AM
To: OS Planning <osplanning@owensound.ca>
Subject: Comments for March15th's Special Meeting

Hello,

I work at Hydrogen Optimized, New to the community working out of the former Tenneco building.

My comments are as follows:

In insure existing industrial land stays industrial, so industrial land remains affordable and available for new companies coming to the region, and companies who may locate near us have ability to do so in your business park.

Additionally allow large 30 acre properties to be for sale for the industrial market at all times. We have recently done a location hunt for such land to build out a space into the 100s of square feet in the area, and there is a large deficit for such available properties, and when companies are doing location searches they may require it to be on the market as apposed to held by a developer they do not want to work with.

Continued commitment for business retention and growth of industrial companies in the region.

I would be happy to speak to the meeting if possible,

Kind Regards,

Edward D.B. Stuart
VP of Product Strategy, Co-Founder
Hydrogen Optimized

Phone: [REDACTED]
E-mail: [REDACTED]
Web: www.HydrogenOptimized.com

1800 17th St E, Owen Sound, ON N4K 5Z9



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From: Joan Beecroft [REDACTED]
Sent: March 3, 2021 3:27 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Official Plan feedback

To whom it may concern:

In rereading the motion passed by Owen Sound Council on July 27 2020, I can't help but notice that neither it nor its intent are reflected in the draft Official Plan:

"be it resolved that the City of Owen Sound will actively work towards anti-racism and anti-oppression at every opportunity including but not limited to information sharing, ongoing education and training for Council, Committee members, City employees including summer students regarding anti-racism, anti-oppression, diversity and inclusion."

As a teacher, then as an AIDS educator, and now as a volunteer leader with PFLAG Canada, I can tell you how important it is for the City to be visibly inclusive. This needs to be more than a slight show of rainbow stickers and flags. People who identify as LGBTQ2S need to know without doubt that they are a welcome and valid part of everyday life here.

My suggestions include the following:

- install a rainbow sidewalk or crosswalk downtown
- provide City of Owen Sound rainbow stickers to stores,
- reach out to LGBTQ2S groups to ask how the City can show support
- invite people from such groups to join a City committee or advisory group which would support the City in designing an Inclusion, Equity, and Diversity policy

Thank you for your consideration.

Joan Beecroft

[REDACTED]
Owen Sound ON

[REDACTED]

--

PFLAG Canada, in Owen Sound, ON

<https://pflagcanada.ca/>

Phone: 1-888-530-6777 ext 570 (toll-free)

<https://www.facebook.com/PFLAGCanadaOwenSound/>

Official Plan Update Comment Form

If you wish to provide comments or feedback on the Official Plan Update, please complete this form.

Please note all submissions will form part of the public record.

Enter your First Name: *

Linda

Enter your Last Name: *

Alexander

Enter your Street Address: *

945 3rd Avenue E Suite 23

Enter your City: *

Owen Sound ON

Enter your Postal Code: *

N4K 2K8

Email Address *

linda.alexander@osgb.ymca.ca

Comments/Feedback: *

Good Afternoon,

While the Official Plan is about land use it would be helpful if the Vision in section 2.1 and Quality of Life Goal 2.2.4 included a stronger statement on equity, inclusion and diversity.

2.1 Vision The City of Owen Sound is where you want to live. A city where everyone is fully accepted and respected as a valued member of the community. A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that equity, inclusion, diversity, sustainability, resiliency, and quality of life are considered in every decision.

2.2.4 Quality of Life Goal: To be a community that celebrates its cultural heritage, cultural diversity and offers an exceptionally supportive and healthy environment, providing leadership as the social, cultural, and recreational focus for City residents and visitors.

Linda Alexander

Grey Bruce Settlement and Language Services - YMCA Owen Sound Grey Bruce

Personal Information:

Personal information contained on this form is collected under the authority of the *Planning Act* and the *Municipal Act*, 2001, S.O. 2001, C.25, as amended. 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 directed to the City Clerk:

Briana Bloomfield
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Phone: 519-376-4440 ext. 1247
Email: bbloomfield@owensound.ca

Thank You

Your comments/feedback have been submitted to the City of Owen Sound.



March 8, 2021

Briana Bloomfield, City Clerk
City of Owen Sound

Please accept our written comments regarding Equity, Diversity and Inclusion in the Owen Sound Official Draft Plan.

The members of the Inclusive Communities Committee of Grey and Bruce (ICC) — organizers of the annual Grey Bruce One World Festival — were heartened by the July 2020 resolution of Owen Sound City Council to “actively work toward anti-racism and anti-oppression at every opportunity” and also by the October 2020 decision to name the new 10th Street bridge Gitche Namewikwedong bridge, in recognition and appreciation of the historical lands, lives and current contributions of Indigenous peoples in what is now known as the City of Owen Sound.

To further the council’s work to toward achieving its July resolution, the ICC is writing in support of the amendments proposed by Welcoming Communities Grey Bruce to the city’s Draft Official Plan.

Not only will these amendments provide a framework for the City of Owen Sound — and its mayor, council and staff — to live up to the commitments made by Canada’s Truth and Reconciliation Commission, these proposed actions will enable the city’s government to take a strong lead, ensuring that city policies, planning and services provide accessible and equitable outcomes for each person in our community — whatever that person’s cultural heritage, race, ethnicity, Indigenous ancestry, language, marital status, gender identity/gender expression, sexual orientation, newness to Canada, income level, age and/or physical or mental ability or identity.

This leadership in setting the standard for true inclusivity throughout our diverse and growing community will reflect the city’s motto and branding as “Owen Sound where you *want* to live.”

With thanks for your consideration of our comments,

— *the Inclusive Communities Committee of Grey and Bruce*

Mayor Ian Boddy and Council
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON. N4K 2H4
council@owensound.ca

March 9, 2021

Dear Mayor and Council:

Re: Input for Draft Official Plan

We would first like to acknowledge that Owen Sound is on the traditional territory of the Saugeen Ojibway Nation – including Neyaashiinigiing and Saugeen First Nation. This territory includes over 2 million acres. Spanning from the Northern point of the Bruce Peninsula, south to the Maitland River near Collingwood. Both the lake bed and the Saugeen (Bruce) Peninsula are subject to an \$80 billion land claim that initially went to court in the spring of 2019 (Treaty 72 – 1854 - Land Claim). While claims haven't been settled, encroachment of development on Sauble Beach and in other areas of Saugeen territory continues. This is echoed in so many communities across Turtle Island. From Wet'suwet'en territory, to Mi'kmaw'ki fishing rights, to Six Nations - We couldn't properly recognize the territory we're on without acknowledging the global call to action to defend and protect it.

Grey Bruce Pride represents a diverse collective of people of different gender identities and expressions, sexual identities and orientations, races, ethnicities, socio-economic backgrounds, and abilities. Our local 2S-LGBTQQIAA+ folks (hereby referred to as "the queer community") are business owners, healthcare workers, social service sector workers, principals, teachers, supporters of local businesses, taxpayers, and even former city mayors. As a collective we would like to address the fact that we do not see ourselves, nor any person of diversity, nor our safety and wellbeing reflected within your Official 25 Year City Plan despite its purpose to, "Promote the health, safety and quality of life for the residents of Owen Sound." This document shows no commitment to diversity, nor equity in any of its 202 pages. We are grateful for the expansive time, resources and effort that went into this plan; however, its general feel is that of being perfunctory and non-committal and we cannot see any reflection of our city, its heart, or the care of its people within its pages.

We as a city have seen the horrors of local racism loudly in the past several years, from vandalism of our mosque and synagogue, to the Neo-Nazi stickers covering our downtown core. What you may not see is the intangible harm from discrimination that comes to us within the queer community as we attempt to live our lives.

In a community where as a queer couple, showing public affection to your partner leads to a variety of dangerous acts from sexual harassment, to verbal and physical assaults, we ask you keep our safety and that of future generations in mind in your revision of this plan and all future city policies.

When so many of us as queer individuals are just in our late adulthood finally coming into ourselves, as we spent our formative and young adult years hiding due to an oppressive society, afraid to proudly be out, afraid to acknowledge our true selves and self worth; we ask that you think of our safety. Particularly as so many youth and adults still do not feel safe to be out privately or publicly and many of our queer youth are trapped in mentally damaging homophobic family situations during this ongoing pandemic. Their safety and future safety, as well that of all those that this 202 page 25-year plan fails to acknowledge or prioritize needs to be acknowledged and addressed.

You cannot speak of diversity without reflecting on the 6 Key Areas of Diversity:

- ❖ Culture, Race, Ethnicity
- ❖ Abilities
- ❖ Religious/ Spiritual Beliefs
- ❖ Gender Identity/Expression
- ❖ Sexual Identity/Orientation
- ❖ Generational Diversity (Ageism)

Your plan addresses two; Abilities and Ageism, and grossly overlooks four. When talking about community services and the demographic needs of the community, the plan refers vaguely in a blanket statement to, “The needs of people of all ages, abilities and interests shall be considered...” Race, Ethnicity, Spirituality, Sexual Orientation, Gender Identity, these are not interests, these are people and you have overlooked their core-existence by dismissing them as items of interest.

Accordingly, we stand alongside Welcoming Communities Grey Bruce and ask that their suggested Equity and Diversity Policy recommendation be amended to include an ongoing Equity and Diversity Advisory Committee consisting of representatives from local Indigenous Communities, Spiritual Communities, Service Agencies, Non-Profits, Committees and the likes.

We have attached Appendix A outlining our Recommendations for the Owen Sound Draft Official Plan. In addition to our amendments to those outlined by Welcoming Communities, we have made additional recommendations on addressing the following:

- ❖ Truth and Reconciliation and the Calls to Action,
- ❖ Poverty and equity in accessing amenities as well as affordable housing, and Indigenous-centred housing.
- ❖ Include diverse peoples’ and their perspectives more in cultural celebrations within our city, especially celebrations of diverse populations such as Black History Month and Pride Month
- ❖ The following trainings for City Council and Staff:
 - ❖ Indigenous Cultural Safety
 - ❖ Anti-Racism
 - ❖ Anti-Oppression
 - ❖ Diversity Training on 2SLGBTQIA+

We are conscious of the need for civic leadership and desire to assist the City of Owen Sound towards the creation of a policy and a city plan that truly encompass equity, inclusion and diversity through all levels of their planning and decision-making systems.

We thank you for your time and for hearing our collective voices.
On behalf of Grey-Bruce Pride, Miigwetch.

2.1 Vision The City of Owen Sound is where you want to live. A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that sustainability, resiliency, and quality of life are considered in every decision.

2.2 Goals and Objectives

The goals and objectives establish the City’s commitment to being a complete community and focuses on opportunities to support: Sustainability; Economic Vitality; Managing Growth; Quality of Life; Equity, Diversity and Accessibility; Urban Design; and, Infrastructure.

2.2.4 Quality of Life Goal: To be a community that celebrates its cultural heritage and offers an exceptionally supportive and healthy environment, providing leadership as the social, cultural, and recreational focus for City residents and visitors.

Objectives:

- a. To encourage the provision of an appropriate range and distribution of health and wellness, safety, educational, cultural and recreational facilities and services throughout the community.
- b. To identify, protect, enhance and celebrate the cultural City’s heritage resources through historical recordkeeping and interpretation, archaeological assessment, artifact preservation, and built heritage conservation.
- c. To achieve a highly integrated system of educational, cultural and

2.1 Vision The City of Owen Sound is where you want to live. *A city where everyone is fully accepted and respected as a valued member of the community.* A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that *equity, inclusion, diversity*, sustainability, resiliency, and quality of life are considered in every decision.

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The goals and objectives establish the City’s commitment to being a complete community and focuses on opportunities to support: Sustainability; Economic Vitality; Managing Growth; Quality of Life; Equity, Diversity and Accessibility; Urban Design; and, Infrastructure.

2.2.4 Quality of Life Goal: To be a community that celebrates its cultural heritage, *cultural diversity* and offers an exceptionally supportive and healthy environment, providing leadership as the social, cultural, and recreational focus for City residents and visitors.

Objectives:

- a. To encourage the provision of an appropriate range and distribution of health and wellness, safety, educational, cultural and recreational facilities and services throughout the community.
- b. To identify, protect, enhance and celebrate the City’s cultural heritage resources through historical recordkeeping and interpretation, archaeological assessment, artifact preservation, and built heritage conservation. *This cultural heritage is to include the history of diverse groups within Owen Sound and the wide Grey Bruce area, especially in relation to our First Nations and Metis history, 2SLGBTQQIA+ history, disability rights history, civil rights history, and our history as the northernmost terminus of the underground railroad.*
- c. To achieve a highly integrated system of educational, cultural and

recreational areas, trails, programs and facilities, and demonstrate leadership in cultural initiatives and events throughout the City, particularly within the River District and Harbour Area and Escarpment parks.

d. To demonstrate leadership in being an interactive, transparent local government through an open system of consultation, collaboration and partnerships with members of the public, indigenous communities, other levels of government, and external agencies.

2.2.5 Equity, Diversity and Accessibility Goal: To be a welcoming, safe and supportive community that provides for the diverse needs of residents and visitors of all ages and abilities.

Objectives:

- a. To provide a safe and accessible urban environment with a mix of uses, activities, experiences and opportunities, for persons of all ages and abilities in accordance with the Accessibility for Ontarian's with Disabilities Act and the City's Multi-year Accessibility Plan.
- b. To recognize and respond to the demographic changes in the community, including the needs of an aging population, and develop strategies to encourage all residents to maintain their residency and employment within the City.
- c. To recognize and respond to demographic changes in the community, including the needs of an aging population, students and youth, through the development of strategies and relevant policy.

recreational areas, trails, programs and facilities, and demonstrate leadership in cultural initiatives and events throughout the City, particularly within the River District and Harbour Area and Escarpment parks.

d. To demonstrate leadership in being an interactive, transparent local government through an open system of on-going consultation, collaboration and partnerships with members of the public, indigenous communities, cultural communities, other levels of government, and external agencies.

e. To work towards Truth and Reconciliation with Indigenous communities and Urban Indigenous Centres through on-going consultation and collaboration in the Implementation of the Calls to Action.

f. To celebrate its diverse peoples and their perspectives more in celebrations within the community, especially celebrations of diverse populations such as Black History Month and LGBTQ Pride.

2.2.5 Equity, Diversity and Accessibility Goal: To be a welcoming, safe and supportive community that equitably provides for the diverse needs of all its residents and visitors

Objectives:


- a. To provide a safe and accessible urban environment with a mix of uses, activities, experiences and opportunities, for persons of all ages and abilities in accordance with the Accessibility for Ontarian's with Disabilities Act and the City's Multi-year Accessibility Plan.
- b. To recognize and respond to the demographic changes in the community, including the needs of an aging population, and develop strategies to encourage all residents to maintain their residency and employment within the City.
- c. To recognize and respond to demographic changes in the community, including the needs of an aging population, students and youth, through the development of strategies and relevant policy.


d. To recognize and respond to the increasing racial and cultural diversity in the community through the development and implementation of a comprehensive Equity, Inclusion and Diversity Policy such that the lenses of equity, inclusion, diversity and public engagement are applied to all City of Owen Sound's processes, policies, practices, programs, services, opportunities, actions, corporate strategic plans and departmental goals in ensuring beneficial outcomes and improved quality of life for all of the City's internal and external stakeholders.

e. To recognize and respond to the increasing racial and cultural diversity in the community through the development and implementation of a comprehensive Equity, Inclusion and Diversity Advisory Committee such that the lenses of equity, inclusion, diversity and public engagement are continuously applied and evaluate to all City of Owen Sound's processes, policies, practices, programs, services, opportunities, actions, corporate strategic plans and departmental goals in ensuring beneficial outcomes and improved quality of life for all of the City's internal and external stakeholders. This committee should consist of representatives from local Indigenous Communities, Spiritual Communities, Service Agencies, Non-Profits, Committees and the likes, and monitor the continued evolving diversity needs for inclusivity and equity for the City's residents.

i) It should be noted that the commitment for multiple diverse members of historically marginalized communities, such as 2SLGBTQQA+, Indigenous Peoples, refugees, low-income, people with disabilities (visible and invisible), and racially diverse groups, must be consulted on what "safety," "inclusivity" and "accessibility" mean for them and how the City can seek to achieve that.

f. To work towards a community based upon upholding the values of anti-racism and anti-discrimination, ensuring community safety by upholding zero-tolerance for racism and discrimination.


**Please note this is intended for those at risk of human-trafficking and those needing to call crisis lines or 911 in case of emergency including overdoses which are prevalent in the downtown core. The majority of individuals living in this corridor of wi-fi access phones as they cannot afford phone plans or pre-paid cards. With the drastic increase of rental costs, low-income families cannot pay for the internet forcing children to attend schooling instead of working remotely despite potential health risks.


**Please note, the newly implemented “by-names list” should demonstrate trends in Urban Indigenous Homelessness within our specific community. We are accompanying Appendix B an infographic on the overrepresentation of Indigenous Peoples in our Canadian Homeless Communities due to long stand systemic discrimination and its generational trauma

d. To apply an equity lens to all decisions and work to capture all opportunities to address homelessness and combat inequity in the City’s built environment and planning policy framework.

g. To reinstate free wi-fi access in the downtown core for the safety and accessibility to resources for at-risk low-income individuals who do not have access to proper telecommunication networks due to their economic status. This wi-fi will help provide their children with access to educational resources as well as allow for communication in case of emergency.

h. To continue the City’s pledge to account a portion of its annual tax levies to allocate towards the construction and maintenance of affordable housing stock, a portion of which are to be allocated as Indigenous-centred as current Provincial County Housing Regulations do not permit Traditional Indigenous multi-generational accommodations and create systemic barriers to housing.

i. Upon election and upon hiring, City Council and City Staff will participate in the following trainings. Trainings will occur regularly as recommended by registered facilitators.

- Indigenous Cultural Safety
- Anti-Racism
- Anti-Oppression
- Diversity Training on 2SLGBTQQA+

j. To apply an equity lens to all decisions and work to capture all opportunities to address homelessness and combat inequity in the City’s built environment, planning policy framework, [workplaces and delivery of services](#).

For the purposes of the Official Plan, the City has adopted the following definitions of Equity, Inclusion and Diversity:

Equity: Treating everyone fairly by acknowledging their unique situation and addressing systemic barriers. The aim of equity is to ensure that everyone has access to equal results and benefits. (Equity and Inclusion Lens Handbook)

Inclusion: Everyone has access to the resources of their community and the opportunity to participate in all areas, regardless of their race,

7.3 Culture and Arts

7.3.1 Facilities and Programs

7.3.1.1 Recognizing the leading role cultural and arts activities play in maintaining the exceptional quality of life in this community and in providing an attraction and focus for visitors, the City will support cultural activities and events within the community by encouraging and facilitating the provision and operation of museums, art galleries, libraries, theatres, arenas, concert halls, community centres and other suitable facilities within the City.

7.3.1.2 The City will promote and support festivals, shows and other events reflecting the cultural richness and history of Owen Sound. The City will support the planning of locations for such events by promoting the inclusion of spaces for cultural activities and events in public spaces, parks and public buildings, particularly in the River District area.

7.3.1.3 In order to provide guidance in the promotion and support of cultural initiatives, the City has developed a Cultural Master Plan that establishes City's strategy for achieving mutual cultural goals and establishes the City's role in the expression of culture in the community.

For the purposes of the Cultural Master Plan, the City has adopted the following definition of culture: Culture is a sharing of ideas and learning through individual and community expression in the visual, literary and performing arts and heritage.

gender, social class, religion, sexual identity or other dimension of diversity. (Ontario Human Rights Commission)

Diversity: The City and all its residents benefit when different communities, groups and individuals with a variety of cultures, ethnicities, philosophical differences, sexual orientations, gender expressions, sexual and gender identities, abilities, ages and experience participate in and contribute to, the City's workforce and to its socio-economic environments. It is understood that diversity encompasses acceptance and respect for all peoples.

7.3 Culture and Arts

7.3.1 Facilities and Programs

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7.3.1.3 In order to provide guidance in the promotion and support of cultural initiatives, the City has developed a Cultural Master Plan that establishes City's strategy for achieving mutual cultural goals and establishes the City's role in the expression of culture in the community.

8.7.2 Community Wellbeing & Inclusion

8.7.2.1 The City will continuously work to design public spaces that:

- a. Promote physical and social mobility,
- b. Reject social and racial segregation, and
- c. Contribute to physical and mental health.

8.7.2.2 The City will work continuously to execute civic engagement that is inclusive and reaches all citizens, regardless of circumstance or identity.

For the purposes of the Cultural Master Plan, the City has adopted the following definition of culture: Culture is a sharing of ideas and learning through individual and community expression in the visual, literary and performing arts and heritage.

8.7.2 Community Wellbeing & Inclusion

8.7.2.1 The City will have a comprehensive Equity, Inclusion and Diversity Policy and procedures and will continuously work to design public spaces and services that:

- a. Promote physical and social mobility,
- b. Reject social and racial exclusion, harassment and discrimination, and
- c. Promote anti-discrimination and anti-racism
- d. Contribute to physical and mental health.

8.7.2.2 The City will work continuously to execute civic engagement that is equitable and inclusive and reaches all citizens, regardless of circumstances, race, ethnicity, Indigeneity, language, marital status, gender identity/gender expression, sexual orientation/sexual identity, newness to Canada, income level, age, physical or mental ability, culture or identity in order to plan and implement initiatives that will achieve mutually beneficial and equitable outcomes.

8.7.2.3 The City will work continuously with diverse and marginalized communities and groups to address racism, discrimination and harassment as barriers to inclusion and wellbeing for all citizens. In the spirit of reconciliation, when possible, these groups will be Indigenous-lead to both promote cultural awareness, and ensure that voices are heard equally around the Talking Circle in a holistic way.

8.7.2.4 The City of Owen Sound will work with Owen Sound Police Services and diverse community stakeholders in the thoughtful development and implementation of the Grey Bruce Community Safety and Well Being Plan; which will include considerations for our local MMIW2S and those at risk in our local Indigenous Communities.

Grey Bruce Pride's Submission:

Appendix B

URBAN ABORIGINAL HOMELESSNESS IN CANADA



1 IN 15 Aboriginal people in urban centres experience homelessness, compared to **1 IN 128** for the general population.

ABORIGINAL PEOPLE IN MAJOR URBAN CENTRES ARE **8 TIMES** MORE LIKELY TO EXPERIENCE HOMELESSNESS.

6.97% of Aboriginal people in cities experience homelessness

0.78% of the general population in cities experiences homelessness

0 25% 50% 75% 100%

Source: Belanger, Y. et al. (2013). Homelessness, Urban Aboriginal People, and the Need for a National Enumeration. *Aboriginal Policy Studies*, 2(2), 4-33.

Grey Bruce Pride's Submission:

Appendix C

Diversity, Inclusivity and Equity Words not Included within

Owen Sound's Official 25 Year Draft City Plan

- Racism ("racial" once)
- Anti-Racism
- Ethnicity
- Reconciliation
- 2SLGBTQQA+, gender, sexuality, or any other word related to our communities
- Black
- Discrimination
- Anti-Discrimination
- Person of Colour
- Immigrant
- Newcomer
- Refugee
- Missing & Murdered Indigenous Women/Two-Spirit (MMIW-2S)
- Urban Indigenous
- Treaty (mention it ONCE)
- Religion
- Spirituality
- Low-Income
- Poverty

Perhaps the oversight in failing to address the 6 Key Areas of Diversity in this plan was fear of inappropriate use of language, in which case education and dialogue around acceptable language about these areas is needed; as well as detailed objectives ensuring the specific inclusivity, safety, and equity of each key area.

**Review of the First Draft of the Owen Sound
Official Plan Amendment # 10 (OPA 10) dated December 24, 2020**

Comments Submitted by Tasha Schmidt, [REDACTED] Owen Sound ON [REDACTED]

Submitted on: March 10, 2021

Re: Climate Change

Dear City Councilors,

I recently became a mother. This gives me a vested interest in ensuring that the city will be a welcoming place to be in the coming decades.

As acknowledged in the *Planning Act* and the Provincial Policy Statement, the climate is changing. We will likely get more extreme rainfall / snowfall and other weather events, and as such we may need to plan for erosion, flooding, rising lake levels, and additional freeze/thaw events. It is projected that we will get more very hot days each year. This will make city streets and parking areas that lack shade increasingly unbearable, and will require access to public places where people can cool down when it is too hot to be indoors.

I would like to draw city council's attention to subsection 16(14) of the *Planning Act*, which requires that the OPA must contain policies that identify actions (in addition to goals and objectives) that both mitigate greenhouse gas emissions and provide for adaptation to a changing climate.

I have reviewed the first draft of the Owen Sound Official Plan Amendment # 10 (OPA 10) dated December 24, 2020. My review gives me reason to believe that in order to comply with section 16(14) of the *Planning Act*, the creation of a greenhouse gas emissions inventory, a Climate Mitigation Action Plan, and a Climate Adaptation Action Plan is required. How can you know if you are decreasing greenhouse gas emissions without knowing first what you are currently emitting? A greenhouse gas emissions inventory is essential to know your starting point. And the *Planning Act* requires concrete actions to both mitigate and adapt to climate change.

If we are going to conserve energy, prepare for a future with electric vehicles, create shaded public spaces, and plan our stormwater and sewage systems and our infrastructure for extreme weather events, we need to start now.

I also hope that the City of Owen Sound will work with Grey County as they finalize their Climate Change Action Plan to integrate some of the actions suggested therein.

Below is a list of concrete actions that could be included in OPA 10. I would be happy to discuss anything in this letter with city staff or city council.

Thank you for your time and consideration.

Sincerely,

Tasha Schmidt

SUGGESTED ACTIONS

- Waste Management
 - o Three stream waste collection, including in all multi-unit residential buildings. Organic waste in landfills generates methane, a potent greenhouse gas. By composting wasted food and other organics, methane emissions are significantly reduced.
- Urban Forest
 - o Develop an active urban street tree planting program to create shaded streets.
 - o Achieve a mature forest cover of 40% of the total land area of the Town.
 - o Create a Tree Protection By-law (prevent tree removal, protect mature trees, require tree replacement / planting in new builds, require a tree preservation plan in new developments, etc.)
 - o Reforest any cleared lands and along waterfronts and watercourses to reduce flooding and erosion.
- Erosion / Flooding, etc.
 - o When reviewing an application for development, consider the potential impacts of climate change that may increase the risk associated with natural hazards (flooding, erosion, etc.).
- Active Transportation
 - o Design and encourage roads that plan for pedestrians and cyclists (barrier free, safe, no long streets without pedestrian pathways, trees for shade, signage, bicycle racks, lighting, etc.)
 - o Require that new development include parking for bicycles.
 - o Only approve those plans of subdivision that will not adversely impact the transportation system and that will support public transit, cycling and walkability.
- Sustainable Energy
 - o Be a willing host for green energy facilities of a modest scale, including wind and solar.
- Reduce demand for Energy
 - o Objective: Demonstrate leadership in green building design and technology, including the use of renewable and alternative energy sources
 - o Encourage construction that is solar ready.
 - o All new development should be of the highest design and environmental standards, including shoreline condition and rehabilitation plans. E.g. Require a minimum standard as established by LEED, the Model National Energy Code for Buildings, or Energy Star.

- Provide direction on opportunities for energy efficiency and alternative energy strategies in new development, such as: a) direct energy generation, b) renewable/alternative energy systems and distribution and demand management plans, c) land use patterns and urban design standards to support energy conservation objectives.
- Heat Island
 - Mitigate heat island effects in new development by requiring green or white roofs, by incorporating shade (trees, etc.), and requiring light-coloured paving materials, etc.
 - Plant trees in commercial and industrial areas, and create a residential tree replanting strategy.
- Reduce demand for Water and Wastewater systems
 - Achieve 10% greater water efficiency than the Building Code in municipal buildings and/or new builds.
 - Require installation of permeable driveway and parking lot surfaces.
 - Require the use of water efficient, drought resistant plant materials in parks, along streetscapes and in public and private landscaping.
 - Develop all parks and open spaces with native, water efficient, drought resistant planting materials. Hard surface materials in parks should be permeable.
 - All sanitary sewers should be separate from any storm drainage facilities. Require any existing storm drainage to be progressively separated from sanitary sewers.
- Climate Change
 - Prepare a Climate Adaptation Action Plan, a Greenhouse Gas Emissions Inventory, and a Climate Mitigation Action Plan.
 - Establish a greenhouse gas reduction target.
 - Incorporate Grey County's Climate Change Action Plan.
- Preserve green / agricultural land
 - Reduce parking requirements for new development where the development supports alternative modes of transportation, especially public transit.
 - Allow for intensification of housing development
- Protect ecosystems by identifying key natural heritage features that have ecological and hydrologic functions.
 - Protect significant wetlands, woodlands, valleylands, wildlife habitat, areas of natural and scientific interest, coastal wetlands fish habitat and the habitat of endangered species and threatened species. Only approve those plans of subdivision that do not adversely impact the aforementioned.
- Local Food Production
 - Provide for (allow) community gardens and edible landscapes.
- Electric Vehicles
 - All new development should include charging capability for green vehicles.

From: Colleen Purdon <[REDACTED]>
Sent: March 10, 2021 12:47 PM
To: OS Planning <osplanning@owensound.ca>
Cc: Briana Bloomfield <bbloomfield@owensound.ca>; mokless Hassan <[REDACTED]>; Azar Azad <[REDACTED]>; David Morris <[REDACTED]>; Nicholas Forrester <[REDACTED]>; Waleed Aslam <[REDACTED]>; Muna Shrestha <[REDACTED]>; Donald Anderson <[REDACTED]>; Purdon, Colleen-Internet <[REDACTED]>; Manpreet Kaur Sangha <[REDACTED]>
Subject: Submission from Welcoming Communities Grey Bruce for draft Official Plan

Welcoming Communities Grey Bruce (WCGB) is a not for profit organization incorporated in 2019. It is led by diverse and passionate community volunteers. Our mission is to build an inclusive and welcoming Grey Bruce where differences are celebrated and no one is left behind. We focus on: supporting newcomers, addressing systemic barriers to inclusion such as racism, cultural biases and inequities, and building collaborative partnerships. Welcoming Communities carries out research, pilot projects, education, training, skill development and mentoring to overcome barriers to inclusion and to celebrate diversity in our region. You can find local tools and resources on our website: welcominggreybruce.ca

The Board of Directors of WCGB approved by motion the submission of recommendations to the City of Owen Sound for changes and additions to the draft Official Plan that will be reviewed on March 15th, 2021.

As the Board Secretary of Welcoming Communities Grey Bruce, I am submitting the documents below and hope that these suggestions and recommendations will be included for Council's review at the special meeting on March 15th. I have registered to speak to these recommendations at the March 15th Special Meeting, and several of our board members plan to attend.

WCGB appreciates the opportunity to submit the attached recommendations as part of the review of Owen Sound's Official Plan, and the opportunity to take part is the review of the Official Plan. We are a grass roots organization that has been working in Owen Sound and area for the past 10 years as a community committee, and are now a formal not for profit. We see how our community is changing, and how much work needs to be done to truly make Owen Sound a welcoming and inclusive city for all. We look forward to ongoing work with the city to support inclusion, to address racism and discrimination in all its forms, and to support City elected officials and staff in building on our successes and addressing the needs of all citizens.

This submission includes:

- a letter sent to the Mayor and Council from David Morris, the chair of WCGB on behalf of the board, that sets out an overview of the submission from WCGB

- a document with suggestions for changes in language and content for the new Official Plan. The document has the current language in the draft Official Plan compared to suggested language as proposed by WCGB.
- an example from the City of Cobourg of a Equity, Diversity and Inclusion Strategy that Cobourg has approved and is moving forward with that WCGB hopes will be helpful to the City of Owen Sound.
- an example of a policy from the City of Hamilton that
- a recommendation that COS to become a member of the Coalition of Inclusive Municipalities (<https://en.ccunesco.ca/networks/coalition-of-inclusive-municipalities>)

On behalf of the Board of Welcoming Communities, we thank you for including our submission for consideration by Council at the Special Meeting on March 15,2021.

All the best,

Colleen Purdon
Secretary,
Welcoming Communities Grey Bruce

██████████
Owen Sound, ON ██████████

Cell: ██████████
Home: ██████████
██████████



info@welcominggreybruce.ca

Mayor Ian Boddy and Council
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON. N4K 2H4
council@owensound.ca

March 9, 2021

Dear Mayor and Council:

Re: Input for Draft Official Plan

On February 11, 2021, Welcoming Communities Grey Bruce (WCGB) wrote to Owen Sound City Council seeking an update on the actions taken by Owen Sound arising from the anti-racism, anti-oppression motion passed in July. In response to our letter, WCGB was contacted by a member of Council who requested that we recommend specific actions that Council should undertake toward fulfilling the intent of the July motion.

WCGB believes that the following are the minimum actions that Council should take at this time:

- 1) Amend the draft Official Plan to incorporate goals and objectives within Sections 2, 7 and 8 of the draft Official Plan that specifically commit The City of Owen Sound to an Equity, Inclusion and Diversity strategy that addresses issues of racism and other forms of discrimination. In particular, The City of Owen Sound must commit to working toward Truth and Reconciliation with Indigenous communities through on-going consultation and collaboration. Our recommendations for such amendments are attached as Appendix 1. This document is formatted so as to facilitate comparison of our recommendations with the December 2020 draft.
- 2) Work with WCGB and other community groups on an Equity, Inclusion and Diversity Advisory Group to assist Council and Staff in preparing an Equity, Inclusion and Diversity Policy for the City of Owen Sound. The composition of this Advisory Group should be reflective of the residents of Owen Sound who are vulnerable to exclusion on the basis of race, ethnicity, Indigenous ancestry, language, marital status, gender

identity/gender expression, sexual expression, newness to Canada, income level, age and/or physical or mental ability.

The Equity and Inclusion Policy of the City of Hamilton is one example that could serve as a model for Owen Sound (Appendix 3). However, we believe that to be effective the Policy must be developed locally and suggest that the approach used by the City of Cobourg would be suitable here. (Attached as Appendix 2).

We would further encourage the City of Owen Sound to commit to becoming a member of the Coalition of Inclusive Municipalities. (<https://en.ccunesco.ca/networks/coalition-of-inclusive-municipalities>)

Our Board of Directors will submit the above recommendations for inclusion in the ongoing review of the Official Plan and we will participate in the Special Meeting on March 15th to table these recommendations formally.

Welcoming Communities Grey Bruce, other organizations that serve Owen Sound and area, and many individual citizens in our community recognize the need for civic leadership and a policy framework to ensure that the lenses of equity, inclusion and diversity are applied throughout all planning and decision-making processes of the City of Owen Sound. We are more than willing to work with the City toward this end.

Sincerely,



David Morris
Chair
Welcoming Communities Grey Bruce

c.c. Welcoming Communities Grey Bruce Board Members: Muna Shrestha, Waleed Aslam, Manpreet Kaur Sangha, Donald Anderson, Mokless Hassan, Colleen Purdon, Nicholas Forrester, Azar Azad.

Owen Sound draft Official Plan Dec 2020

2.1 Vision The City of Owen Sound is where you want to live. A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that sustainability, resiliency, and quality of life are considered in every decision.

2.2 Goals and Objectives

The goals and objectives establish the City's commitment to being a complete community and focuses on opportunities to support: Sustainability; Economic Vitality; Managing Growth; Quality of Life; Equity, Diversity and Accessibility; Urban Design; and, Infrastructure.

2.2.4 Quality of Life Goal: To be a community that celebrates its cultural heritage and offers an exceptionally supportive and healthy environment, providing leadership as the social, cultural, and recreational focus for City residents and visitors.

Objectives:

- a. To encourage the provision of an appropriate range and distribution of health and wellness, safety, educational, cultural and recreational facilities and services throughout the community.
- b. To identify, protect, enhance and celebrate the cultural City's heritage resources through historical recordkeeping and interpretation, archaeological assessment, artifact preservation, and built heritage conservation.
- c. To achieve a highly integrated system of educational, cultural and recreational areas, trails, programs and facilities, and demonstrate leadership in cultural initiatives and events throughout the City, particularly within the River District and Harbour Area and Escarpment parks.

WCGB recommended amendments

2.1 Vision The City of Owen Sound is where you want to live. *A city where everyone is fully accepted and respected as a valued member of the community.* A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that *equity, inclusion, diversity*, sustainability, resiliency, and quality of life are considered in every decision.

2.2 Goals and Objectives

The goals and objectives establish the City's commitment to being a complete community and focuses on opportunities to support: Sustainability; Economic Vitality; Managing Growth; Quality of Life; Equity, Diversity and Accessibility; Urban Design; and, Infrastructure.

2.2.4 Quality of Life Goal: To be a community that celebrates its cultural heritage, *cultural diversity* and offers an exceptionally supportive and healthy environment, providing leadership as the social, cultural, and recreational focus for City residents and visitors.

Objectives:

- a. To encourage the provision of an appropriate range and distribution of health and wellness, safety, educational, cultural and recreational facilities and services throughout the community.
- b. To identify, protect, enhance and celebrate the City's cultural heritage resources through historical recordkeeping and interpretation, archaeological assessment, artifact preservation, and built heritage conservation.
- c. To achieve a highly integrated system of educational, cultural and recreational areas, trails, programs and facilities, and demonstrate leadership in cultural initiatives and events throughout the City, particularly within the River District and Harbour Area and Escarpment parks.

d. To demonstrate leadership in being an interactive, transparent local government through an open system of consultation, collaboration and partnerships with members of the public, Indigenous communities, other levels of government, and external agencies.

2.2.5 Equity, Diversity and Accessibility Goal: To be a welcoming, safe and supportive community that provides for the diverse needs of residents and visitors of all ages and abilities.

Objectives:

a. To provide a safe and accessible urban environment with a mix of uses, activities, experiences and opportunities, for persons of all ages and abilities in accordance with the Accessibility for Ontarian's with Disabilities Act and the City's Multi-year Accessibility Plan.

b. To recognize and respond to the demographic changes in the community, including the needs of an aging population, and develop strategies to encourage all residents to maintain their residency and employment within the City.

c. To recognize and respond to demographic changes in the community, including the needs of an aging population, students and youth, through the development of strategies and relevant policy.

d. To demonstrate leadership in being an interactive, transparent local government through an open system of on-going consultation, collaboration and partnerships with members of the public, Indigenous communities, cultural communities, other levels of government, and external agencies.

e. To work toward Truth and Reconciliation with Indigenous communities through on-going consultation and collaboration

2.2.5 Equity, Diversity and Accessibility Goal: To be a welcoming, safe and supportive community that equitably provides for the diverse needs of [all its](#) residents and visitors

Objectives:

a. To provide a safe and accessible urban environment with a mix of uses, activities, experiences and opportunities, for persons of all ages and abilities in accordance with the Accessibility for Ontarian's with Disabilities Act and the City's Multi-year Accessibility Plan.

b. To recognize and respond to the demographic changes in the community, including the needs of an aging population, and develop strategies to encourage all residents to maintain their residency and employment within the City.

c. To recognize and respond to demographic changes in the community, including the needs of an aging population, students and youth, through the development of strategies and relevant policy.

d. To recognize and respond to the increasing racial and cultural diversity in the community through the development and implementation of a comprehensive Equity, Inclusion and Diversity Policy such that the lenses of equity, inclusion, diversity and public engagement are applied to all City of Owen Sound's processes, policies, practices, programs, services, opportunities, actions, corporate strategic plans and departmental goals in ensuring beneficial outcomes and improved quality of life for all of the City's internal and external stakeholders.

d. To apply an equity lens to all decisions and work to capture all opportunities to address homelessness and combat inequity in the City's built environment and planning policy framework.

e To apply an equity lens to all decisions and work to capture all opportunities to address homelessness and combat inequity in the City's built environment, planning policy framework, [workplaces](#) and [delivery of services](#).

For the purposes of the Official Plan, the City has adopted the following definitions of Equity, Inclusion and Diversity:

Equity: Treating everyone fairly by acknowledging their unique situation and addressing systemic barriers. The aim of equity is to ensure that everyone has access to equal results and benefits.

Inclusion: Everyone has access to the resources of their community and the opportunity to participate in all areas, regardless of their race, gender, social class, religion, sexual identity or other dimension of diversity.

Diversity: The City and all its residents benefit when different communities, groups and individuals with a variety of cultures, backgrounds, orientations, expressions, identities, skills and experience participate in and contribute to the City's workforce and to its socio-economic environments.

7.3 Culture and Arts

7.3 Culture and Arts

7.3.1 Facilities and Programs

7.3.1 Facilities and Programs

7.3.1.1 Recognizing the leading role cultural and arts activities play in maintaining the exceptional quality of life in this community and in providing an attraction and focus for visitors, the City will support cultural activities and events within the community by encouraging and facilitating the provision and operation of museums, art galleries, libraries, theatres, arenas, concert halls, community centres and other suitable facilities within the City.

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7.3.1.2 The City will promote and support festivals, shows and other events reflecting the cultural richness and history of Owen Sound. The City will support the planning of locations for such events by promoting the inclusion of spaces for cultural activities and events in public spaces, parks and public buildings, particularly in the River District area.

7.3.1.3 In order to provide guidance in the promotion and support of cultural initiatives, the City has developed a Cultural Master Plan that establishes City's strategy for achieving mutual cultural goals and establishes the City's role in the expression of culture in the community.

For the purposes of the Cultural Master Plan, the City has adopted the following definition of culture: Culture is a sharing of ideas and learning through individual and community expression in the visual, literary and performing arts and heritage.

8.7.2 Community Wellbeing & Inclusion

8.7.2.1 The City will continuously work to design public spaces that:

- a. Promote physical and social mobility,
- b. Reject social and racial segregation, and
- c. Contribute to physical and mental health.

8.7.2.2 The City will work continuously to execute civic engagement that is inclusive and reaches all citizens, regardless of circumstance or identity.

7.3.1.2 The City will promote and support festivals, shows and other events reflecting the cultural richness, **diversity** and history of Owen Sound. The City will support the planning of locations for such events by promoting the inclusion of spaces for cultural activities and events in public spaces, parks and public buildings, particularly in the River District area.

7.3.1.3 In order to provide guidance in the promotion and support of cultural initiatives, the City has developed a Cultural Master Plan that establishes City's strategy for achieving mutual cultural goals and establishes the City's role in the expression of culture in the community.

For the purposes of the Cultural Master Plan, the City has adopted the following definition of culture: Culture is a sharing of ideas and learning through individual and community expression in the visual, literary and performing arts and heritage.

8.7.2 Community Wellbeing & Inclusion

8.7.2.1 The City **will have a comprehensive Equity, Inclusion and Diversity Policy and procedures** and will continuously work to design public spaces and services that:


- a. Promote physical and social mobility,
- b. Reject social and racial **exclusion, harassment and discrimination, and**
- c. Contribute to physical and mental health.

8.7.2.2 The City will work continuously to execute civic engagement that is equitable and inclusive and reaches all citizens, regardless of circumstances, **race, ethnicity, Indigenous ancestry, language, marital status, gender identity/gender expression, sexual orientation, newness to Canada, income level, age and/or physical or mental ability in order to plan and implement initiatives that will achieve mutually beneficial and equitable outcomes.**

8.7.2.3 The City will work continuously with diverse and marginalized communities and groups to address racism,

discrimination and harassment as barriers to inclusion and wellbeing for all citizens.

8.7.2.4 The City of Owen Sound will work with Owen Sound Police Services and community stakeholders in the development and implementation of the Grey Bruce Community Safely and Well Being Plan.

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	STAFF REPORT
TO:	Mayor and Town Council Members
FROM:	Jamie Kramer, CHRP, CCIP™, Accessibility Coordinator
DATE OF MEETING:	December 7, 2020
TITLE/SUBJECT:	Equity, Diversity, and Inclusion Strategy
REPORT DATE:	November 23, 2020
FILE #:	

1.0 STRATEGIC PLAN

Pillar - PEOPLE – The Town of Cobourg supports and cares for the Social and Physical Well-Being of its Citizens.

Pillar – PLACES – The Town protects, preserves, and promotes its natural assets, heritage, arts, culture, and tourism.

Pillar – PROGRAMS – The Town provides efficient and effective corporate, community, and business and recreational services for its residents, businesses, and visitors.

Pillar – PARTNERSHIP – The Town engages in strong, sustainable public-private partnerships to improve the quality of life for everyone.

Pillar – PROSPERITY – The Town plans for, markets, and develops assets for economic growth and financial security.

2.0 PUBLIC ENGAGEMENT

Specific organizations were contacted to provide insight and input into the draft Terms of Reference for the Equity, Diversity, and Inclusion Committee of Council including:

- Alderville First Nations,
- Big Brothers, Big Sisters Northumberland,
- Canadian Mental Health Association (Haliburton, Kawartha, Pine Ridge),

Title/Subject: Equity, Diversity, and Inclusion Strategy

- Community Living-West,
- Cornerstone Northumberland,
- Horizons of Friendship,
- Multicultural First Aid,
- New Canadians Centre,
- Northumberland Community Legal Centre (Legal Aid Ontario),
- Settlement Services through Northumberland County, and
- Queer Collective.

The public were also provided the opportunity to provide comments and insights not only into the Terms of Reference but the beginning stages of the EDI Strategy as well during this time period.

As a reminder, the public is always encouraged to participate in discussion around equity, diversity, and inclusion at the Town of Cobourg by emailing the Accessibility Coordinator at diversity@cobourg.ca.

3.0 RECOMMENDATION

THAT Council receive this Memo from the Accessibility Coordinator for information purposes; and

FURTHER THAT Council approves the final version of the Terms of Reference for the Equity, Diversity, and Inclusion Advisory Committee of Council; and

FURTHER THAT Council authorize the preparation of a By-law to amend By-Law No. 008-2019 to include the Terms of Reference for the Equity, Diversity, and Inclusion Advisory Committee of Council; and

FURTHER THAT Council appoints two (2) Councillors to sit as Voting Members of the Equity, Diversity, and Inclusion Advisory Committee of Council; and

FURTHER THAT Council directs Staff to begin the application process for the Equity, Diversity, and Inclusion Advisory Committee of Council; and

FURTHER THAT Council direct Staff to consult with the Equity, Diversity, and Inclusion Advisory Committee of Council on matters pertaining to the Equity, Diversity, and Inclusion Strategy for the Town of Cobourg, including public participation; and

FURTHER THAT Council sign the Declaration to join the Coalition of Inclusive Municipalities on January 4, 2021 as a commemoration to World Braille Day; and

FURTHER THAT Council direct Staff to bring forward initial budget amounts to be presented at the 2021 Budget review process for Council deliberations; and

FURTHER THAT Council participate in the "Leadership Interviews" as a part of the development of this strategy in the coming months.

4.0 ORIGIN AND LEGISLATION

Title/Subject: Equity, Diversity, and Inclusion Strategy

Council Resolutions

On June 29, 2020, Municipal Council passed the following Resolution:

WHEREAS at the Committee of the Whole Meeting on June 22, 2020 Council considered a Notice of Motion from Councillor Emily Chorley and Councillor Adam Bureau, regarding an Equity and Inclusion Policy for the Town of Cobourg; and

WHEREAS the Black Lives Matter movement has highlighted the need for a reaffirmed commitment to confronting racism and removing systemic barriers to equality; and

WHEREAS fostering an inclusive and welcoming community is a key tenant of the Town of Cobourg's annual 'Pride Month'; and

WHEREAS municipal government can play a leading role in helping to achieve gender equality;

NOW THEREFORE BE IT RESOLVED THAT Council instruct Staff to draft an Equity and Inclusion Policy; and

FURTHER THAT the policy specifically address the Inclusion of Black, Indigenous and People of Colour, women, people with disabilities, newcomers to Canada, the Lesbian, Gay, Bisexual, Trans, Queer, Two-Spirit, Intersex, and Asexual peoples, as well as those who identify as pansexual, questioning, non-binary, and other gender and sexual minorities (2SLGBTQIAP+) community and other visible minorities; and

FURTHER THAT the policy draws upon resources such as 'Advancing Equity and Inclusion: A Guide for Municipalities' and FCM's 'Diverse Voices Toolkit'; and

FURTHER THAT the policy includes annual commitments to Equity and Inclusion training for Town of Cobourg Staff, volunteers and Members of Council, engagement of citizens and advisory committees, and communications on progress; and

FURTHER THAT Council direct Staff to form an Ad Hoc Committee or a suitable alternative with a terms of reference or terms of engagement consisting of citizen members from these diverse minority populations in order to provide input on the development of the Equity and Inclusion Policy, due back to Council on August 24, 2020 Meeting; and

FURTHER THAT the draft policy be presented to Council for consideration by December 7th, 2020.

On September 14, 2020, Municipal Council passed the following Resolution:

WHEREAS at the Committee of the Whole Meeting on September 14, 2020 Council considered a memo from the Municipal Clerk/Manager of Legislative Services regarding Diversity, Inclusion and Equity within the Town of Cobourg; and

FURTHER THAT Municipal Council on June 29, 2020 provided Staff with a direction to draft and present a Diversity, Equity and Inclusion Policy for the Town of Cobourg that will encourage, promote, and insist upon awareness, equality, and acceptance by all residents and Municipal Staff in the Corporation of the Town of Cobourg; and

Title/Subject: Equity, Diversity, and Inclusion Strategy

FURTHER THAT Staff recommend that the Municipal Council not only provide direction for a Diversity, Equity and Inclusion Policy, but that Council engage and establish a leadership approach in responding to a call for more municipal action on supporting Diversity, Inclusion and Equity across the jurisdiction on the Town of Cobourg Community;

NOW THEREFORE BE IT RESOLVED THAT Council direct Staff to create supporting governance structures with internal and external stakeholders from the Black, Indigenous and People of Colour, women, people with disabilities, newcomers to Canada, the Lesbian, Gay, Bisexual, Trans, Queer, Two-Spirit, Intersex, and Asexual peoples, as well as those who identify as pansexual, questioning, non-binary, and other gender and sexual minorities (2SLGBTQIAP+) community and other visible minorities; in order to identify and develop priorities, strategies and initiatives to support the Equity, Diversity and Inclusion effort in the Town of Cobourg; and

FURTHER THAT Council direct Staff to engage Cobourg's diverse community to help create potential draft terms of reference to advise Council and make recommendations to provide a monitoring and measuring role to help ensure that the Town applies a Diversity, Equity and Inclusion lens to its policies, services and programs; and

FURTHER THAT Council direct Staff to make an application to join the Coalition of Inclusive Municipalities (CIM) as a commitment to investing time and resources toward creating a more welcoming and inclusive community in which the CIM network brings together municipalities that want to improve their policies against racism, discrimination, exclusion and intolerance and together, the municipalities undertake initiatives to eliminate all forms of discrimination with a view to building open and inclusive societies; and

FURTHER THAT Council direct Staff to bring forward a report to a December Council Meeting or an earlier meeting presenting a status update on the recommendations approved and outlined within the Staff Report.

On November 2, 2020, Municipal Council passed the following Resolution:

THAT Council receive this Memo from the Accessibility Coordinator for information purposes; and

FURTHER THAT Council reviews the draft Terms of Reference for the Equity, Diversity, and Inclusion Committee of Council and provide input, as necessary; and

FURTHER THAT Council directs Staff to begin broad public engagement with the residents of Cobourg on the Terms of Reference for the Equity, Diversity, and Inclusion Committee of Council; and

FURTHER THAT Council direct Staff to bring forward a final version of the Terms of Reference for the Equity, Diversity, and Inclusion Committee of Council to a future Council meeting prior to the end of 2020; and

FURTHER THAT Council receive the timeline for the Equity, Diversity, and Inclusion Strategy development for information purposes; and

Title/Subject: Equity, Diversity, and Inclusion Strategy

FURTHER THAT Council participate in the "Initial Benchmarking" step of the development of this strategy.

Canadian and Ontario Legislation

Canada along with its provinces and territories has an exceptional system of human rights laws and ratified international treaties. Nevertheless, as in other parts of the world, racism and discrimination continue to raise barriers against the development of individuals and groups. Racism and discrimination divide communities, pose a serious threat to peaceful coexistence and exchange among and within communities, imperil democratic and participatory citizenship, and entrench and aggravate inequalities within society. Racism and discrimination continue to perpetuate the historical disadvantage experienced by Aboriginal peoples and other diverse groups, many of whom are members of Canada's most economically and socially marginalized communities.

The **Canadian Charter of Rights and Freedoms** stipulates: "Every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability".

Under the **Canadian Human Rights Act**, "all individuals should have an opportunity equal with other individuals to make for themselves the lives that they are able and wish to have and to have their needs accommodated, consistent with their duties and obligations as members of society, without being hindered in or prevented from doing so by discriminatory practices based on race, national or ethnic origin, colour, religion, age, sex, sexual orientation, marital status, family status, disability or conviction for an offence for which a pardon has been granted."

The **Citizenship Act** provides that all Canadians, whether by birth or by choice, enjoy equal status, are entitled to the same rights, powers and privileges and are subject to the same obligations, duties, and liabilities.

The **Canadian Multiculturalism Act** provides that the "Government of Canada recognizes the Diversity of Canadians as regards race, national or ethnic origin, colour, and religion as a fundamental characteristic of Canadian society and is committed to a policy of multiculturalism designed to preserve and enhance the multicultural heritage of Canadians while working to achieve the equality of all Canadians in the economic, social, cultural and political life of Canada," (Preamble), affirms that multiculturalism "reflects the cultural and racial Diversity of Canadian society and acknowledges the freedom of all members of Canadian society to preserve, enhance and share their cultural heritage" (section 3(1)(a)) and that it represents "a fundamental characteristic of the Canadian heritage and identity and that it provides an invaluable resource in the shaping of Canada's future" (section 3(1)(b)).

Provincial and territorial human rights codes are premised on the principle that all human beings are equal in worth and dignity, and are entitled to equal protection of the law, as well as that every person has a right to full and equal recognition and exercise of their human rights and freedoms, without distinction, exclusion or preference based on some or all of the following grounds: race, colour, ancestry, ethnic origin, sex, pregnancy, sexual orientation, civil, marital or family status, age, religion, political belief,

language, ethnic or national origin, social condition, or disability. Discrimination exists where such a distinction, exclusion or preference has the effect of nullifying or impairing such rights, and human rights codes prohibit discrimination and harassment.

5.0 BACKGROUND

This report responds to part of the above resolutions as requested by Council.

Employers use Diversity and Inclusion initiatives for a variety of reasons including legislative compliance obligations, increasing innovation, and to increase the bottom line with a more diverse workforce. Using Demographic and Labour Market information from the 2016 Canadian Census through Statistics Canada¹, it is clear that there are marginalized, underrepresented, and underserved groups living in the Town of Cobourg.

In 2016, it was reported that almost 4,000 residents of Cobourg moved to the city from cities within the province of Ontario in the last five (5) years with almost 1,500 in the last year.² With the rising cost of housing³ and the COVID-19 pandemic⁴, there are many people moving out of, and away from, Toronto to some of the smaller communities to either commute into the city or retire. As Toronto is one of the most diverse cities in Canada, this could increase the diverse population in Cobourg in the near future. Many persons, including a few from the Legislative Services department, are choosing to move East of Toronto to smaller communities like Cobourg where their money will go further.

The 2016 Census shows us that 4.4% of the population in Cobourg identifies as a Racialized Person (Visible Minority) and 2.3% of the population identifies as an Indigenous Person (Aboriginal).⁵ In Northumberland County, the population is 3.4% and 2.7%, for Racialized Persons (Visible Minorities) and Indigenous Persons (Aboriginals), respectively.

¹ Statistics Canada. 2017. Cobourg, T [Census subdivision], Ontario and Ontario [Province] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed September 28, 2020).

² Ibid.

³ Khoo, Isabelle. "Here's How Much Young People Need To Make To Survive In Toronto." Toronto Storeys, 10 Dec. 2019, <http://www.torontostoreys.com/cost-of-living-toronto-2019/>.

⁴ Peters, Diane. "Why COVID-19 Has City-Dwellers Trying to Get out of Dodge." TVO.org, 18 June 2020, www.tvo.org/article/why-covid-19-has-city-dwellers-trying-to-get-out-of-dodge.

⁵ Statistics Canada. 2017. Cobourg, T [Census subdivision], Ontario and Ontario [Province] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed September 28, 2020).

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Even with the seemingly “homogenous” community, it is important to celebrate differences that do occur. The importance to encourage and celebrate diversity in “homogeneous” communities allows for Cobourg to⁶:

1. **Remove Other-ness:** This includes acknowledging and respect the cultures and traditions across the world, not just what we see in our community. To do this, we have to move beyond the symbolic celebrations of awareness months such as Black History Month to create true experiences for citizens.
2. **Challenge Assumptions:** Take what people know, or think they know about the world, and introduce new ideas and opinions which challenge the assumptions they have grown up with and honed over their lives. Most people are adaptable and accepting by nature who may need a little nudge to accept something from their norm.
3. **Look outside the Bubble:** Expand the worldview of Cobourg to be inclusive of outside opinions, worldviews, and information that shapes the world around us. We should be able to present facts and arguments from marginalized, underrepresented, and underserved communities to those who may not hear these viewpoints elsewhere.
4. **Celebrate the Diversity around Us:** Few communities, including Cobourg and the greater Northumberland County, are entirely homogenous. This means that we should be seeking out and celebrating the uniqueness and differences in our communities, especially the “invisible” diversity elements.

By embracing diversity in the community, it means creating an environment that allows people to bring their unique thoughts and identities to enhance the cultural and diversity competence of the Town of Cobourg. The Town of Cobourg would only gain from having a diverse workplace and a welcoming community. The development of the Equity, Diversity, and Inclusion Strategy would provide the building blocks for creating an inclusive and welcoming community.

While there are activities being done within each department, these are uncoordinated which limits the impact and efficiency of them on the Town of Cobourg. As there are no facets in place that have a broad overview of the Town of Cobourg, there is a potential that staff members, and the community as a whole, are under-reporting cases of harassment and discrimination.

Without an EDI Strategy, there is a limited ability to measure the business value or the return on investment for those smaller facets of diversity that are being conducted. This also gives us a lack of reliable insight into employee experience as well as how the citizens understand equity, diversity, and inclusion.

⁶ Peters, Kylie. "Promoting Diversity in Homogeneous Communities." YALSA Blog, 2016, <http://yalsa.ala.org/blog/2016/12/17/promoting-diversity-in-homogeneous-communities/>.

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The EDI Strategy will work to empower our Mayor and Town Council and our Leadership team, to be able to have meaningful discussions around equity, diversity, and inclusion both in the workplace and the boundaries of Cobourg.

6.0 ANALYSIS

Based on the Council Report and Resolution passed by Council, there were three (3) objectives to assist with creating this update and the overall Diversity, Inclusion, and Equity Policy and Plan.

1. Start to Listen (Public Engagement),
2. Joining the Coalition of Inclusive Municipalities, and;
3. The Development of an Equity, Diversity, and Inclusion Strategy.

Start to Listen (Public Engagement)

The first aspect of the report to Council was to start to listen to the community and key stakeholders and rights holders about how to create an inclusive culture.

There were two (2) steps outlined in the Staff Memo for this option, which included:

1. Create the Terms of Reference for an Advisory Committee for Council, and
2. Community Open Dialogue and Feedback.

Create the Terms of Reference for an Advisory Committee for Council

At the Committee of the Whole meeting on October 26, 2020, a draft version of the Terms of Reference for an Equity, Diversity, and Inclusion Advisory Committee of Council. After this meeting, input from Councillors, other community organizations, and citizens on Engage Cobourg.

In addition, further organizations were reached out to based on their scope of mandate as well as the location they provide services to. As many organizations provide services to Cobourg but have head offices in areas outside of Cobourg. These organizations were asked to provide input via email and/or registration on the Engage Cobourg website and are listed in the "Public Engagement" section of this Council Report.

The final version of these Terms of Reference are attached as **Appendix A**. The Engage Cobourg incorporated the Terms of Reference and general dialogue for understanding issues around equity, diversity, and inclusion in the Town of Cobourg. This was visited a total of 172 times with 4 Engaged Visitors, 43 Informed Visitors, and 123 Aware Visitors. Every participant that said they would like to be involved was sent a personalized email inviting them to stay tuned with the final version of the Equity, Diversity, and Inclusion Advisory Committee of Council Terms of Reference and would be sent the information to apply to be a part of the committee.

This Advisory Committee of Council will start receiving applications once the Terms of Reference are approved and Council will appoint the full Committee by the end of February 2021. While the Mandate and information for the Advisory Committee has been outlined, the goal is to have this Advisory Committee provide insight and information to Council, and Staff, to have a diverse and inclusive lens applied to all Town initiatives moving forward.

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To ensure needs of all community members will be met, select Staff members from Northumberland County have been requested to sit as non-voting members (resources) on the Committee to provide context and insight, as well as to combine efforts for specific strategies and projects. The goal of this Committee is to be as collaborative as possible when creating an equitable, diverse, and inclusive Cobourg.

Community Open Dialogue and Feedback

As part of the opportunity to “Start to Listen”, Staff used Engage Cobourg to begin the conversation about any obstacles, challenges, or opportunities to create a more equitable, diverse, and inclusive town. This information was collected at the same time as the Terms of Reference to begin the dialogue for public engagement.

Staff outlined in the initial report to Council on September 14th the option to create an outreach that allowed the community to “express and write their feelings, a quote, or draw/provide an image...through an online portal or physical location.” Due to the rise of COVID-19 cases during the months between September and November this was done completely online to ensure a safe environment. Should cases drop and it is safe to conduct these types of engagement in person again in 2021, this will be incorporated into the public engagement options for the EDI Strategy at that time.

Staff with the assistance of Town Council and the Equity, Diversity, and Inclusion Committee of Council for the Town of Cobourg will determine a safe location for this, as well as how it will be monitored and issues raised addressed.

Staff will continue to listen to the community. Once the EDI Committee of Council has been formed, a Town Hall/Public Session will be hosted, either in-person, virtually, or hybrid, to encourage citizens to make their voices heard. The way that public participation will take place will depend heavily on COVID-19 restrictions, cases, and advice from Health professionals.

As previously stated in the Council Report, the public is always welcome to address issues, concerns, or opportunities around equity, diversity, and inclusion by emailing the Accessibility Coordinator at diversity@cobourg.ca.

Join the Coalition of Inclusive Municipalities

The Coalition of Inclusive Municipalities is a network through the Canadian Commission for UNESCO (United Nations Educational, Scientific and Cultural Organization). This network brings together municipalities that want to improve their policies against racism, discrimination, exclusion and intolerance. Its strength lies in the shared experiences of its members. Together, the municipalities undertake initiatives to eliminate all forms of discrimination with a view to building open and inclusive societies.

In the guide for [New and Established Members of the Coalition of Inclusive Municipalities](#), there is a recommendation for new signatory members to sign the declaration to become a member of the Coalition of Inclusive Municipalities on an internationally recognized day. The next of these is January 4th, which is World Braille Day. It is the recommendation of Staff that the Mayor and Town Council not only sign the declaration to join the Coalition of Inclusive Municipalities on this day, but also

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proclaim World Braille Day as a significant day to raise awareness at the Town of Cobourg.

Once becoming a signatory member, the Town of Cobourg is responsible for undertaking actions that address ten (10) Common Commitments. These are the following:

1. Increasing vigilance against systemic and individual discrimination.
2. Monitoring discrimination in the municipality and taking action to address it.
3. Supporting individuals who experience discrimination.
4. Providing police services that are exemplary institutions for fighting discrimination.
5. Providing equal opportunities as a municipal employer, service providers, and contractor.
6. Supporting measures that promote equity in the labour market.
7. Challenging discrimination and promoting diversity and equal opportunities in housing.
8. Involving citizens by giving them a voice in anti-racism initiatives and decision-making.
9. Challenging discrimination and promoting diversity and equal opportunities in education and other forms of learning.
10. Promoting the respect, knowledge, and appreciate of cultural diversity and the inclusion of Indigenous and Racialized communities in the cultural fabric of the municipality.

By signing on, the Town of Cobourg is agreeing to create a Plan of Action for these ten (10) Commitments, which will be our EDI Strategy. It is Staff recommendation that we focus on three (3) of these actions while we develop our EDI Strategy and work to incorporate more as we continue on our journey. The three (3) that are being recommended by Staff are:

1. Increasing vigilance against systemic and individual discrimination.
2. Monitoring discrimination in the municipality and taking action to address it.
3. Involving citizens by giving them a voice in anti-racism initiatives and decision-making.

These initial commitments will begin through further public engagement as well as with the assistance of the newly formed Equity, Diversity, and Inclusion Advisory Committee of Council. More information will be provided in 2021 on the full scope of engagement with the public to increase Staff's awareness of the types of discrimination faced by members of the public, as well as our Staff members.

Beginning with these three commitments, the Town of Cobourg will be able to lay a greater foundation to incorporate the remaining seven (7) in the future. While all are important and will have a part to play in the EDI Strategy, the amount of resources and ability to address some of the larger systemic issues will only come with time and further resources. The first three (3) that are being recommended will lay the foundation and framework for how to best implement and address the remaining seven (7).

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Once the Town of Cobourg's EDI Strategy is complete, we will be requested on a yearly basis to provide CCUNESCO with updates on how we are meeting our requirements under the ten (10) Common Commitments. This Annual Report will also be shared with the Equity, Diversity, and Inclusion Advisory Committee of Council as well as Town Council and the public to demonstrate where we are on the journey and what steps are still to be made. This first report will be completed in 2021 along with the start of the implementation of the EDI Strategy.

It should be noted that by focusing on these three (3) commitments, it does not preclude us from having strategies or recommendations for the other seven (7) commitments in our EDI Strategy. As with these types of commitments, they are intertwined and work together to create a holistic approach to the Town of Cobourg's approach to racism and discrimination.

Development of an Equity, Diversity, and Inclusion Strategy

At the Council meeting on November 4th, the following development process for an EDI Strategy was approved by Council:

1. **Initial Internal Benchmarking:** Using the [Global Diversity and Inclusion Benchmarks \(GDIB\)](#), and the corresponding [GDIB Assessment Checklist](#), determine the Town of Cobourg's current level of diversity and culture of inclusion.
2. **External Benchmarking:** Review other Equity, Diversity, and Inclusion Strategies and Plans from other municipalities, non-profit, and for-profit organizations to see the scope of goals and objectives.
3. **Community Engagement and Feedback:** Conduct community engagement and listening sessions to learn about the important topics that should be addressed for the community in Cobourg.
4. **Leadership Interviews:** Interviews with those in top leadership and management positions should be conducted, including with Council, to determine cultural competence as well as their understanding of topics related to Equity, Diversity, and Inclusion through their unique experience and lens.
5. **Document Review:** All documents, policies, and processes should be reviewed under an Inclusion, Diversity, Equity, and Accessibility (IDEA) lens to provide insights into any unintentional organizational or systemic barriers at the Town of Cobourg.
6. **Census and Engagement Survey:** Survey the current workforce to learn more about the Diversity within the workplace as well as how engaged and included they feel.
7. **Confidential Internal Focus Groups:** Conduct confidential focus groups with employees to learn more about the obstacles and opportunities for Equity, Diversity, and Inclusion at the Town of Cobourg.
8. **Strategy Development:** Work with appropriate stakeholders and rights holders to develop the Inclusion and Diversity Strategy/Plan.
9. **Implementation:** Implementing the Equity, Diversity, and Inclusion Strategy.

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As noted, this entire process will take approximately eight (8) to ten (10) months, with the hopes of having a completed Equity, Diversity, and Inclusion Strategy to present to Council by August 2021 with the aim to begin the implementation process in the Fall of 2021. This is assuming there are no delays due to unforeseen circumstances (such as another lockdown due to COVID-19) and appropriate budgetary allotments provided.

The following information is an update on the steps that have been taken already and what is to come in the future for the EDI Strategy to stay within the timeline. This EDI Strategy will meet the requirements under the Coalition of Inclusive Municipalities for a Plan of Action.

An aggregate and high level report of all the information collected throughout the entirety of the process will be provided at a later date to Town Council along with some recommended actions for the future. This will allow for all of the steps and information to work together to create a full picture rather than making assumptions or estimations about what will work moving forward based on only pieces of the information.

Initial Internal Benchmarking

Purpose: Using the [Global Diversity and Inclusion Benchmarks \(GDIB\)](#), and the corresponding [GDIB Assessment Checklist](#), determine the Town of Cobourg's current level of diversity and culture of inclusion.

The Global Diversity and Inclusion Benchmarks (GDIB)⁷ helps organizations determine strategy and measure progress in managing Diversity and fostering Inclusion. The GDIB Model uses four (4) broad groups and fourteen (14) categories to cover the important elements that need to be addressed to create a Diversity and Inclusion Initiative.

The GDIB has five (5) levels of assessment which are as follows:

- **Level 5: Best Practice:** Demonstrating current best practices in D&I; exemplary for other organizations globally.
- **Level 4: Progressive:** Implementing D&I systemically; showing improved results and outcomes.
- **Level 3: Proactive:** A clear awareness of the value of D&I; starting the implement D&I systemically.
- **Level 2: Reactive:** A compliance mindset; actions are taken primarily to comply with relevant laws and social pressures.
- **Level 1: Inactive:** No D&I work has begun; Diversity and a culture of Inclusion are not part of organizational goals.

The Town of Cobourg has received permission from the authors to use this as their metric analysis for the EDI Strategy moving forward.

⁷ "From Global Diversity & Inclusion Benchmarks: Standards for Organizations Around the World © 2017 Julie O'Mara and Alan Richter. Used with permission. All Rights Reserved.

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Using the [GDIB Assessment Checklists](#), the Town of Cobourg will assess their initial levels of equity, diversity, and inclusion in the workplace. Using a mixture of Councillors, Directors, Managers, Supervisors, and Individual Contributors, many persons from the Town of Cobourg were able to participate in this activity. This will include the Fire Department, Police Department, the Cobourg Public Library, and Union representatives.

As the goal of this system is to come to a consensus, only a sample of Staff members from all levels were able to participate; however, through the Inclusion Survey and Confidential Internal Focus Groups, all Staff members will be asked on the topics in a multitude of ways. This will allow us to understand the full depth of where the Town of Cobourg is on its journey and how Staff understands Equity, Diversity, and Inclusion.

We are still working to collect this information and will use it to shape the future direction of the EDI Strategy. It should be noted that the expectation is that the Town of Cobourg will be on the lower end of the spectrum as there hasn't been a collective effort towards EDI at the Town of Cobourg previously. There are many departments that are making efforts towards EDI in their respective area and that will mean some of the categories have higher levels of activity than others but overall there is a lower level of activity.

While completing the Checklist Assessments, it will be requested of the individuals participating to place an asterisk next to the practices that they wanted to see implemented in the future as goals. These will be taken into consideration during the recommendation and action planning phase of the EDI Strategy; however, it may be that we take smaller steps to work towards those larger goals in the future.

External Benchmarking

Purpose: Review other Equity, Diversity, and Inclusion Strategies and Plans from other municipalities, non-profit, and for-profit organizations to see the scope of goals and objectives.

There are different levels of specificity and commitment to Diversity and Inclusion in Diversity and Inclusion Action Plans/Strategies. Municipal government plans generally have an internal focus. The non-profit and for-profit organizations tend to acknowledge the need to have an additional client/customer focus. The Town of Cobourg should aim to do both with their Equity, Diversity, and Inclusion Strategy; however, the variety in the level of commitment will come based on the type of resources that are available, including personnel and budgetary commitments.

The hope was to use similar comparators as with the other external comparators that are used; however, it should be noted that based on preliminary research many small municipalities or comparable demographic and size municipalities have not undertaken this type of work. This further proves that Cobourg will be a leader in this space and may mean that larger areas will need to be used as benchmarks. Where it is applicable, a note on the size of the municipality/organization will be factored in to understand the differences in resources.

Many of the EDI plans and strategies for different municipalities have between forty (40) to sixty (60) action items across a multitude of objectives and goals. The municipalities and/or regions that have these strategies have significantly higher populations overall and also higher populations of Racialized Persons. The amount of complexity depends

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on the not only how long the municipality/region has been focusing on diversity but also the size of the personnel working on the project.

While there may be some initiatives that the Town of Cobourg can take based on these other strategies, we are not far enough along on the process to start further along on the journey than we actually are. When that happens, EDI Strategies tend to fail because the expectation is much higher than what can actually be delivered.

Community Engagement and Feedback

Purpose: Conduct community engagement and listening sessions to learn about the important topics that should be addressed for the community in Cobourg.

As noted in the “Public Engagement” section of this document, the public will be engaged on the Terms of Reference for the EDI Committee of Council. There will be a notice that members of the public can email in any barriers, obstacles, complaints, or compliments to the Town at diversity@cobourg.ca.

More strategic public engagement will be undertaken during the next phases of developing the plan. The information gathered during the next few months will help direct the way in which Staff engages the public as well as reviews documents and information internally. The public engagement will use the principles of the International Association for Public Participation’s Engagement Spectrum as well as best practices for engaging marginalized and “hard to reach” communities.

Some of these best practice techniques include:

- Hosting events at community centres,
- Providing information or accommodations for child care,
- Hosting events along a bus route,
- Ensuring that these events do not fall on a religious or cultural holiday or event,
- Having language interpreters, including sign language interpretation, available,
- Ensuring the location is barrier-free and accessible for Persons with Disabilities,
- Pairing up persons who are new to the public engagement process with those who have done it before, and
- Allowing people to participate in multiple ways for the same topic (i.e. in person, online, email, survey, etc.).

All of these ideas will be taken into consideration during the creation and implementation of public engagement for the EDI Strategy. As noted at the Committee of the Whole meeting on October 26, 2020, it is important to provide anonymous and/or confidential ways for people to participate and engage with this topic to allow for safety of the persons who are participating. Measures and steps will be made to ensure this is available and an option during the course of public engagement.

Next Steps on the Timeline

There will be two (2) aspects of the process that will start in the near future simultaneously:

1. **Leadership Interviews:** Interviews with those in top leadership and management positions should be conducted, including with Council, to determine

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cultural competence as well as their understanding of topics related to Equity, Diversity, and Inclusion through their unique experience and lens.

2. **Document Review:** All documents, policies, and processes should be reviewed under an Inclusion, Diversity, Equity, and Accessibility (IDEA) lens to provide insights into any unintentional organizational or systemic barriers at the Town of Cobourg.

The Document Review process will work in tandem with the Corporate Policy Review Protocol process that was discussed at the Committee of the Whole meeting on November 16th, 2020.

These next steps will provide insights into what leadership views as the important areas of EDI as well as looking at the documents, policies, and procedures to make sure they are having the intended impact on Staff. These two (2) aspects will help with the future of the EDI Strategy but the direct responses and data captured will remain confidential to protect the privacy of those who are involved in the process.

While we are completing these tasks, we will also be creating the information for:

1. **Census and Engagement Survey:** Survey the current workforce to learn more about the Diversity within the workplace as well as how engaged and included they feel.
2. **Confidential Internal Focus Groups:** Conduct confidential focus groups with employees to learn more about the obstacles and opportunities for Equity, Diversity, and Inclusion at the Town of Cobourg.

The information for these steps will be presented at a future Council date for information and consideration. As a note, the information from the different steps will be presented at one time together to provide the most context and information as these steps are to work together to create a full understanding of the scope of Equity, Diversity, and Inclusion at the Town of Cobourg.

Additional Consideration #1: Intercultural Development Inventory® (IDI®)

As part of the leadership interviews, it would be beneficial to also have leadership receive information about their cultural competency by using the Intercultural Development Inventory® (IDI®). This tool assesses intercultural competence—the capability to shift cultural perspective and appropriately adapt behavior to cultural differences and commonalities. As part of it, leaders take the assessment and then work with a trained facilitator to develop an action plan to encourage cultural competency growth.

There are two (2) options to participating in the IDI®s. The first option is to find a trained facilitator to conduct these, which could cost around \$18,000 to \$20,000 to conduct with just our current leadership and Town Council. This is a good short-term solution; however, will cost more money in the long run, especially if there are changes within the Management team. The second option is to train two (2) facilitators within the Town of Cobourg to conduct the IDI® assessments in-house. After the initial cost for the training, which is approximately \$2,400 CAD per person (\$1,800 USD per person), the

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assessment only costs approximately \$30 CAD per person (\$21 USD per person) which includes receiving the group aggregate assessment information for the IDI®. Please note that these are approximate numbers as the prices are listed in USD and the CAD exchange rate was used on October 30, 2020.

While currently we are proposing to use it for Leadership and Town Council, going through with Option #2 would allow for more insights into the leadership team on an ongoing basis, especially as we continue on the EDI journey. It would also allow all Advisory Committees, Board, and Supervisors/Managers to have the assessment done to understand their cultural competency in the future. The initial costs of using the IDI for Leadership and Town Council would be approximately \$5,500 CAD.

Additional Consideration #2: Training, Education, and Awareness

Another key component of beginning an EDI Strategy and journey is to conduct training with the appropriate groups on appropriate topics. The main goal currently is to raise awareness for Leadership and Town Council in order to abide by a “top down” approach to inclusion, which works best in organizations to ensure that all staff understand the importance of the strategy and information.

Additional training on Indigenous Awareness and Inclusion should also be conducted for Leadership and Town Council to provide them with the tools and resources for cultural competency that cannot be created in-house. This would include training from Indigenous Awareness Canada, which would cost a total of \$4,300 for all Leaders and Town Council, as well as a few select other individuals.

Further, anti-racism training should be conducted as well through a third party. The Canadian Race Relations Foundation (CRRF) provides a half-day anti-racism workshop that aims to develop capacity for equity, offering a safe space for discussion and conversation about equity, race, and human rights, while simultaneously helping participants navigate differences, diversity, power relationships and conflict. The cost for Leadership and Town Council to participate is \$1,350.

Other training will be done in-house through the expertise and knowledge of the Accessibility Coordinator and Human Resources, as required. This will include Diversity and Inclusion Fundamentals, Unconscious Bias, Accessibility, and Human Rights training among others.

More training will be conducted for all staff members on an ongoing basis, throughout the creation of the EDI Strategy as well as the implementation.

7.0 FINANCIAL IMPLICATIONS/STAFFING/BUDGET IMPACT

As costs may be realized throughout the project, they will be brought on a case by case and project by project basis during the course of developing the EDI Strategy.

Currently, we are requesting a budget of \$12,000 for initial training and professional development for leadership and Town Council. This is to account for the conversion rates from USD to CAD for the IDI® to make sure that we have our bases covered.

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As noted above, EDI Strategies are the most successful when there is stronger cultural competency within the leadership team, which can be developed over time and with assistance. The goal is to conduct the majority of this training for leadership in the first six (6) months of 2021.

The work of this will be done by the Accessibility Coordinator and will not impact the current staffing of the Legislative Services department.

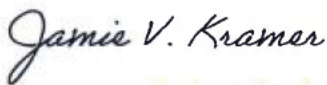
All 2021 budget requests will be brought forward and presented by Staff at the December 8, 2020 Divisional Budget Meetings for Council consideration and deliberation.

8.0 CONCLUSION

Staff has undertaken the first steps in creating an EDI Strategy that will set the Town of Cobourg apart from other smaller municipalities while enhancing the livelihood of those who live here and will live here in the future. It also starts the process of the Town of Cobourg becoming a competitive employer with larger municipalities as more and more persons, especially younger persons, value the corporate social responsibility of an organization when determining where to work.

As the months go on, there will be more data and information collected to provide insights into how the Town of Cobourg can move forward with Equity, Diversity, and Inclusion. This information, in combination with joining the Coalition of Inclusive Municipalities, will start the process of listening to our citizens about their needs related to Equity, Diversity, and Inclusion and work towards being an inclusive employer.

9.0 AUTHORIZATION ACKNOWLEDGEMENT (SENIOR MANAGEMENT/CAO)



Jamie Kramer

Accessibility Coordinator

Brent Larmer

Municipal Clerk/Manager, Legislative Services



Tracey Vaughan

Chief Administrative Officer

EQUITY AND INCLUSION POLICY

EQUITY AND INCLUSION POLICY STATEMENT

The City of Hamilton commits to ensuring that Council and all levels of corporate management embed the principles of Equity and Inclusion into the way that the City does business delivers services and programs and provides opportunities.

1.0 The Purpose

The Policy's purpose is to enhance and strengthen Council's decisions and to apply the principles of Equity, Inclusion, Diversity and Public engagement to all City of Hamilton's processes, policies, practices, programs, services, opportunities, actions, corporate strategic plans and departmental goals in ensuring beneficial outcomes and improved quality of life for all of the City's internal and external stakeholders.

Terms and Concepts

The principle of **Equity** underpins our inherent belief in the human rights of all persons.

- The City of Hamilton believes that, in Canada's highly differentiated socio-economic society, all stakeholder communities, with the groups and individuals that they include, have the right to barrier free access to resources, decision-making, expertise, experience, connections, information and opportunities through solutions that match their needs.

The principle of **Inclusion** creates a sense of belonging.

- The City of Hamilton believes that respect is due to each and every person. All persons must be valued for whom they are. They must feel a level of supportive energy and commitment from others in order to give of their best, at work and in the society at large.

The principle of **Diversity** validates the sum total of potential found in any group of people.

- The City of Hamilton recognizes the positive power and richness that exists when different communities, groups and individuals with a variety of backgrounds, orientations, expressions, identities, skills and experience participate in and contribute to, the City's workforce and to its socio-economic environments.

The principle of **Public Engagement** ensures an organization's mutually beneficial connections with one or more of its stakeholder communities.

- The City of Hamilton commits to an approach and related processes by which to engage equitably with one or more of its stakeholder communities in order to plan and implement initiatives that will achieve mutually beneficial outcomes.

2.0 The Policy's Corporate Alignment

The Policy is in corporate alignment with the City's Vision, Canadian Charter of Rights and Freedoms; the Ontario Human Rights Code; and the Employment Standards Act.

The Policy also aligned with the City's Harassment and Discrimination Prevention Policy.

3.0 Responsibility for Policy Implementation

Mayor and Council members
All levels of City management
All Staff

4.0 Policy Implementation

The Policy's implementation will enhance the City's ability to achieve its current and future business outcomes through processes and outcomes related to the inclusion and public engagement of all its diverse stakeholder communities. City management and staff will plan, monitor and evaluate the impact of implementing the Policy, and report to Council according to a two year schedule.

4.1 **Council members** will implement the Policy when they:

- Review and monitor the City's Strategic Plan.
- Review and approve recommendations related to corporate objectives, policies, programs and performance measures.
- Consider and approve recommendations regarding matters of policy and direction related to the Access and Equity Office.
- Consult with, and are advised by, the Council Advisory Committees.
- Appoint community volunteers to serve on City Agencies, Boards, Commissions and Committees that represent the community.

4.2 **All levels of Management** will implement the Policy in accordance with the City's Corporate Vision, Mission, Strategic Plan when they

- Establish departmental goals and measures and
- Operationalize their plans.

- 4.2.1 **The Senior Management Team (SMT)** includes the City Manager, General Managers and Executive Directors. The SMT will implement the Policy when they:
- Implement the Council decisions.
 - Plan, implement and evaluate the corporate objectives.

- 4.2.2 **Departmental Management** includes the following positions: Director, Senior Director, Manager, Coordinator, Supervisor, and Team Leader. Departmental managers will implement the Policy when they plan, implement and evaluate their departmental measures and outcomes.

- 4.3 **All Staff** will include measures and outcomes derived from the Policy in the performance goals they set with their managers and supervisors.

5.0 The Policy's Guiding Principles and Intended Outcomes

The following principles provide guidelines to achieve the Policy outcomes:

Principles:

- All individuals must be treated with dignity and respect.
- Governance decisions made in the interests of under-served communities enhance the outcomes of all Hamiltonians.
- All members of the City of Hamilton's communities must have equitable access to its services, programs and opportunities.
- Equity and Inclusion principles are imbedded in all City of Hamilton's education, training and professional development opportunities for all staff which is essential to creating a corporation free from racism, discrimination and harassment.
- The principles of Equity and Inclusion are embedded in the City's business processes and opportunities and in the supports that the City provides to businesses, creating a level playing field and benefiting all the City's stakeholders.
- The diversity of Hamilton's communities must be reflected in the diversity of the City's workforce.
- Hamilton's workforce diversity strengthens its competitive business edge for success both in Canada and internationally.
- Public engagement ensures that diverse communities and individuals sit at crucial decision-making tables.
- Public engagement initiatives are most effectively carried out by a highly diverse workforce.
- The City of Hamilton must be committed to finding ways to deal effectively with resistance to organizational change.
- Multi-layered, two-way communication channels are essential for effective organizational change.

- Effective socio-economic opportunities for all Hamiltonians depend on the identification and removal of systemic barriers to equitable and inclusive outcomes.
- Leadership that validates shared and individual accountability enhances the successful implementation of the Policy.

OUTCOMES:

Short-Term:

- Council makes decisions that enhance the implementation of the Equity and Inclusion Policy.
- Councillors make decisions that are informed by the advice of the Advisory Committees and lead to enhance inclusion.
- Councillors approve corporate objectives and performance measures that strengthen public engagement.
- Systemic barriers to inclusion and participation have been identified.
- A barrier-free corporate communication strategy has been established that includes the meaningful participation of representation by under-served communities.
- Procedures to address the violation of the Equity and Inclusion Policy in the workplace have been developed.
- A plan has been developed and implemented to increase Hamilton's ability to nurture and strengthen a competitive business environment within Canada and internationally.
- Agencies, Boards and Committees are reflective of community diversity.
- Staff's knowledge and skills regarding the application of equity and inclusion principles has been increased.
- System-wide training programs in applying and practicing principles of Equity and Inclusion strengthen the City's workforce capacity.
- Bias-free hiring, recruiting, selection, promotion and retention processes have been developed and implemented.
- Departmental managers make special efforts to recruit and hire members from the under-served communities in order to build a workforce that reflects the diversity of the communities served.
- Barrier-free policies, procedures and systems are approved.

Long Term:

- Principles of Equity, Inclusion, Diversity and Public Engagement inform City-wide policies, practices and programs.
- Public engagement partnerships that include members of under-served communities has been achieved.
- Hamilton's thriving business environment reflects the diversity of all its communities.
- Underserved communities are meaningfully included in civic opportunities.

- Equity, inclusion and diversity principles are embedded in all the City's programs and services.
- Employees' performances are reflective of the City of Hamilton's overall Equity and Inclusion objectives.
- Managers ensure the environment is inclusive, safe and welcoming to all members of staff and the diverse communities.
- Staff is reflective of the community we serve.
- The City of Hamilton is a healthy workplace free of discrimination and harassment.

6.0 Monitoring and Evaluation of the Policy:

- 6.1 Senior management will monitor and report on the Policy-related outcomes in accordance with a two-year monitoring and reporting cycle.
- 6.2 The Access and Equity Office will:
- Develop and provide tools and related resources to facilitate and support managers and staff in implementing the Policy;
 - Advise and support managers and staff in monitoring and evaluating related outcomes and impacts;
 - Report to Council every two years on the Policy's implementation measured against observable indicators of organizational change.
- 6.3 The first two year implementation cycle of the Policy will include the following:
- 6.3.1 The Senior Management Team will approve a Communications Strategy for the Policy that will strengthen a system-wide understanding of the need for and relevance of the Policy.
- 6.3.2 The Access and Equity Office will develop the resources and tools needed by management and staff to facilitate planning, implementing and evaluating of programs and services related to the Policy.
- 6.3.3 On completion of the first two year cycle, the Access and Equity Office will report to Council, SMT and departmental management, staff and communities.

7.0 Resources to Support Implementation

- 7.1 **The Access and Equity Office** will support management in implementing the Policy into the way the City plans, implements and evaluates programs, services and opportunities that respond to the needs of all the City's communities.

The Office encourages and supports public engagement when Council is dealing with issues that might relate to race, sex, gender, skin colour, Aboriginal/First

Nations/Metis/Inuit Peoples, disability, age, marital status, socio-economic status, culture, religion, creed, language, ethnic origin, sexual orientation, immigrant status, family status, same sex partnership, gender expression and gender identification. In doing so, the Office works closely with the Council Advisory Committees and Human Resources and meets regularly with leaders, groups and organizations from the under-served communities.

- 7.2 **The Advisory Committees to Council** provide advice and recommendations to City Councillors, management and staff in order to address the specific issues and concerns facing diverse communities. They provide advice for formulating policies, key directions and decisions intended to improve the quality of life for everyone. Council recruits and/or appoints people to these Committees who reflect the diversity of the City's communities in order to enhance public engagement in the City's business.
- 7.3 **The Access and Equity Staff Committee** assists the Access and Equity Office in identifying needs, emerging issues, trends and barriers to access and equity. The Committee also advises on effective strategic directions, opportunities and challenges that relate to the Office's current and future initiatives.
- 7.4 **Assistance, Advice and Tools for the Implementation of the Policy** will be developed and or provided by the Access and Equity Office, in conjunction with appropriate staff, in areas that will include:
- Terms and Definitions intrinsic to the Policy: How to use and apply them, including the Background Glossary related to Access and Equity.
 - How to Implement Effective Public Engagement : Application of Principles; Strategies; Essential Processes; Outcomes and Benefits.
 - The Under-served Communities: Relevant background information specific to each of the underserved communities.
 - Steps to Implement the Policy: Assistance to Management.
 - Effective Responses to Needs of Under-served Communities: Including tools based on Consultations with and feedback from under-served communities.
 - Achieving Strategic Corporate Benefits: through the Policy's Implementation and short and long term impacts.
 - Integrating the Policy in Departmental Planning and Evaluation: Ensuring corporate alignment with other policies.
 - Departmental Goal Setting: That integrates the Policy-related outcomes.
 - Techniques for establishing the Policy-related performance measures, such as the Policy-based Tracking and Monitoring Mechanisms.

- Human Resources Management
 - Equity and Inclusion-Based Processes and Outcomes related to the following: Recruitment; Hiring; Selection Interviewing; Performance Management and Review
 - Strategies for Building a Diverse Team
 - Techniques for Managing Diversity-based Conflict
- Barriers Identification, Analysis and Removal/Reduction: Tools
- Effective Internal and External Communications – Strategies; Processes and Benefits

REVISION LOG

Date	Section	Change
Feb 10, 2016	Sexual Orientation, Gender Identity and Gender Expression	Inclusion of Gender Expression

M'Wikwedong Indigenous Friendship Centre



Mayor Ian Boddy and Council
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON. N4K 2H4
council@owensound.ca

March 10, 2021

Dear Mayor and Council:

Re: Input for Draft Official Plan

We would first like to acknowledge that Owen Sound is on the traditional territory of the Saugeen Ojibway Nation – including Neyaashiinigiing and Saugeen First Nation. This land is sacred and has been cared by from time immemorial by the Indigenous peoples of this area.

M'Wikwedong Indigenous Friendship Centre strives to serve the Urban Indigenous Community here in Owen Sound. The individuals we serve are over-represented in a variety of areas: homelessness, food insecurity, et al. The Urban Indigenous Community we work with also face systemic issues of racism, dislocation from culture, land and language, discrimination based on gender and sexual diversity, socio-economic backgrounds and opportunities, and abilities.

We stand alongside Welcoming Communities Grey Bruce and ask that their suggested recommendations be incorporated into the city's plan:

- 1) Amend the draft Official Plan to incorporate goals and objectives within Sections 2, 7 and 8 of the draft Official Plan that specifically commit The City of Owen Sound to an Equity, Inclusion and Diversity strategy that addresses issues of racism and other forms of discrimination.
- 2) Work with an inclusive array of community groups on an Equity, Inclusion and Diversity Advisory Group to assist Council and Staff in preparing an Equity, Inclusion and Diversity Policy for the City of Owen Sound. The composition of this Advisory Group should be reflective of the residents of Owen Sound who are vulnerable to exclusion on the basis of race, ethnicity, indigenous ancestry, language, marital status, gender identity/gender expression, sexual expression, newness to Canada, income level, age and/or physical or mental ability.
- 3) We would also encourage the City of Owen Sound to commit to becoming a member of the Coalition of Inclusive Municipalities. (<https://en.ccunesco.ca/networks/coalition-of-inclusive-municipalities>)

M'Wikwedong Indigenous Friendship Centre

Additionally, we would ask that council commit to begin the implementation of the Calls to Action from the Truth and Reconciliation Commission of Canada Report.

(https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/indigenous-people/aboriginal-peoples-documents/calls_to_action_english2.pdf)

M'Wikwedong Indigenous Friendship Centre, as well as other organizations that service Owen Sound and area, and many individual citizens in our community recognize the need for civic leadership and a policy framework to ensure that the lenses of equity, inclusion and diversity are applied throughout all planning and decision-making processes of the City of Owen Sound.

We are more than willing to work with the City toward this end.

Sincerely,



Renee Abram

Executive Director

M'Wikwedong Indigenous Friendship Centre

From: Jill Umbach <povertytaskforce@unitedwaybg.com>
Sent: March 10, 2021 12:02 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Bruce Grey Poverty Task Force submission to Official Plan Update

Dear Mayor Boddy and Council,

Please find attached a submission from the Bruce Grey Poverty Task Force. We have included our recommendations, supporting policy work of the Community Voices and examples from the City of Hamilton.

“We envision – a poverty-free city where – people living in poverty are actively involved in decision-making processes at the City and in the community. And where the City leads by example in equitable committee membership practices.” Ensuring formal opportunities to recognize and consult with people with diverse lived experiences builds stronger communities.

We recommend that the Plan is missing an **Equity, Inclusion and Diversity Strategy** and the means to develop a strategy - an Advisory Committee. The Poverty Task force believes that to be effective the Policy must be developed collectively with a wide range of stakeholders.

We, along with our 52+ members are committed to working with the City to support a policy framework to ensure that the lenses of equity, inclusion and diversity are applied throughout all planning and decision-making processes of the City of Owen Sound.

We have registered to join the Council meeting on March 15th and we look forward to the discussion.

Please do not hesitate to contact us for any questions on our submission.

Yours Sincerely,

Jill Umbach
Coordinator - Bruce Grey Poverty Task Force/United Way of Bruce Grey
povertytaskforce@unitedwaybg.com
519-377-9406
380 9th Street East
Owen Sound ON N4K 1P1

Mayor Ian Boddy and Council
City of Owen Sound

9 March 2021

Re: Poverty Task Force Input to Draft Official Plan

Dear Mayor Boddy and Council,

On 15 September 2017, the [Community Voices](#) of the [Bruce Grey Poverty Task Force](#) presented a policy paper entitled [Equity and Inclusion for People Living in Poverty](#) to the City of Owen Sound Council. (See Attached Paper).

Community Voices' members shared their vision for the City. It began with "We envision – a poverty-free city where – people living in poverty are actively involved in decision-making processes at the City and in the community. And where the City leads by example in equitable committee membership practices."

Ensuring formal opportunities to recognize and consult with people with diverse lived experiences builds stronger communities. This is reflected in the attached infographic – [We All Live Here: Toward Diversity, Inclusion and Engagement in Municipal Decision-Making](#) developed by the Community Voices.

In reviewing the Draft Official Plan, the Poverty Task Force believes that the following are the minimum actions that Council should take:

1. We recommend that the City amend the draft Official Plan to incorporate goals and objectives within Sections 2, 7 and 8 that will specifically commit the City of Owen Sound to an **Equity, Inclusion and Diversity Strategy** that addresses issues of racism and other forms of discrimination.
2. We recommend that the City works with the Poverty Task Force and other community groups to form an **Equity, Inclusion and Diversity Advisory Group** to assist Council and Staff in preparing an **Equity, Inclusion and Diversity Policy for the City of Owen Sound**.
3. We recommend that the composition of this Advisory Group should be reflective of the residents of Owen Sound who are vulnerable to exclusion on the basis of race, ethnicity, Indigenous ancestry, language, marital status, gender identity/gender expression, sexual expression, newness to Canada, **income level**, age and/or physical or mental ability.

4. In particular, we recommend that the City commits to ensuring that Council and all levels of corporate management **implement and evaluate strategies, programs and opportunities that address the socio-economic needs of persons living on low and/or fixed incomes and their further vulnerability and social exclusion because of the stigma of poverty.**
5. We encourage the City of Owen Sound to commit to becoming a member of the Coalition of Inclusive Municipalities. (<https://en.ccunesco.ca/networks/coalition-of-inclusive-municipalities>)

Relevant practices in other communities

Community Voices are featured in Tamarack Institute's 2019 publication [TEN: Engaging People with Lived/Living Experience: a guide for including people in poverty reduction](#). The 10 Guide includes: 10 really good ideas for engaging people with lived/living experience; 10 stories that inspire; 10 useful resources; and 10 ways to get started. It highlights leading practices, inspires new thinking, and serves as a reminder of how critical engagement of people with lived/living experience in poverty reduction truly is.

The 10 Guide also features the work of the City of Hamilton to develop its **Equity and Inclusion Policy of the City of Hamilton** and is one example that could serve as a model for Owen Sound. In its Policy "the City of Hamilton believes that, in Canada's highly differentiated socio-economic society, all stakeholder communities, with the groups and individuals that they include, have the right to barrier free access to resources, decision-making, expertise, experience, connections, information and opportunities through solutions that match their needs. (See Attached full Policy)

However, the Poverty Task force believes that to be effective the Policy must be developed locally and we along with our 52+ members are committed to working with the City to support a policy framework to ensure that the lenses of equity, inclusion and diversity are applied throughout all planning and decision-making processes of the City of Owen Sound.

Yours Sincerely,

Jill Umbach
Coordinator – Bruce Grey Poverty Task Force
povertytaskforce@unitedwaybg.com
519-377-9406
380 9th Street East
Owen Sound ON N4K 1P1

PEOPLE LIVING IN POVERTY



COMMUNITY VOICES

a community for everyone



We envision – a poverty-free city where

- ➔ People living in poverty are actively involved in decision making processes at the City and in the community.
- ➔ More affordable and well maintained housing is available.
- ➔ Healthy food is accessible close to where people live.
- ➔ Public transportation is affordable and available for employment and business hours.
- ➔ The City is free of financial predators that perpetuates the cycle of poverty.
- ➔ High quality, subsidized childcare is available throughout the city, and is easily accessible by public transit.
- ➔ The City leads by example in equitable committee membership practices.
- ➔ People in Owen Sound earn wages adequate to support a healthy, active standard of living.
- ➔ Living wage is instituted throughout Owen Sound.
- ➔ Options are provided to assist people in the payment of city utility bills.
- ➔ Recreational programs are accessible to all. The amount of programs and subsidies are increased, and information about and access to subsidies are improved.
- ➔ Education and training programs are offered at flexible times for people who work irregular hours.
- ➔ Amenities such as grocery stores and pharmacies are available in each neighborhood.
- ➔ People can find information about the programs and services offered in Owen Sound and Grey Bruce counties, and how to access them.
- ➔ High quality bridging programs are accessible to people transitioning from income assistance to the paid labour force.



It is important that people living in poverty participate in solving community problems not just their own.

(Getting AHEAD 2013)

Snapshot – Inclusiveness and Equity Owen Sound 2017

People Living in Poverty

We're all living out the stories of our lives. Part of each person's story comes from the past, from where and how we live, from the people in our lives. Just as who we are today was decided by what we did yesterday, who we'll be tomorrow is decided by what we do today. We are all creating our future stories right now.

(Getting AHEAD 2013)

Anyone could live in poverty. It is our life circumstances combined with systematic barriers that have deepened our experiences of poverty. We contribute to the economy and quality of life in the city as we care for our families and support each other and our community. (People Living in Poverty 2010)

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Building relationships based on mutual respect

1. Who we are

Anyone could live in poverty. People come from a variety of different backgrounds and life circumstances, which have contributed to or deepened their experience of poverty (SPC 2008)

Whether people are working at low-wage jobs or on social assistance, they often struggle to meet their own and their families' daily needs. Most of the minimum-wage jobs are part-time and offer no medical benefits for families. Low social assistance benefit levels, homelessness, and unstable housing have a negative effect on the community as well as the entire economy. In fact, temporary shelters for individuals and families cost more than investing in long-term, affordable housing.

Poverty affects children at an alarming rate: Child poverty happens because parents are living in poverty. *Child poverty – living with insufficient food, shelter, clothing and supports – has lifelong consequences on our children's health and future economic prospects* (SPC 2000).

People have higher risk of living in poverty if they are Aboriginal or live with disabilities. When living on low-income in rural areas, people may feel isolated, and have trouble accessing transportation or paid employment. There are many things which further compound the situation, such as having mental health issues, being criminalized, dealing with addiction, or suffering from a chronic physical illness.

Snapshot

- 60 % of people on low income are working
- 20% of employees in Grey county have multiple jobs
- Minimum wage is \$11.25 less than \$24,000 per year
- Lone parent families with 2 children on OW receives as little as \$12,500 per year
- Living wage is \$14.77/hr in Owen Sound and is \$16.76 /hr in rural Grey Bruce
- 17% of Grey Bruce children under the age of 17 are living in poverty (Ontario child poverty rate 17.1%)

Notes: OW and ODSP rates effective 2016

	Monthly Income			Monthly Cost	
	Ontario Works (OW)	Ontario Disability Support (ODSP)	Minimum Wage (\$11.25/ hr)	Average Market Rent	Food
Single Person	\$379 Housing allowance	\$479 Housing allowance	\$1,800 (40 hr week)	\$568 (bachelor)	\$260
Couple with one child	\$655 Housing allowance	\$816 Housing allowance	\$1,800 (40 hr week)	\$847 (2 bedroom)	\$652 (NFB)

(Most jobs are part-time or precarious)

Defining poverty

There is an ongoing debate as to how poverty is defined. The most common measure of poverty is the Low Income Cut Off (LICO), defined by Statistics Canada. It indicates an income threshold below which a family is likely to spend significantly more of its income on food, shelter and clothing than the average family (Statistics Canada 2007).

However, poverty is more than not being able to afford basic necessities such as food, shelter and clothing. According to the United Nations Committee on Economic, Social and Cultural Rights, **poverty is deprivation of the resources, choices, and power necessary for civic, cultural, economic, political and social participation in society**. Poverty also concerns intangibles such as opportunities for meaningful employment, a sense of belonging, and a sense of citizenship (CWP 2007).

“Poverty is the extent in which an individual, a community or an institution does without resources”
(Bridges out of Poverty 2014)



The ability to leave poverty is more dependent upon the other resources than it is upon financial resources. Each of the resources plays a vital role in the success of an individual.

(Bridges out of Poverty 2006)

2. Contributions we make

We contribute to the economy and quality of life in the city. The low income community often provides care for each other's children and exchange food, sharing what each household has. There are networks of support, information exchanges, and some people become community activists. As community members living on low-income, people often come together to prevent crime in the communities. Many of those on social assistance or ODSP invest in the community by actively volunteering for community organizations. Volunteers sustain non-profit agencies such as day-away programs, shelters, and food banks.

When we are on social assistance, we often work part time and therefore receive a reduced amount of assistance. (Note: After receiving Ontario Works for three months, recipients are eligible for 50% earnings exemption, i.e. half of the net earned income is deducted from Ontario Works payments.) The minimum wage workforce contributes to the health and safety of people in society by providing much needed services (e.g.: cleaning offices, security, etc.). While the income from social assistance is not taxed, there are significant taxes associated with many of the goods and services on which money is spent. ***We contribute to the municipal tax base, as property taxes are included in our rent.***

All people, regardless of income, have a capacity to participate in civil society. People vote, communicate with the members of parliament, and have the various experiences and ideas heard through media. Low income communities participate in the creation of art, music and culture. ***We participate in advocacy for equity and inclusion in our city, and raise future leaders by educating our children.*** Low income communities encourage the creation of programs that can benefit people across all income levels, by sitting on boards and committees, and by sharing stories with decision makers in social policy, government, and social service agencies.



Community Voices is an action / advisory committee of the Bruce Grey Poverty Task Force.

We examine issues in our community and address the barriers to help families create a better life for all.

We are active at community tables as we are the experts on 'what life is like' living in poverty.

3. Barriers and inequities

Poverty costs us all. Investment in social programs puts money in the hands of those most likely to spend it in Owen Sound (rather than saving), and has the effect of stimulating our economy. It also enables Owen Sound citizens to participate fully in city life. Investing in housing, health care and other social services improves physical and emotional health of the residents, as well as their educational attainment.

a) Income

People often find themselves living in poverty as a result of the low minimum wage, low social assistance rates (including ODSP), or living on a fixed income. Almost one in five Canadian workers earn less than \$11.25 per hour. However, a basic living wage is estimated to be at least \$14.77 per hour in Owen Sound and \$16.76 in rural Grey Bruce (before tax, and without health benefits) for a single person living in Owen Sound. Even with these rates, many families would still be living far below the low income cut off (Campaign 2000: 2008). Not being able to afford the bare necessities (e.g., nutritious food, warm clothing, and adequate housing) undermines people's overall health. People living in poverty are more likely to suffer from physical and mental health issues. **Inadequate income limits people's ability to fully participate in daily life to their fullest potential.**

b) Employment

People living in poverty have difficulties transitioning from social assistance to the paid labour force, due to a lack of employment supports. **People living in poverty generally have precarious jobs – most part-time, offering low or minimum wages with no medical benefits, and are vulnerable.** Women are at a higher risk of living in poverty than men, as they are more likely to have precarious jobs. Women are also more likely than men to be lone parents and have to exit the paid labour force due to family responsibilities. Immigrants and refugees face unique barriers to employment – such as lack of recognition of foreign credentials, racism, and discrimination. Many of them may not be familiar with the services offered to low-income residents and to immigrants and refugees.

Some people are not able to work – for example, having certain disabilities, mental health issues, language barriers, and frequent illnesses which makes it difficult to participate in the paid labour force.

Snapshot

- 1 in 3 jobs in Ontario is temporary, contract or part time
- 60% of people on low income are working

c) Negative attitudes

Perhaps one of the biggest barriers that people living in poverty face is the negative attitudes and stereotypes from society. When people live in poverty, they often get blamed for it (“poor bashing”). In addition, many people living in poverty experience discrimination based on other factors in their lives. For example, young single mothers are often stereotyped as being irresponsible and unfit to care for children. People of colour in low income can face racial profiling. People who are homeless may be treated as if this was a choice due to their refusal to work in the paid labour force. ***These attitudes are typically untrue and can lead to stigma and shame, impeding people from attaining paid employment and accessing social services.***



Images like this are repeatedly shared on social media sites

d) Education and training

Many people are unable to pursue education due to the high cost. The ever changing nature of the economy and the labour market requires many people to get retraining; however its cost and structure create barriers for people. For example, many people do not have access to affordable childcare or transportation to attend a course. The course maybe offered in another community, but people cannot move due to family responsibilities. The course schedule and requirement may not accommodate people who have work shifts at irregular hours.

Immigrants often find that their foreign education is not recognized in Canada, but lack access to ‘bridging programs’ or opportunities for retraining. People with low literacy levels also find it difficult to access appropriate education and training programs. Post–secondary education is inaccessible for many low-income youth when the above challenges are combined with the rising cost of living.

For children living in poverty, school fees, pizza days, field trips, musical instruments, school supplies such as agendas are not affordable (Ontario Association of Food Banks 2008). School boards have an obligation to provide the tools necessary for children to get their education; however, there is an expectation that children and parents will have computer access for school work and communication with the school. ***These factors exclude many children from actively participating in their education, and increase their likelihood of leaving the school system early, or achieving lower than average grades.***

e) Transportation

While there is public transit available in Owen Sound many people living in poverty often cannot afford to use it or it doesn't meet their scheduled needs. Transportation costs may be covered for people on ODSP to attend medical appointments and for people on Ontario Works to participate in employment related activities or to attend medical appointments. For those who are paying full price for transportation, the cost to perform daily activities is often too high (e.g., grocery shopping, doing laundry, going to medical appointments). People who cannot afford a car and rely on public transit often find it very time consuming to make transfers and go to multiple destinations throughout the day.

Snapshot

- City of Owen Sound Transit Fares
Children 1-5 years old Free
Students \$2.75 – Monthly pass Elementary \$40, High school & College \$45
All others \$3.00 – Monthly pass Adults \$70, Seniors \$55
- Family of 3: 1 adult 2 school age children \$8.50 x return trip = \$17.00

Mon- Fri 6:30 am - 6:00 pm, Sat 9:00am – 4:00pm, Sunday / Stat holidays no service

f) Housing

The high average market rent and the increase over the years puts many people at risk of homelessness or living in substandard conditions (Alliance to End Homelessness 2008). The County of Grey is unable to meet the number of requests for safe and affordable housing. A result, people's only affordable option may be to access a temporary shelter. Rent subsidy programs also have a long waiting list, but are the most efficient way of providing affordable housing. ***When people living in poverty do find housing they can afford, the housing is often inadequate, unsafe, or overcrowded with conditions that are not well maintained.***

Snapshot

- 70% of low income renters spend more than 50% of their income on shelter
- 873 average number of individuals/families on a waitlist for subsidized housing in GB
- 17% of tenant households in GB live in subsidized housing (Ontario 16%).
- 2,375 subsidized housing units exist in GB
- 95% of Ontario Works beneficiaries rent, 78% of ODSP beneficiaries rent (2013)
- In 2016 YMCA Housing Support Services assisted 3,901 households with housing related struggles. This included 727 youth (age 16-29)
- Average rents in Owen Sound: \$568 (Bachelor), \$712 (1 bedroom), \$847 (2 bedroom)

g) Nutritious food

People living in poverty often struggle to buy nutritious food for themselves and their families. For a family of four, nutritious food can cost \$869.16 per month. While the price of nutritious food increases, minimum wage and social assistance rates have not increased at the same rate. As a result, more people are falling deeper into poverty. ***Almost half of food bank users are children. Locally, food bank usage has increased by 93% from 2013 to 2015.***

Snapshot

- 1 in 6 children under 18 do not have access to enough food.
- 26,000 visits to Grey Bruce food banks in 2015 an increase of 93% from 2013
- 21 food banks serve Grey Bruce.
- It costs \$200.73 per week (\$869.16 per month) to feed a family of four healthy food
- OSHaRE in Owen Sound serves on average 100 meals per day (Based on Monday to Friday) and recently started a new take-away lunch program on Saturdays.

h) Family responsibility

Many people living in poverty are responsible not only for childcare, but for caring for elderly parents and other family members, they are the centre of supports. Women are often accountable for the majority of family responsibilities

Affordable, quality childcare can help women (re)enter and remain in the workforce. Lack of affordable, quality childcare is one of the greatest barriers for parents who are trying to leave social assistance (Child and Youth Health Network 2009). The average cost of child care spaces for a child 0 to 12 years old are unaffordable and with limited availability to families without financial subsidies.

With only minimum wage salary without benefits, there is rarely a paid sick day. Parents often make the choice to work sick, or drive on closed roads during the winter, because not working means not getting paid. When the children are sick at home, that means a day's work is missed or pay a sitter. There is still the cost of medical prescriptions which may or may not be covered.

i) Access to information

Many people living in poverty are not aware of what services are available to them because they have trouble accessing broader community information and understanding the requirements to access programs. When information is not presented in diverse mediums and plain language, many people may not be able to make use of it. The emphasis of using the internet to find and apply for services is a barrier to people with no technology or barriers to accessing the internet.

When subsidies are available, the information is often only found in the fine print of documents, and many people do not end up benefitting from the subsidies. **People who face stigma and negative attitudes about living in poverty may feel shame in disclosing poverty in order to get information about services.**

The way that some of the information is posted assumes that people have access to and have good command of computers and the Internet. People with low literacy levels may experience difficulty when information is presented mainly in written forms. Getting to a library or community centre to access a computer costs people both time and money. People may not be able to access information in the language they speak and read. When people living in poverty own a computer, they often find it too expensive to upgrade and repair on a regular basis. Viruses and scams also negatively impact the ability for people to access internet based services.

j) Income Inequity

Globally and across Canada, levels of poverty are deepening, and Owen Sound is no exception with its geographical challenges. The gap between rich and poor is increasing. In Owen Sound, families headed by a lone parent have the widest income gap.

Snapshot

- 95% of all new jobs created in Ontario (2013) were part-time
- 1 in 3 jobs in Ontario is temporary, contract, or part-time.
- October 2016 we added 200 full time jobs and 3,800 part time jobs (Four County Labour Planning Board)
- Income Inequality in Ontario - a family in the highest income decile earned on average \$262,000 more than a family in the lowest income decile.
- 60% of people on low-income are working
- An individual working full-time at Minimum Wage of \$11.25/hr (\$23,400) falls well below Ontario's Low Income Measure of \$23,861(1 person), \$29,706 (2 persons), \$36,520 (3 persons)

k) The Cycle of Poverty

Often people who are on social assistance face significant obstacles to entering or re-entering the labour force. When people earn income from the paid labour force, their social assistance benefits are reduced and their incomes are taxed. Since 2003, the provincial government has made positive changes to social assistance including (1) a straight exemption rate of 50 percent on employment and training income and (2) drug, dental and vision care benefits have been extended to cover people leaving social assistance for employment (Government of Ontario, 2008).

A person who was in receipt of income assistance and, due to starting employment or having increased earnings, is no longer eligible for income assistance, is eligible for the Extended Employment Health Benefit (EEHB) if:

- they meet all other conditions of eligibility for income assistance except the condition that their budgetary requirements exceed their income, their assets are within the allowable limit and participation requirements;
- they are exiting income assistance due to employment income;
- they are not eligible for the EHB; and
- the benefits payable under the EEHB are not recoverable, partially or completely, under a benefit plan available from an employer

My Story:

I am a graduate from a community college trades program. I am so proud to be a college graduate....the first in my family to graduate from high school and then college. I have been applying for work in my field. I have an outstanding résumé. The culture in the community is that my trade is a “man’s” job so no one will hire me. In my determination to get off welfare, I work in the food services industry. Sometimes I am called on very short notice which makes finding last minute childcare very difficult. I am still on the social services support system since my work schedule is so unpredictable. I am established in my community and participate in poverty advocacy and would prefer not to move but the job opportunities are mostly precarious work (part time, low wages with no benefits).

M.S. Community Voices member

5. Council mandates and legislation



The city will continue to support a variety of other important initiatives being led by other organizations in our community. Areas such as poverty reduction, health and wellbeing and affordable housing are all areas where action is being led by the County, Public Health or other community groups. These themes are recognized as important parts of our quality of life in Owen Sound and as such the City is, and will continue to, support these actions through the City policies, programs and ongoing Council support.

Owen Sound's strategic plan identifies values of Caring, Creativity, Integrity and Sustainability as core values. (City of Owen Sound 2015 Strategic Plan 2020 Making our Vision Clear)

Caring

- We care about our community.
- We are a welcoming, inclusive, and age-friendly City.
- We strive for positive change and are committed to continue working in a collaborative fashion towards the City's vision of being "Where You *Want* To Live."

Creativity

- We are a creative community that embraces innovation to find solutions with the greatest benefit for Owen Sound.
- As a City, we are resourceful and creative in order to thrive, regardless of external pressures.

Integrity

- We demonstrate integrity by being open, transparent and communicative.
- We believe that continuing to communicate in an honest and informative way with residents will lead to more fruitful two-way conversations.

Sustainability

- We demonstrate sustainability by acting in a financially, environmentally and socially responsible manner.



6. What's happening in Owen Sound

- *Bridges Out of Poverty* approach to the work on poverty and community issues
- Getting AHEAD programs in partnership with Grey County, United Way BG and the ALC
- Healthy Community Partnership Table
- Grey Bruce Children's Alliance
- Community Foundation Grey Bruce Vital Signs
- Home and Community Support Services MOVIN'GB Transportation
- United Way Bruce Grey
 - Food Bank Summits
 - Financial Literacy Program
- RentSafe Above Standard Housing Roundtable
- Bruce Grey Poverty Task Force
 - Income Security Action Group
 - Food Security Action Group
 - Housing Action Group
 - Transportation Action Group
- Bruce Grey Data Information Sharing Collaborative (BGDISC)
- The Salvation Army Food Bank
- OSHaRE
- Safe N Sound
- Resource Centres for low income neighbourhoods
- The Good Food Box
- Moving forward on Health Equity
- Community Voices
- Bridges Action Group
- Bruce Grey Food Asset Map

7. Relevant practices in other communities

Hamilton Ontario

The Hamilton Roundtable for Poverty Reduction was formed in 2005 to tackle the City's unacceptable levels of poverty.

Roundtable members come from across Hamilton and include leaders from the business and non-profit sectors, from government, education and faith communities as well as individuals who experience poverty daily. Our goal: to reduce and eliminate poverty through the aspiration of Making Hamilton the Best Place to Raise a Child. The Roundtable doesn't offer programs or direct services; our role is to build understanding about the need to invest in poverty reduction to create a healthier, inclusive and more prosperous Hamilton. We work locally, provincially and nationally on policy and systems-level change to achieve long-term solutions to poverty.

Guelph Ontario

Guelph & Wellington Task Force for Poverty Elimination

The PTF has identified four priorities for the next three years – income inequality, affordable housing & homelessness, food insecurity, and health inequities. Each priority includes a goal aimed at improving opportunities, access, and resources for everyone in Guelph and Wellington in order to eliminate poverty and its impact.

8. What can the City do



- ➡ **Remember** that people living in poverty experience high levels of stress, trying to meet their basic needs.
- ➡ **Ensure 211 has all the** services and support workers who can assist in navigating the complex City systems.(211 is rural 311)
- ➡ **Use plain language** when providing information. Be patient and kind. Write out in step 1., 2., 3 format.
- ➡ **Be inspired** at how people living in poverty can do far more with less.
- ➡ **Provide prompt**, accurate service. Transportation is too costly for people to come back another day.
- ➡ **Recognize mental illness** as a health issue.
- ➡ **Validate efforts** of people striving to live above the poverty line.
- ➡ **Stay current** on the Advisory Committees that reflect the concerns of affected citizens.
- ➡ **Regularly acknowledge** that poverty affects us all. We are all entitled to City services.
- ➡ **Acknowledge** that people living in poverty can enrich the city.
- ➡ **Understand** the barriers of people who lack resources.



It is important to hold the community accountable for its quality of life.

(Getting AHEAD 2013)

8. Sources and data

- People Living in Poverty Diversity Snapshot 2010 City of Ottawa
 - United Way Bruce Grey reports
 - 2015 Hunger Report W. T. F. Where's The Food
 - Vital Signs: Community Foundation Grey Bruce 2016
 - Grey County Social Services
 - Bruce County Social Services
 - Ontario Association of Food Banks
 - Canadian Mental Health Association
 - Ontario Child Poverty
 - Statistics Canada
 - OSHaRE
 - Bridges out of Poverty
 - Getting AHEAD in a Just – Getting' by World
 - City of Owen Sound 2015 Strategic Plan
-
- Bridges Out of Poverty Fact Sheet Grey Bruce Georgian Region April 2017

Community Indicators of Poverty

- 17% of Grey Bruce children under the age of 17 are living in poverty (Ontario child poverty rate 17.1%)
- 1 in 6 children under 18 live in poverty in Ontario. (Stats Can 2014)
- 1 in 5 children under 6 live in poverty in Ontario (Stats Can 2014)
- 31% of children entering school in GB, have vulnerabilities in 1 or more domains of school readiness, as compared to 28% in Ontario
- United Way's backpack program has seen a growth from 200 to 2,200 backpacks/year since 2005.
- Good news: high school graduation rates are at 91% and 83% respectively (Provincial average 86%)
- Bad news: On average, less than 60% of GB youth do not expect to find a job or live in the region after school.

Food Security

- 1 in 6 children under 18 do not have access to enough food.
- 7% of residents sometimes or often ran out of food and they could not afford to buy more.
- 26,000 visits to Grey Bruce food banks in 2015 – an increase of 93% from 2013.
- 21 food banks serve Grey Bruce. There are also food cupboards through churches
- The 2016 Nutritious Food Basket survey found that it costs \$200.73 per week (\$869.16 per month) to feed a reference family of four (two parents, two children) in Grey and Bruce Counties.
- 42% of GB residents consume fruits and vegetables 5 or more times a day (Stats Can 2011)
- OSHaRE in Owen Sound serves an Average meals served - 100 per day (Based on Monday to Friday) Have started a new take-away lunch program on Saturdays.

Income Security

- 95% of all new jobs created in Ontario (2013) were part-time
- 1 in 3 jobs in Ontario is temporary, contract, or part-time.
- October 2016 we added 200 full time jobs and 3,800 part time jobs (Four County Labour Board)
- 13% of Bruce County employees have multiple jobs (20% in Grey County)
- 18-19% of GB employees believe they are underemployed.
- Income Inequality in Ontario - a family in the highest income decile earned on average \$262,000 more than a family in the lowest income decile.
- 60% of people on low-income are working
- Social Assistance:
 - ODSP: \$479 single, \$753 couple, \$816 couple + child/month
 - Ontario Works: \$379 single, \$602 couple, \$655 couple + child
- An individual working full-time at Minimum Wage of \$11.25/hr (\$23,400) falls well below Ontario's Low Income Measure of \$23,861(1 person), \$29,706 (2 persons), \$36,520 (3 persons)
- Living Wage for Owen Sound \$14.77/hr and Rural Grey Bruce \$16.76/hr

Housing

- 1 in 3 renter households with at least 1 child under 19 is in Core Housing need in Ontario. (CHMC, 2011)
- 30% of renters in Ontario are in housing that is unaffordable, requires major repair or is overcrowded, compared to 7% of home owners. (CMHC, 2011)
- 95% of Ontario Works beneficiaries rent (2013)
- 78% of 2013 Ontario Disability Support Program rent (2013)
- Average market rent for 2 bedroom in GB is \$847 (CMHA, 2011). To afford the apartment, a household must earn at least \$34,440 per year or \$16.56/hr/40 hr work week.
- Renters made up 28% of Ontario households overall, but 45% of energy-vulnerable households
- 70% of low income renters spend more than 50% of their income on shelter
- Over the past year, \$1 million of support was provided by GB social agencies to help people stay connected to utilities.
- More than 3,500 people have accessed the YMCA Owen Sound GB Housing Support Program.
- 2,375 subsidized housing units exist in GB
- 17% of tenant households in GB live in subsidized housing (Ontario 16%).
- 873 average number of individuals/families on a waitlist for subsidized housing (2009-2013) in GB
- Average rents in Owen Sound: \$568 (Bachelor), \$712 (1 bedroom), \$847 (2 bedroom)

Connect with us!

Website: <http://povertytaskforce.com> Twitter: @BGTaskForce

Facebook: <https://www.facebook.com/BruceGreyPovertyTaskForce/>

Bruce Grey Food Asset Map

<https://povertytaskforce.com/2017/03/28/grey-bruce-online-food-map-is-launched-targets-hunger-and-waste-reduction/>

9. Acknowledgements

Highlighting Equity and Inclusion Owen Sound is an initiative by Community Voices. This report is an adaption of the City of Ottawa’s People Living in Poverty Diversity Snapshot. It reflects many of the issues that we face in the City of Owen Sound. We appreciate the generous permission by the Diversity Snapshot Committee in Ottawa for allowing us to use their document as a foundation to reflect on Owen Sound with a community inclusiveness lens.

People Living in Poverty Diversity Snapshot 2010 City of Ottawa

Community Voices Committee – Bruce Grey Poverty Task Force

City of Owen Sound 2015 Strategic Plan 2020 Making our Vision Clear

United Way Bruce Grey

Bruce Grey Poverty Task Force

“

The Bruce Grey Poverty Task Force has become a recognized advocate for change in our local community, regionally and provincially. Working in partnership with 51 agencies and community groups; universities, institutes and policy-makers we have created a structure that allows for meaningful dialogue, education and purposeful partnerships that address the root causes of poverty in our community.




10 ENGAGING PEOPLE WITH LIVED/LIVING EXPERIENCE

A Guide for Including People in Poverty Reduction

ALISON HOMER





Production and printing of this guide has been supported by:

Funded by the Government of Canada's Social Development Partnership Program.

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The opinions and interpretations in this publication are those of the author and do not necessarily reflect those of the Government of Canada.

McConnell

TAMARACK
INSTITUTE

Special thanks to the 10 Lived/Living Experience Advisory Committee for generating the bulk of the content you will read in this guide, and to the Vibrant Communities – Cities Reducing Poverty network for contributing resources and ideas.

Thank you to Effie Vlachoyannacos and Emily Paradis for their thoughtful reviews, to Michelle Meade for copy editing, and to Sheena Gingerich for graphic design.

We also acknowledge Paul Born and Kirsti Battista for their strategic guidance, and the entire Vibrant Communities team for bringing this guide to print.

Development, writing and assembly of this guide was managed by Alison Homer.

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10 ENGAGING PEOPLE WITH LIVED/LIVING EXPERIENCE

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INTRODUCTION

10 – Engaging People with Lived/Living Experience

10 LIVED/LIVING EXPERIENCE ADVISORY COMMITTEE:

Colleen Christopherson Cote, Dave Cherkewski, Deb Peckham, Emma Wallace, Hagir Sail, Jennifer Wilcox, Jill Gardiner, Jill Umbach, Karen Roundpoint, Kelly Lawless, Kerry Nolan, Lee Maidlow, Lyn Smith, Mary Symons, Phillip Mock, Tracy Gibbs, Vanessa Charles, and Wayne McNaughton.

Multi-sectoral collaboration between governments, businesses, non-profit organizations, and people with lived/living experience of poverty has been recognized as a core principle of effective poverty-reduction work since the establishment of Vibrant Communities in 2002. This guide seeks to further support the inclusion of these diverse voices as an integral part of reducing and eliminating poverty.

Succeeding Tamarack's two previous 10 guides—*10 – A Guide for Cities Reducing Poverty* (2016) and *10 – A Guide for Businesses Reducing Poverty* (2017)—this practical guide responds to a strong demand from Cities Reducing Poverty (CRP) members across Canada who have expressed interest in deepening their practice in meaningfully engaging people with lived/living experience of poverty. It was written to support the social

justice and human rights imperative that people with lived/living experience of poverty must be included as equal partners in the development, implementation, and evaluation of solutions that affect their lives.

Governments, businesses, and non-profits are learning about how they can build on the grassroots social movements to end poverty that have traditionally been led by and for people with lived/living experience. Leaders across these sectors are coming together in a way that acknowledges the unique value and wisdom that people with lived/living experience bring to the table. These groups are increasingly recognizing that they can work together to leverage assets built through these movements and collectively drive poverty-reduction work forward in an impactful way.

“Isolation makes for unhappy communities. To build community, we need to commit to respect and kindness, move from ‘power over’ to ‘power with,’ and create as many places of contact as possible. It is about everyone being empowered. Everybody is worth it.”

- Lee Maidlow, HPE Poverty Roundtable Facilitator & 10 Advisory Committee

People with lived/living experience deeply understand the realities of poverty. Their stories and experiences serve as powerful tools for building compassion and for disrupting and clarifying a community's understanding of its root causes and scope. The recognition of people with lived/living experience as context experts alongside government, business, and non-profit counterparts challenges power imbalances and counters the tendency for practitioners in leadership positions to dominate agendas, discussions, and ultimately, decisions. The invaluable expertise of these individuals adds strength and resiliency to poverty-reduction work, and their first-hand knowledge of systemic barriers is invaluable in co-creating innovative solutions to overcome them.

This guide celebrates the potential that can be unlocked when people with lived/living experience are empowered to drive antipoverty work. It was developed to highlight leading practices, inspire new thinking, and serve as a reminder of how critical engagement of people with lived/living experience in poverty reduction truly is.

While this guide was written primarily for CRP members, it is applicable to all collaboratives interested in reflecting on their current processes, and who are seeking inspiring and impactful ideas to deepen their practices.

We have attempted to capture the momentum and leading evidence-based practices from the field in a very practical way.

On behalf of the 10 Lived/Living Experience Advisory Committee, we hope you will find it helpful.

10 LIVED/LIVING EXPERIENCE ADVISORY COMMITTEE

A couple of notes on language:

1. Poverty-reduction groups employ a range of terms to refer to colleagues with lived and/or living experience of poverty. These include *First Voice, people with grounded expertise, and professors of poverty*. At least one community has moved away from using these terms entirely, based on the recognition that people should not be called out on their lived/living experience, but should instead be able to decide when and if to self-identify. As recommended by the 10 Lived/Living Experience Advisory Committee, this guide uses *lived/living experience* to inclusively recognize both people who have past lived experience of poverty, and those who continue to experience it.
2. This guide uses the term *group* to inclusively recognize cities, communities, roundtables, committees, boards, coalitions, collaboratives, and other agencies, organizations, and initiatives engaged in poverty reduction.

"Engaging in poverty reduction is not a job or a hobby; poverty is what is oppressing us."

– Member, 10 Advisory Committee

SECTION 1

Assess your readiness to engage people with lived/living experience

This section poses 10 key questions that can help you to better understand your group's readiness to meaningfully engage people with lived/living experience in poverty reduction. Use this quick self-assessment tool to reflect on what you are currently doing, then refer back to your results as you work through the rest of the guide.

Note: Do not be discouraged if your score is lower than you would like. This guide offers a variety of tools for groups looking to build engagement of people with lived/living experience, from any starting point.

Use the following scale to score your answers to the questions below:

1 = Not yet **2** = We are just starting **3** = We are part way there **4** = We are doing this **5** = We are there!

Asses your Readiness	Rank
1. Is your group prepared to learn about leading practices in equity and inclusion? Notes:	1 2 3 4 5
2. Does your group promote diversity across your structures, processes, and activities? Notes:	1 2 3 4 5
3. Does your group know how to create safer spaces that support all members to feel comfortable and included? Notes:	1 2 3 4 5
4. Does your group recognize that it requires sufficient financial resources to support people with lived/living experience to participate (e.g. to provide food and to reimburse transportation costs)? Notes:	1 2 3 4 5
5. Does your group have representation of people with lived/living experience of poverty (e.g. as part of your tables, committees and teams)? Notes:	1 2 3 4 5

Asses your Readiness	Rank
6. Does your group offer opportunities for people with lived/living experience to inform poverty-reduction work? Notes:	1 2 3 4 5
7. Is your group willing to invest in training opportunities for all members on how to respectfully collaborate with people with lived/living experience? Notes:	1 2 3 4 5
8. Is your group willing to invest in skill- and capacity-building opportunities for people with lived/living experience of poverty that support meaningful engagement? Notes:	1 2 3 4 5
9. Is your group prepared to open up decision-making processes to people with lived/living experience? Notes:	1 2 3 4 5
10. Has your group talked about how you will ensure that feedback from people with lived/living experience leads to action? Notes:	1 2 3 4 5

Add up your score to assess how well you are doing: _____

10-25 points – Do you see some ways that you could increase your score?

25-40 points – You have laid a solid foundation.

40-50 points – We want to learn from you!

What have you learned by doing this assessment?

Read on to consider your next steps...



SECTION 2

10 really good ideas for engaging people with lived/living experience

Here are 10 high-impact ideas from the 10 Advisory Committee that are highly effective for poverty-reduction groups to meaningfully engage people with lived/living experience. While not an exhaustive list, this section presents opportunities for groups at all stages of readiness to reflect on, refine, and develop inclusive processes and practices.

- 1 Commit to engaging people with lived/living experience
- 2 Create a culture of inclusion
- 3 Host accessible meetings
- 4 Create opportunities for engagement
- 5 Eliminate financial barriers to participation
- 6 Consider paying people with lived/living experience for their time
- 7 Take the time to build trust
- 8 Share power by opening up decision-making processes
- 9 Provide training and mentoring opportunities
- 10 Diversify representation and deepen engagement

1 COMMIT TO ENGAGING PEOPLE WITH LIVED/LIVING EXPERIENCE

Create safer spaces that support open dialogue across diverse perspectives

Poverty-reduction groups that effectively engage people with lived/living experience build mutual respect and establish a level of trust that supports open dialogue across a diversity of perspectives. They ensure that everyone at the table feels comfortable and included, and they identify ways that each person can apply their unique talents and expertise to move the work forward.

A recommended first step from the 10 Advisory Committee was for groups to create safer spaces where individuals of traditionally marginalized populations feel welcome to participate. In collaboration with colleagues with lived/living experience, groups can reflect on current processes and practices, identify barriers they may inadvertently be reinforcing, and hold themselves accountable to overcoming them.



Employing appropriate language is also important, as words can either encourage or deter people with lived/living experience from participating. Poverty-reduction groups can commit to using more inclusive language in everyday conversations, in formal speaking, and in all writing.

The 10 Advisory Committee also recommended having a champion at the table. This person's role would include: welcoming new members to the group, providing ongoing communication and support, speaking out in the face of inequity, creating opportunities to engage, and elevating the voices of people with lived/living experience. The role of this champion is optimized when a person with lived/living experience has been trained, supported, and hired to take it on.

2 CREATE A CULTURE OF INCLUSION

Nothing about us without us

Poverty-reduction groups that effectively engage people with lived/living experience embrace diversity, equity, and inclusion as core values to their work. Borrowed from disability justice movements, *nothing about us without us* is an ideology that is often adopted by poverty-reduction groups when engaging people with lived/living experience. This approach challenges the status quo by moving away from sector professionals making decisions about projects, programs, and policies that affect people experiencing poverty without their meaningful inclusion.

← Source: City of Toronto Poverty Reduction Strategy Office



A group can reflect on the inclusivity of their current practices by reflecting on the following questions:

- How ready, willing, and committed is the group to adopting an inclusive approach?
- Who is already at the table, and beyond organizational affiliations, who is missing?
- What personal experiences do members bring that support the group's work?
- Has space been created for group members to contribute these experiences?
- In what ways could the group advance inclusion within its structures, processes, and activities?

Saskatoon Poverty Reduction Partnership's *Creating a Culture of Inclusion* (see Section 4) presents a Spectrum of Inclusion which allows groups to benchmark where they are at with respect to inclusive practices, determine which outcomes they would like to achieve, and identify ways to get there. It supports groups to move from a charitable model to a systems-and-policy approach, and suggests a number of relationship-based opportunities and strategies for engaging people with lived/living experience in policy, planning, and strategic leadership roles.

3 HOST ACCESSIBLE MEETINGS

Develop meetings and agendas with people in mind

Inclusive structures, policies, and practices help create safer spaces that promote full participation of people with lived/living experience. These include group norms, committee structures, roundtable agreements, meeting practices, and written policies such as diversity and social-inclusion plans.

To ensure that everyone feels comfortable and included at meetings, the 10 Advisory Committee recommended that agendas be co-developed by the group, and that groups consider meeting structure and logistics. For example, meetings should be held in physically accessible locations where food is provided. Venues should be conveniently located in spaces that are sensitive to people's life histories. Agendas should include a welcoming opening—including a land acknowledgement—and should present an opportunity for attendees to introduce themselves and share preferred pronouns.

One policy recommended by the 10 Advisory Committee that a group can establish is *absolute confidentiality*. This protects members with lived/living experience by ensuring that any information presented at meetings alongside community workers cannot be shared or passed back to their case managers.

Another recommendation was for groups to support people with lived/living experience to participate when they can and to the extent that they are able. This flexibility, for example to accommodate a member facing a change in life circumstances to take a leave of absence, demonstrates a group's appreciation for the continued value that that person brings to the table.



4 CREATE OPPORTUNITIES FOR ENGAGEMENT

Reframe the dominant narrative of poverty

Successful poverty-reduction groups not only value the unique wisdom that people with lived/living experience bring to the table but also create opportunities for these individuals to share their perspectives and, importantly, to influence decisions.

Groups can work toward including people with lived/living experience across all organizational structures, such as boards, tables, committees, sub-committees, and action teams. They can also create opportunities for participation across meetings, consultations, and other engagements.

One 10 Advisory Committee member provided an example from a community survey, where the perspectives of people with lived/living experience were essential in complementing the public voice. These voices yielded an authentic understanding to important issues such as racism, classism, isolation, and a lack of access to services and supports.

The 10 Advisory Committee recommended that instead of a group calling in people with lived/living experience on demand to advise on internal operations, that they consider resourcing autonomous and self-determining spaces for people with lived/living experience. These safer spaces allow the voices of lived/living experience to be heard. They empower people with lived/living experience to reflect on and discuss issues privately before bringing consensus proposals back to the larger group.

5 ELIMINATE FINANCIAL BARRIERS TO PARTICIPATION

Ensure that no one incurs a cost to engage

Ensuring that everybody at the table is fairly supported plays a major role in breaking down barriers to participation and in leveling the playing field between those who are and those who are not paid to engage in the work. Poverty-reduction groups should therefore first and foremost ensure that people with lived/living experience do not incur participation-related expenses.

At a minimum, this requires groups to provide for or reimburse partners with lived/living experience for food and transportation. Additional services such as childcare, interpretation, and note taking may also be required. For workshops and conferences, it is helpful if groups can cover costs of flights and accommodation, waive registration fees or offer scholarships, and pay per diems.

Poverty-reduction groups should work with partners with lived/living experience to understand these partners' individual needs and barriers. For example, a young mother may prefer to either bring her infant to a meeting or be compensated for childcare costs. By not making assumptions, groups re-value participants as individuals. This builds trust and encourages participation.

If a group is unable to compensate participation-related expenses, the 10 Advisory Committee noted that they then need to ensure that partners with lived/living experience are able to decide freely how and to what extent they would like to contribute their time. For example, it might be more appropriate for that group to create engagement opportunities that are open to all, instead of creating an advisory committee that cannot yet be adequately resourced.



6 CONSIDER PAYING PEOPLE WITH LIVED/LIVING EXPERIENCE FOR THEIR TIME

Different people require different supports to participate

Poverty-reduction groups are comprised of a range of individuals that choose to invest time and effort into moving the work forward. Some people attend meetings and events as part of paid employment, while others contribute on a voluntary basis. While salaried individuals, such as government and non-profit staff are more likely to be paid, particularly when engagements take place during regular business hours, people with lived/living experience of poverty often donate their time. These individuals can face associated barriers to participation, such as living on modest fixed incomes, working for low wages, or juggling more than one job. They are therefore more likely to experience financial difficulties to participation, for example where attending an engagement leads them to miss paid employment.

Poverty-reduction groups are increasingly recognizing the complexity of the above dynamics, as well as the notion that different people require different supports to participate. Beyond covering participation expenses, as described in the previous section, some groups are taking compensation a step further by paying people with lived/living experience for their time. The 10 Advisory Committee noted how this compensation furthers the idea that everyone's time and contributions are valued from recognition to action. It demonstrates respect, supports diverse voices to be heard, disrupts power imbalances, and challenges some of the inequities that lie at the root of poverty.

Groups can compensate people with lived/living experience in a number of ways. They can pay wages or honorariums at living-wage rates, remunerate with gift cards, or provide stipends to individuals upon completion

of training programs. One 10 Advisory Committee member's group compensated a partner with lived/living experience in the form of a paid internship. This individual was able to include the contract on their resume, which helped explain a gap in employment, and supported future workforce opportunities. Another group hired a colleague with lived/living experience into a paid staff role with the local roundtable.

The type of compensation provided should be defined locally and administered in a way that works for all parties, including funders, the poverty-reduction group itself, and recipients. Processes must conform to legal requirements and should protect recipients by considering tax implications. For example, United Way Halifax compensates recipients in cash to reduce barriers faced by people in accessing a bank account, such as a lack of ID and user fees. The group worked with their community services department to confirm that dollars provided would not be clawed back from recipients' income assistance.

While many poverty-reduction groups understand the importance of fair compensation, resourcing constraints can serve as a barrier to moving this understanding to practice. Examples of ways that groups can fund compensation for people with lived/living experience are to include this expense in their operating budgets, fundraise from local governments, businesses, and community champions, and commit to sharing resourcing responsibility between partnering organizations. When submitting grant applications, groups can include compensation as a budget line and can embed a clear case for why it is important.



7 TAKE THE TIME TO BUILD TRUST

Advocacy is only heard once trust is built

Building and maintaining a foundation of trust is fundamental to the meaningful engagement of people with lived/living experience of poverty. In contrast, a lack of trust serves as a huge barrier to participation. People with lived/living experience may have had negative, trauma-based experiences in past interactions when working within human services systems. Trust within a multi-sectoral poverty-reduction initiative can therefore take a long time to build, particularly in instances where a person has been let down in the past, and where they feel like trust needs to be rebuilt.

Personal stories told by people with lived/living experience of poverty can serve as powerful tools in raising awareness of poverty and in challenging stereotypes. Still, while most practitioners are not expected to speak in first person or to provide examples from their own lives, partners with lived/living experience are often asked, or even expected, to share these personal experiences with colleagues, agencies, and in public settings. It is important that individuals with lived/living experience are able to choose when and under which circumstances, if any, they choose to share personal information.

Building a foundation of trust is a process that cannot be rushed. It requires substantial time, resource commitment, and visible actions to prove that a given space will differ from what an individual may have experienced in past interactions. A good place for practitioners to start building trust is by recognizing that some people with lived/living experience may require more support than others to come out of their

comfort zones. Recommendations from the 10 Advisory Committee on how to do this include: creating a welcoming culture, being patient and understanding at all times, listening respectfully, and building strong relationships that help people come to a mutual respect.

The 10 Advisory Committee noted that many of their groups had intentionally invested weeks or even months in building trust. One shared that before launching into any action, their group devoted their first few meetings solely to learning together, co-developing rules of engagement, creating a training agenda, and laying out how everyone would work together. Another invited city staff to sit in on lived/living experience group meetings to witness first-hand the value that the perspectives of people with lived/living experience brought to decision making. A number of city staff who attended these meetings have since built relationships with group members and now approach them directly to seek advice.

Last, the Committee noted that recommendations made by people with lived/living experience often do not make it to policy, and how this lack of follow-through greatly hinders the development of trust. They therefore recommended that groups specify how they would ensure that recommendations, decisions, and solutions from people with lived/living experience would be actioned. One way to do this is for a group to reflect on the extent to which they are comfortable, willing, ready, and able to take recommendations forward, for example by leveraging resources and networks, or by advocating for policy and systems change.

8 OPEN UP DECISION MAKING PROCESSES

Authentic engagement is about sharing power

No matter how well intentioned the group, power relationships creep into social spaces. Conventional decision-making processes can perpetuate power imbalances and disenfranchise those who already feel unheard. Voices are often accorded different levels of influence and speaking time based on status quo demographics, such as sector represented or professional status.

The 10 Advisory Committee recommended that groups critically reflect on how the power they hold marginalizes others, challenge these dynamics, then shift the way they think and act. For example, when power imbalances arise in group meetings, events, or other engagements, members can be intentional about calling them out, reversing them, and preventing them from happening again. Groups should also only make promises when they are able to follow through.

Groups can open up decision-making structures and processes to make them more transparent, accessible, and inclusive. For example, they can accommodate members who may need more time to understand what is being discussed, come to a decision, and provide feedback. Not rushing decisions supports all perspectives to be heard.

A recommendation from the 10 Advisory Committee to level power dynamics was to invite decision makers, such as Mayors and Councils, to conversations hosted in spaces deemed safe and comfortable by presenters with lived/living experience, rather than asking these individuals to present in more conventional spaces such as at City Halls.

9 PROVIDE TRAINING AND MENTORING OPPORTUNITIES

Drive engagement by mentorship, process, and support

Investing in capacity building, skill development and mentoring promotes teamwork and trust, and can support poverty-reduction groups to work more inclusively with colleagues with lived/living experience. Training builds confidence, deepens participation, and can support groups to move from service providers to collaborators to allies of people with lived/living experience.

Capacity-building opportunities include activities, reflections, discussions, training sessions, workshops, and events. Topics that may be beneficial to the larger group include: diversity and inclusion, conflict resolution, mental health and addiction, and trauma-informed practice.

Anti-oppressive training, ideally led or co-led by partners with lived/living experience, can deepen understanding of the invisible power relationships that manifest within and outside of a group. It can support groups to work more respectfully and effectively together, since instead of requiring colleagues with lived/living experience to fit into a group's current culture, this approach challenges the group to shift the way that they themselves work.

Partners with lived/living experience may also find value in training, for example in the areas of leadership, communication, public speaking, and advocacy. Combining training with engagement opportunities can support them to move from storytellers, to community advocates, to decision makers.

Mentorship and peer-support models promote mutual understanding and reciprocal learning across individuals and sectors. For example, one 10 Advisory Committee member's group engages an individual with lived/living experience who serves as a "cultural interpreter" between the group's coordinator and the group, and supports members directly by developing curriculum and facilitating training.

10 DIVERSIFY REPRESENTATION AND DEEPEN ENGAGEMENT

Foster an inclusive space that reflects the diversity of the community

Poverty-reduction practitioners understand that the face of poverty is complex. To better understand people's experiences of poverty, and to overcome tokenism and balance group dynamics, groups should aim to reflect the true diversity of their communities within the spaces of their own work.

The 10 Advisory Committee recommended that groups build representation of people with lived/living experience of poverty across all organizational structures. They also recommended that groups create pathways that empower these individuals to move into leadership roles, such as into Chair, Co-Chair, and facilitator positions. Last, they noted that groups should self-reflect on how they could deepen inclusive representation across voting, decision-making, and evaluation processes.

Groups can hold themselves accountable to more diverse and deeper engagement by establishing goals. Small, tangible targets can keep a group on track, while bigger, loftier targets can inspire longer-term actions.

The 10 Advisory Committee recommended that groups strive for 25% - 50% representation of people with lived/living experience across all boards, tables, committees, sub-committees, action teams, and engagement opportunities.

A number of 10 Advisory Committee members noted that over time, as engagement of people with lived/living experience deepens, local champions with lived/living experience become increasingly recognized in the community. As a result, they get called on directly more often for advisory purposes by governments, businesses, non-profits, and community members seeking their advice and expertise. This helps to embed their perspectives in decision-making processes across the community.





Formal agenda and structure

Process (method)

What is the...
is ready

SECTION 3

10 stories that inspire

Here are 10 stories that illustrate how CRP members are meaningfully engaging people with lived/living experience across Canada. These stories will give you a taste of how these groups are championing the 10 Really Good Ideas from Section 2.

- ① **Hamilton, ON** – Applying social-inclusion principles to Speakers Bureaus
- ② **Halifax, NS** – Fair compensation that works for all parties
- ③ **Saskatoon, SK** – Disrupting power to build inclusive practices
- ④ **Toronto, ON** – Advising the development and implementation of a municipal strategy
- ⑤ **Chatham Kent, ON** – Building on individual strengths and passions
- ⑥ **Whitehorse, YT** – A training program to explore, understand and own one’s life story
- ⑦ **Edmonton, AB** – Honouring a traditional Indigenous approach to giving and gifting
- ⑧ **Hastings-Prince Edward, ON** – Allies with lived/living experience in decision-making roles
- ⑨ **London, ON** – Authentic engagement across democratic processes and institutions
- ⑩ **Grey and Bruce Counties, ON** – Elevating community voices across rural communities

← Source: *City of Toronto Poverty Reduction Strategy Office*



1 HAMILTON, ON – APPLYING SOCIAL-INCLUSION PRINCIPLES TO SPEAKERS BUREAUS

“HRPR has helped me to find my voice and to empower others to know that they are not alone.”

– Member, HRPR Speakers Bureau

The Hamilton Roundtable for Poverty Reduction (HRPR) recognizes the importance of engaging people with lived/living experience as context experts, ensuring that they are included in civic engagement and community collaboration processes.

HRPR's budget covers participation costs for people with lived/living experience, including food, bus tickets, and childcare. It provides honorariums for engagements including speeches, presentations, and media interviews. The Roundtable also supports members to attend local and national events, workshops and conferences by covering flights, accommodation, registration fees, and per diems.

Developed to overcome social exclusion, and co-authored by people with lived/living experience, HRPR's 2009 Social Inclusion Policy aims to achieve a balance of power between those paid to do the work and those living the experience. It lays the groundwork for building respect for all parties and voices across race, ethnicity, gender, sexual orientation, disability, religious beliefs, and financial status. The Policy defines how the group will create welcoming meeting spaces that are sensitive to cultural needs and physical accommodations, and ensures that people with lived/living experience have seats at all decision-making tables.

← HRPR's Living Proof Speakers Bureau at the 2018 North American Basic Income Congress

In alignment with the policy, people with lived/living experience are members of all HRPR working groups and committees. Currently, two people with lived/living experience are members of their Operational Steering Committee, and a number have served as chairs, co-chairs, or members of the larger Advisory Roundtable. These inclusive structures overcome “us and them” mentalities by creating space for individuals with lived/living experience to provide direct input on local activities, programs, policies, services, and goods.

Since its inception, HRPR has created two Speakers Bureaus. Both were initiated, coordinated, and launched by people with lived/living experience of poverty. Participants were provided with up to 12 weeks of training that brought them together to share stories and build leadership and advocacy skills. Ten Speakers Bureau graduates with diverse experiences of poverty are currently rostered to present at government and community meetings, functions, trainings, and at fundraising, awareness, political, and educational events.

A number of graduates of HRPR's Speakers Bureaus now sit on community committees and boards, where they advocate for policy change around areas such as housing, mental health rights, payday lending, basic income, and social-assistance reform. One HRPR member with lived/living experience was hired as a Campaign Coordinator. This individual is actively involved in the Roundtable's systems-level efforts and has become President of a national anti-poverty organization.

2 HALIFAX, NS – FAIR COMPENSATION THAT WORKS FOR ALL PARTIES

“In many cases, people with the most profound expertise also face significant barriers to participating in formal consultation processes.”

– Jennifer Wilcox, United Way Halifax

In 2017, United Way Halifax and the Halifax Regional Municipality's Poverty Solutions embarked on a comprehensive community engagement process which aimed to raise awareness of poverty, engage community members around a shared vision, co-create solutions, and foster a sense of ownership.

Of the \$50,000 provided by the Halifax Regional Municipality for this process, approximately \$30,000 was allocated to support engagement of people with lived/living experience. Engagement sessions were hosted at times and venues convenient to participants, and clear language was used in all consultation documents.

To address barriers faced by people with lived/living experience in participating in community events, engagements, and volunteer opportunities, Poverty Solutions developed an Honarium and Additional Supports Policy. This policy stipulates how financial assistance should be provided to individuals who contribute perspectives on living in poverty, or who are experiencing financial barriers to participation and are not being otherwise compensated by an employer or agency.

In line with this policy, people with lived/living experience who participated in the engagement process received food, drinks, and bus tickets. Where public transit was not a viable option, taxi chits or gas cards were provided. Childcare was either provided on-site or was reimbursed. Poverty Solutions also provided honorariums at a living wage to participants with lived/living experience.

The processes for administering honorariums were carefully researched, designed, and implemented in partnership with a number of parties. Payments were made in cash, in order to reduce barriers for recipients who did not have access to a bank account. United Way Halifax worked with their finance department to ensure that cash was distributed in a transparent and accountable manner. For example, it was determined that one staff person would witness a second placing funds into an envelope, then both would sign off on

a tracking sheet. The group also engaged community service partners to ensure that dollars received as honorariums would not be clawed back from participants' income assistance.



↑ *Poverty Solutions community consultation.*
Photo credit: Sandor Photography

unitedwayhalifax.ca/what-we-do/poverty-solutions

3 SASKATOON, SK – DISRUPTING POWER TO BUILD INCLUSIVE PRACTICES

“The work of inclusion is hard. It should be hard, because it’s about doing things differently.”

– Colleen Christopherson-Cote, SPRP

The Saskatoon Poverty Reduction Partnership (SPRP) is comprised of more than 70 community partners from across sectors, demographics, and experiences. The group develops evidence-based policy and practice recommendations that offer solutions identified by people who are directly impacted by poverty.

Nothing about us without us has been a principle of SPRP since its inception in 2009. The group’s Inclusion Action Team believes that to achieve this, the status quo of the way things “have always been done” must often be disrupted. In response, they have developed, implemented, and adhered to promising practices associated with building a culture of inclusion across all aspects of SPRP’s work.

SPRP recognizes that building a culture of inclusion is a relationship-based process. They understand that power-based relationships lurk at every table, and that they are perpetuated when a person with privilege imposes their norms or ideals on process. These imbalances are reflected in who speaks, when they speak, and how much they speak. SPRP works to create balance by investing significant energy in building healthy, trusting relationships between all members, and by hosting conversations where members commit to identifying and owning the power that they each bring to the table.

SPRP schedules meetings in locations that are accessible, trauma-informed, and safe for diverse

voices. They respect the histories and experiences of each person at the table, and ensure that meetings are not held in places that trigger stress for those in attendance. For example, restaurants and bars are often considered off-limits to respect partners who struggle with substances abuse. Considerations for time of day, mobility restrictions, and geographic location are also taken.

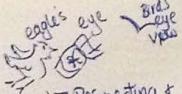
SPRP recognizes the first-hand expertise of people with lived/living experience on par with that of other experts. They equate the quality of information gleaned from colleagues with lived/living experience as equal to other forms of data, such as from academic research. The group’s Coordinator noted how people with lived/living experience “contribute critical and meaningful data to the evidence-based practices that SPRP advocates for.”

In recognition of the fact that funders sometimes underestimate the costs and value of inclusive practice, SPRP challenged their local funders to make inclusive practice a priority. The group built a mutual understanding with funders on how funding inclusive practice can level power and can support positive outcomes. Through this advocacy, the group was successful in convincing local funders to open up their financial practices, thus allowing groups to include inclusive practice in grant applications as a budget line, and therefore supporting them to adequately resource this essential aspect of their work.

MAXIMUM PERMITTED OCCUPANCY IN THIS ROOM AS PER ONTARIO FIRE CODE REG. 730-81 180

PR
 BUILD STRATEGY ON HISTORICAL CONTEXT
 Accountability
 REAL ACTION (enough to us)
 HOPE OPTIMISM (minimum)

Politics Matters

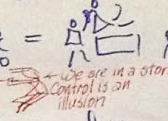


It is a disappointing experience poverty

to unlock the civic power of people with lived experience.

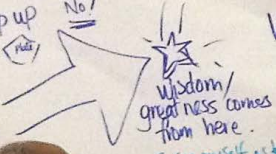
step up to PASS the buck? No!

When we collaborate, we create something new



Poverty affects EVERYBODY

conscious of the lens in which I see from / +



wisdom/greatness comes from here. I see myself as strong

fight to defend social safety net - recognize rainy (days)

Open to partnerships with busi

Nothing About us without us

Courageous conversations



FRANCING against it Let's go!!

resourced to accomplish @ scale

Include INFORMED ppl with lived exp THROUGHOUT whole process



WE NEED TO MOBILIZE + STAY TOGETHER

strat alignment based btm PLACE Policy + systems change

existing organized groups

Community comment book

4 TORONTO, ON – ADVISING THE DEVELOPMENT AND IMPLEMENTATION OF A MUNICIPAL STRATEGY

Toronto's poverty-reduction strategy, *TO Prosperity*, was shaped by engagements with almost 2,000 Torontonians. The Lived Experience Advisory Group (LEAG) is one of the strategy's reinforcing accountability structures. Its coming together represents the culmination of years of input from community members who demanded better access routes for people with lived/living experience to participate in city processes.

The LEAG applies principles that puts people with lived/lived experience at its core, including: recognizing gender, race, sexual orientation, status, age, and abilities as influences on how people experience poverty; responding to diverse needs; providing residents with the power-building supports necessary to engage effectively; requiring sensitive behaviour from those who carry institutional power; promoting continuous and clear communication; and allowing new voices and new leadership to emerge.

LEAG members were elected through an open call for applications that clearly laid out the type and duration of commitment requested over a two-year term, including training, orientation, monthly meetings, and community engagements. The application identified benefits that participants would receive, including recognition, food, bus tickets, and child- and/or attendant care. It also specified that honorariums would be provided—at a rate of \$50 per meeting or \$100 per full day activity.

More than 350 applications were reviewed by City staff and volunteer residents. The 20 applicants selected for the LEAG reflect the vast diversity of perspectives and identities of Toronto. Successful applicants were orientated to City policy and budget processes, and received training in communications, conflict resolution, equity, and diversity.

LEAG members participate in a wide variety of City policy, program, and service-development processes. Acting as a conduit between City staff and communities, they organize and participate in presentations and conversations with City divisions, the private sector, community agencies, and residents.

After its first year, The LEAG developed and administered a self-evaluation designed to foster professional development, promote self-sufficiency, and improve programs. It asked members to reflect on the group's success in: creating a respectful, supportive, and empathetic environment; hosting open and honest interactions; understanding each other's perspectives without judgment; making space for people to ask questions; and achieving collaboration over competition.

The LEAG's success stems from commitment across all parties to do things systematically differently, committing to not just structure, but to an equitable and inclusive process.

← Source: *City of Toronto Poverty Reduction Strategy Office*

toronto.ca/povertyreduction

5 CHATHAM KENT, ON – BUILDING ON INDIVIDUAL STRENGTHS AND PASSIONS

“Working with people’s strengths and passions makes everyone an asset to your community.”

– Chatham-Kent Lived Experience Advisory Group

The Chatham-Kent Prosperity Roundtable recognizes that while reducing poverty is a complex challenge, working alongside those who experience it is not. They recognize the strengths and passions of colleagues with lived/living experience as the most important asset for poverty-reduction work, as these colleagues keep the work grounded in the daily realities of poverty.

In 2017, the Chatham-Kent Prosperity Roundtable established a Lived Experience Advisory Group to provide a space for people with lived/living experience to advise the Roundtable and local decision makers on poverty-related challenges in the community. The group started as a closed group, with 10 members. It held monthly meetings, with training opportunities for members available between sessions. Honorariums were provided to all members at Chatham-Kent’s living-wage rate. Transportation costs and food were also provided for each meeting and training attended.

Over its first two years, the Advisory Group has grown steadily. During this time, the group advised municipal and non-profit leaders on various projects and programs in the community and participated in large-scale affordable housing and social assistance advocacy projects.

While they enjoyed many successes, the group’s biggest challenge was finding a focus. As their work progressed, it became clear to members that their scope of work was too narrow. The Roundtable therefore began supporting

members to create projects that fit their individual strengths and passions. This resulted in the group splitting into two bodies.

The first half of the group’s members remained participants of the Lived Experience Advisory Group, which was redesigned as an open group to support the impact of individual voices. The other half of the group undertook the task of designing the curriculum for a lived/living experience leadership training program, which will support people with lived/living experience to participate as part of community decision-making committees. These members are also planning to establish a peer-support training program.

Both of the Roundtable’s groups empower individuals to enhance poverty-reduction work in Chatham-Kent in ways that are meaningful to them. While this shift created new challenges, the importance of supporting the Lived Experience Advisory group to establish a model that best amplified their individual and collective assets was clear.

By remaining flexible to its partners, the Roundtable has built the foundation for more impactful poverty-reduction work in Chatham-Kent. The group demonstrates how when work is founded on the skills and passions of people with lived/living experience, the community can grow stronger and more prosperous.

prosperityroundtable.com

6 WHITEHORSE, YT – A TRAINING PROGRAM TO EXPLORE, UNDERSTAND, AND OWN ONE’S LIFE STORY

“This group is exactly what I need right at this moment in my healing journey.”

– Participant, YAPC Influencing Change

In 2017, The Yukon Anti-Poverty Coalition (YAPC) launched Voices Influencing Change, a five-week program created to support participants to build capacity and gain opportunities to take part in decisions that affect them yet exclude them. Voices Influencing Change is open to people with lived/living experience of homelessness, poverty, and other forms of social exclusion.

With a cohort of like-minded peers, students explore, understand, and own their own life stories. They build public-speaking and leadership skills and learn to advocate for policy and systems change. Students learn to recognize the extensive knowledge they have to offer, and gain confidence in sharing their experiences, good and bad, that have shaped who they are today. Voices Influencing Change acknowledges that looking back on one’s life story can be traumatizing and triggering. A program facilitator described how they recruit and support participants who are ready to “speak from a scar, not from an open wound.”

Upon completion of the program, graduates meet every two weeks. Here, they access a network of peer support, build capacity, and are invited to participate as part of decision-making bodies such as boards. Graduates are currently supporting implementation of YAPC’s Safe at Home plan and are advocating for equitable treatment for those receiving income support. A program facilitator

commented that graduates have become a tight-knit group that has bonded around shared experiences.

Healthy lunches, bus tickets, and childcare are provided to participants for all training and follow up sessions. Participants are provided with an honorarium of \$500 for program completion, and \$100 per month for follow-up meetings and actions.

Successes of the program’s design include: having a co-facilitator with lived/living experience; hosting open discussions; and being flexible, responsive, and willing to adapt based on the strengths and assets that participants bring to the table. Graduates have expressed that the program has helped them know where to start on their healing journeys, how helping others has helped them, as well, and how they have been inspired to say and do more in the name of eradicating poverty.

Fourteen individuals were trained through the first two cohorts of the program, nine of whom remain passionately involved. Three trainings are planned for 2019, with the first receiving three times as many applications as spots available. As the community has grown familiar with the program, graduates have been increasingly called on by external partners to tell their stories and to provide advice.



7 EDMONTON, AB - HONOURING A TRADITIONAL INDIGENOUS APPROACH TO GIVING AND GIFTING

"To be successful, to end poverty, this has to be a movement. It's about building a truly inclusive city for all."

– Mayor Don Iveson, City of Edmonton

EndPovertyEdmonton (EPE) is committed to reconciliation and to the inclusion of voices of lived/living experience. The EPE Indigenous Circle contributes to and guides this work. The Circle is inclusive of diverse voices including those with lived/living experience, knowledge keepers, and cultural resource peoples. It encourages deep and authentic relationships, acknowledges the value of all contributions, and recognizes First Voice participants as equal partners in the goal to end poverty. The Circle understands that each person is impacted by different barriers in different ways and treats each person and situation as unique.

Circle participants developed the First Voice Inclusion and Equity Protocol in response to a recognized need to level the playing field between practitioners who were receiving payment for their time, and those who were sharing it voluntarily. It aims to eliminate stigmatization of financial barriers, for example by protecting members from having to justify their level of need or to disclose personal vulnerabilities. It also supports EPE's commitment that no individual should bear an unfair burden of participation and ensures that no one is excluded from the benefits of this participation.

The First Voice Inclusion and Equity Protocol borrows compensation and honoraria practices from Indigenous values around giving and gifting. It is based on respect for traditional Indigenous methodologies, and supports the Indigenous principle of reciprocity. In gift giving, the receiver, their family, and their ancestors are acknowledged. Appreciation is shown for the knowledge exchanged when those people with distinct abilities, such as Elders, provide guidance, advice, or assistance. Gifts include financial gifts provided at a living wage, as well as traditional foods and medicines. The Protocol is supported by an annual budget, and gifting occurs at the time of participation.

The First Voice Inclusion and Equity Protocol emphasizes that stories and experiences shared by First Voice participants provide critical insight for informing decision-making processes, research, and other endeavours. Its application demonstrates EPE's true commitment to reconciliation and to strengthening relationships with members of Edmonton's Indigenous community who have or who continue to experience poverty.

← Photo credit: Bissell Centre

endpovertyedmonton.ca/indigenous-circle

8 HASTINGS PRINCE EDWARD, ON - ALLIES WITH LIVED/LIVING EXPERIENCE IN DECISION-MAKING ROLES

Formed in 2013, The Poverty Roundtable Hastings Prince Edward (HPE) was founded on the principle that solutions to poverty begin with addressing root causes in partnership with individuals who have or who are experiencing it. The Roundtable upholds the democratic right of people to participate in decisions that affect their lives and communities. They recognize that while people with lived/living experience of poverty understand it best, their power to affect change is limited.

The Roundtable engages people with lived/living experience of poverty as allies, leaders, organizers, decision makers, and contributors to action. These individuals are supported to gain power and shape local programs, services, and policies, in order to more authentically move the work forward.

People with lived/living experience of poverty engage directly as members of the Roundtable and indirectly as members of subcommittees whose advice feeds back to it. This structure aids in capturing the diverse experiences and perspectives of people living in poverty and reinforces the notion that “we are all in it together!”

A Facebook group was created by members with lived/living experience to share insights, discuss issues, and formulate collective responses to Roundtable issues.

This private space has proven effective in bringing out perspectives that some members may not have otherwise felt comfortable voicing as an individual to mixed-sector groups.

The Roundtable also hosts a Speakers Bureau that provides training, support, and creates participation opportunities for people with lived/living experience. For example, seven members from the Speakers Bureau were invited to set the agenda and make presentations at an out-of-town event. The Roundtable provided transportation, accommodation, and paid speaker fees. One member with lived/living experience expressed that this act of support made them feel genuinely valued and gave them confidence that the community was looking forward to hearing from them.

Members of the Speakers

Bureau also accompany representatives of the Roundtable at public consultations and local City Council meetings, where they co-present as delegates. The group has found that this approach of offering decision makers firsthand perspectives can be quite convincing, for example in terms of raising awareness of systemic barriers. One participant noted how they felt that a community voice is sometimes what is needed to inspire leaders to step up to change.



↑ *The Inside View* by Lee Maidlow, Artist, Advocate & 10 Advisory Committee

povertyroundtablehpe.ca

9 LONDON, ON – AUTHENTIC ENGAGEMENT ACROSS DEMOCRATIC PROCESSES AND INSTITUTIONS

London is rallying around a growing resolve that “Poverty Ends Here.” The community’s strategy, *London for All*, grew out of a 2015-2016 Mayor’s Advisory Panel that engaged over 1000 Londoners to develop 112 recommendations. The strategy sets the ambitious goal of eliminating poverty within a single generation.

“Engaging people with lived experience in democratic processes and institutions,” one of the strategy’s recommendations, aims to increase the ability of people with lived/living experience to shape the future of the community. *London for All* is supported by London’s Child and Youth Network, which also has a systems-change strategy under the Ending Poverty priority that includes an initiative on ensuring the engagement of individuals with lived/living experience.

London for All recognizes that exclusion and stigma play a major role in the damage that poverty inflicts upon people’s lives. Implementation of the strategy prioritizes the voices of people with lived/living experience by: applying a rights-based, community-based, and equity-based understanding of poverty; ensuring members appropriately reflect the diversity of the community with respect to gender, sexuality, age, ability, culture, and race; and including people with lived/living experience with poverty as key decision makers at every level.

The City of London provides \$125,000 to support the implementation of *London For All*, of which \$25,000

is specifically allocated to supporting people with lived/living experience to implement the strategy. Participation expenses such as food, transportation, and childcare are covered. Compensation is paid at a rate of \$25/hour, and includes not only meeting time, but also time needed to prepare for meetings and review documents. Members with lived/living experience are able to request funds for coaching and training opportunities and are supported to attend local and out-of-town conferences and events.

London for All’s Project Manager creates learning, capacity building, mentoring, and engagement opportunities for colleagues with lived/living experience. She maintains an online list of meetings with decision makers and other community stakeholders, which Leadership Table members, Accountability Table chairs and co-chairs, and colleagues with lived/living experience can sign up to attend.

Within their first year, *London for All* had met 27 of 112 targets and had engaged more than 160 volunteers from diverse backgrounds. The group had engaged 38 individuals with lived/living experience of poverty as key decision makers, including five who are directly engaged as members of the Leadership Table. People with lived/living experience currently make up 50% of Leadership Table representation, and every Accountability Table co-chair has representation from people with lived/living experience.



10 GREY AND BRUCE COUNTIES, ON – ELEVATING COMMUNITY VOICES ACROSS RURAL COMMUNITIES

"Part of each person's story comes from the past, from where and how we live, from the people in our lives. We are all creating our future stories right now."

– Co-Chair, Bruce Grey Community Voices

The Bruce Grey Poverty Task Force works across 17 rural municipalities in partnership with more than 50 agencies, community groups, universities, institutes and policy makers. Members ascribe to the fundamental principle of building mutual respect across all sectors and economic classes.

The Task Force has adopted the term *grounded expertise* to refer to colleagues with lived/living experience, as it is seen as a meaningful title that is less intrusive to one's personal story, and that more explicitly affirms these individuals' equal status within the group.

Bruce Grey's Getting Ahead is an eight-week Bridges Out of Poverty program funded by Ontario Works. Offered four times per year, it supports participants to meet their basic needs, address personal challenges, and move from individual to community advocacy. The program is facilitated by graduates with grounded expertise, which creates a mentoring-style learning environment that promotes trust, respect, and open dialogue. Rural transportation barriers, such as a lack of public transit, are addressed as van transportation brings participants to sessions and taxi fares are reimbursed. Getting Ahead maintains relationships with its more than 200 graduates who are regularly invited to provide feedback on local programming and participate in local forums.

← *Community Voices Co-Chairs Tanya Butt and Renee Schlonies presenting the Equity and Inclusion position paper to the City of Owen Sound Council*

Community Voices was developed as a space for Getting Ahead graduates to come together to discuss barriers and actions, and to build collective understanding and consensus. The group advocates for equity and inclusion and envisions a poverty-free city where people living in poverty are actively involved in both city and community decision-making processes. Community Voices' co-chairs, who are also program graduates, take recommendations back to the Task Force. One member noted how this leadership structure has empowered her to speak as an equal among Managers and Directors who run the same programs and services that she accesses. Participants receive one \$25 grocery gift card for a half day engagement, and two for a full day session. As no van is available, participants must rely on friends and families for transportation to attend meetings and engagements.

While initially formed as an advisory group, Community Voices has made a name for themselves on their own merit. They have built credibility and relationships of mutual respect with influential decision makers, and the City of Owen Sound and community now reach out to engage Community Voices. The group has been involved in a number of provincial and university partnerships. They have also developed an Equity and Inclusion for People Living in Poverty policy which identifies inequities and barriers to prosperity and encourages the City of Owen Sound Council to take action on a number of local issues.

povertytaskforce.com



SECTION 4

10 really useful resources

This section includes a list of resources that can assist you in your efforts to engage people with lived/living experience in poverty reduction. They include tools, guides, case studies, protocols, and policies. Access these resources online at tamarackcommunity.ca/library/ten-2019.

- ① Social Inclusion Policy: Hamilton Roundtable for Poverty Reduction
- ② A Guide to Creating a Culture of Inclusion: Saskatoon Poverty Reduction Partnership
- ③ Toronto Lived Experience Advisory Group (LEAG): Application Form
- ④ A Case Study in Authentic Engagement: Poverty Solutions Halifax
- ⑤ First Voice Protocol: EndPovertyEdmonton
- ⑥ Creating Community: Hastings Prince Edward Poverty Roundtable
- ⑦ Lived Experience as Expertise: Regional Municipality of Waterloo
- ⑧ Nothing About Us Without Us: Lived Experience Advisory Council
- ⑨ Lived Experience in Paid Staff Roles: Centre for Addiction and Mental Health
- ⑩ Rights-Based Participation and Accountability in Canada's National Housing Strategy

1 SOCIAL INCLUSION POLICY: HAMILTON ROUNDTABLE FOR POVERTY REDUCTION

Creating a healthier and more inclusive Hamilton

This policy addresses the inclusion of all citizens involved in the Hamilton Roundtable for Poverty Reduction process of community engagement. It is framed by five principles: a level field of involvement reflecting equality and social integration; diversity of citizen representation including in civic engagement and community collaboration; strengthening and utilizing people's skill sets to enhance the collaborative experience; fostering human growth and development; and ensuring, promoting, and celebrating engagement. It also includes a helpful appendix on budget considerations.

2 A GUIDE TO CREATING A CULTURE OF INCLUSION: SASKATOON POVERTY REDUCTION PARTNERSHIP

Nothing about us without us

The perspectives of people with lived/living experience were integral to this practical guide, which was written for community groups and employers to include people with lived/living experience of poverty in their work. The wisdom of Saskatoon's Inclusion Action Team was engaged to capture stories, learnings, and examples of how people with lived/living experience can enrich community through policy and practice, and to offer organizations ideas for designing effective, relevant services and programs.

3 TORONTO LIVED EXPERIENCE ADVISORY GROUP (LEAG): APPLICATION FORM

Informing a municipal poverty reduction strategy

Members of Toronto's LEAG use their personal lived/living experience with the realities, conditions, and impacts of living with poverty to inform implementation of the City's Poverty Reduction Strategy. The LEAG application form exemplifies some of the considerations that cities should take in recruiting to ensure that groups are diverse and representative of those living in poverty. It lays out eligibility and time requirements and specifies training opportunities, compensation, and how personal information will be protected.

4 A CASE STUDY IN AUTHENTIC ENGAGEMENT: POVERTY SOLUTIONS HALIFAX

A learning journey

This case study tells the story of Halifax's comprehensive community engagement strategy—one that can help other organizations design their own inclusive processes. Intentionally designed to co-create solutions based on input from diverse community members, this case study reflects on pitfalls of implementation and discusses how the group "failed forward" from listening to action. Key learnings include: plans and processes must be flexible and adaptive to new information, being open to tough feedback is an important part of the journey, and relationships are key—even over targets and deadlines.

5 **FIRST VOICE PROTOCOL: ENDPOVERTYEDMONTON**

Inclusion, equity and participation

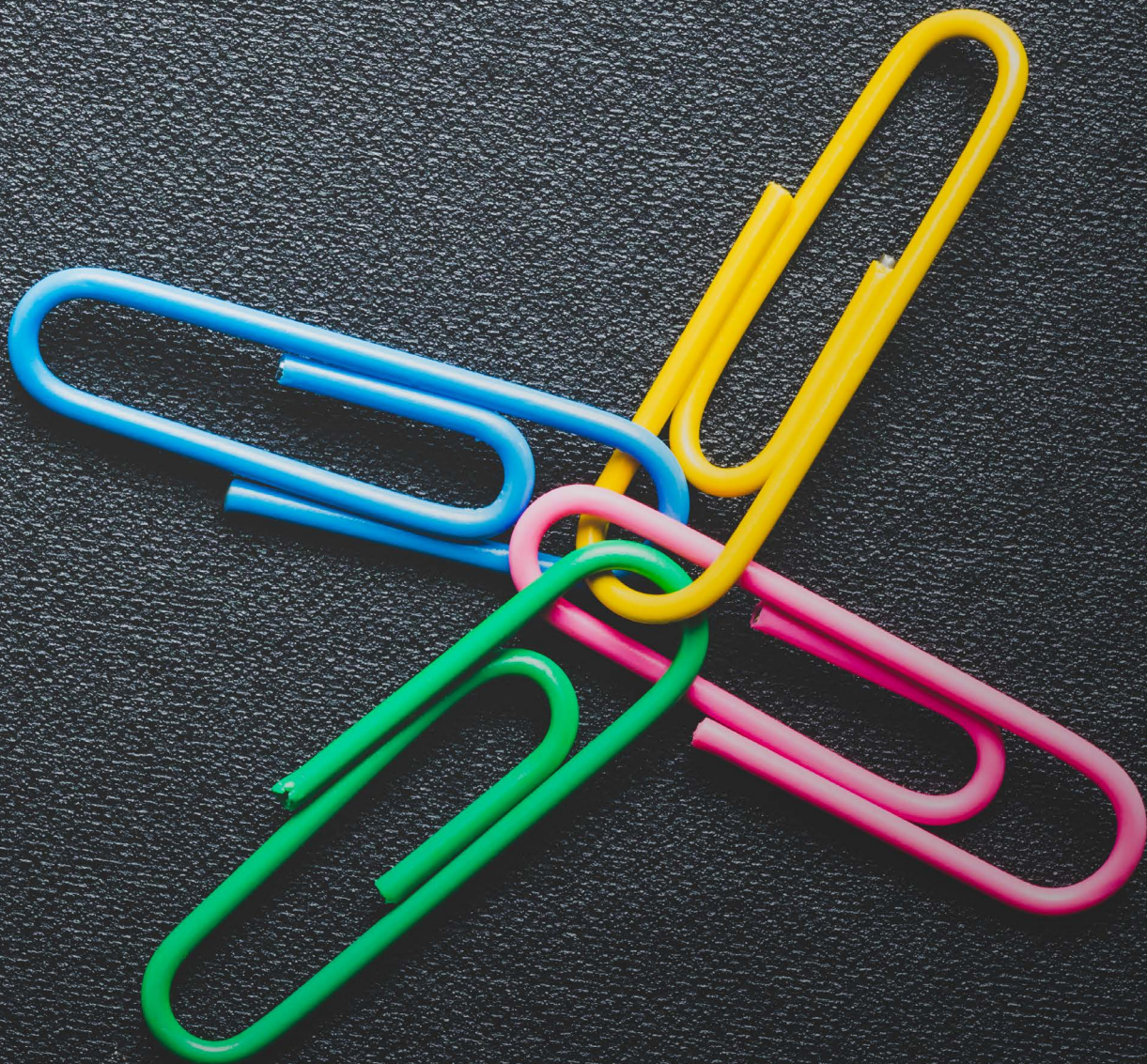
The Indigenous Circle First Voice Inclusion and Participation Equity protocol is based on the principle of participation equity that no individual should either bear an unfair burden of participation or be unfairly excluded from benefits of participation. It ensures that those with financial limitations are recognized as equal partners and have equal opportunity to share their wisdom. The protocol stipulates how people with lived/living experience will be equitably compensated for their time with respect to administration of financial and traditional gifting.

6 **CREATING COMMUNITY: HASTINGS PRINCE EDWARD POVERTY ROUNDTABLE**

A tool for engagement

This practical tool was written to assist organizations to reflect on their potential to create opportunities for full engagement. It highlights the need to recognize people with lived/living experience as allies, leaders, organizers, decision makers and contributors to action. This tool challenges every group to create change by strengthening relationships, shifting power and reducing barriers, and to engage people with lived/living experience in decisions that guide the programs, services and policies that impact them.





7 LIVED EXPERIENCE AS EXPERTISE: REGIONAL MUNICIPALITY OF WATERLOO

Developing an advisory group

No one-size-fits-all approach exists to developing advisory groups of people with lived/living experience. This manual discusses how expertise, preferences, and passions of group members combined with the unique needs of the broader community must be considered throughout a group's planning, development, and maintenance. Considerations include collaborative decision making and flexibility. It contains an example of a group Terms of Reference (ToR) and covers preparation, recruitment, meetings, facilitation, logistics, food, documentation, and sustainability.

8 NOTHING ABOUT US WITHOUT US: LIVED EXPERIENCE ADVISORY COUNCIL

Seven principles for leadership and inclusion

This document supports service providers, researchers, policy makers and people with lived/living experience to work together as equals. It features seven principles of First Voice inclusion: bringing the perspective of lived/living experience to the forefront; including people with lived/living experience at all levels of an organization; valuing time and providing appropriate supports; challenging stigma, confronting oppression, and promoting dignity; recognizing expertise and engagement in decision making; working toward equitable representation; and building authentic relationships between people with and without lived/living experience.

9 LIVED EXPERIENCE IN PAID STAFF ROLES: CENTRE FOR ADDICTION AND MENTAL HEALTH

Paid staff roles in Housing First

This webinar recording explores how to involve people with lived/living experience in paid roles when implementing Housing First. It covers: getting an organization ready to involve people with lived/living experience in paid roles; hiring, training, and supporting staff with lived/living experience; the perspectives from staff with lived/living experience; issues to anticipate with staff with lived/living experience; and promoting an inclusive environment for staff with lived/living experience.

10 RIGHTS-BASED PARTICIPATION AND ACCOUNTABILITY IN CANADA'S NATIONAL HOUSING STRATEGY: EMILY PARADIS

A human rights-based approach to housing

This submission from Emily Paradis draws upon sources from scholarly literature, human rights experts, and people with lived/living experience of homelessness to develop a framework for a human rights-based approach to housing and homelessness in Canada. It reports back on consultations with lived/living experts in five Canadian cities on four topics relevant to rights-based participation and accountability in the National Housing Strategy: inclusive processes, access to justice, support for local initiatives, and representation.

SECTION 5

10 ways to get started

Here are 10 ways you can get started on your path to meaningfully engaging people with lived/living experience in poverty reduction.

1 COMMIT TO ENGAGING PEOPLE WITH LIVED/LIVING EXPERIENCE

Self-reflect with your group on how ready, willing, and committed you are to adopting an inclusive approach. Identify who is missing at the table, barriers that you may inadvertently be creating, and ways that you can level power dynamics and advance inclusion across your current structures, processes, and activities.

2 CREATE A CULTURE OF INCLUSION

Brainstorm with your group around how you plan to build diversity, equity, and participation. Commit to using inclusive language, to be patient and understanding, and to building trust and mutual respect. Define how your group will create safer spaces where everybody feels comfortable and where diverse perspectives are heard.

3 RECRUIT PEOPLE WITH LIVED/LIVING EXPERIENCE

In inviting people with lived/living experience to engage, be mindful to keep application and engagement requirements and processes flexible and accessible. Define the time, duration, and type of commitment requested, and be clear about what training and compensation you will provide and what outcomes can be expected.

4 DESIGN MEETINGS WITH PEOPLE IN MIND

Schedule in-person meetings in physically accessible venues at convenient times where attendees feel comfortable. Start meetings with an appropriate opening, such as a land acknowledgement, and create a welcoming environment where members can introduce themselves and get to know each other.

5 COMPENSATE PARTICIPATION-RELATED EXPENSES

Eliminate financial barriers for people with lived/living experience to participate in poverty-reduction group meetings and other community engagements, for example by providing directly or by reimbursing costs of food, transportation, childcare, and other services as required.

6 CONSIDER HOW YOU WILL LEVERAGE RESOURCES

Recognize that resourcing is needed for a group to be successful. Identify ways that you can make resourcing inclusive practice a priority, include it as a budget line, and work with local funders, partners, and champions to leverage financial resources needed to ensure that everyone at the table is equitably compensated.

7 CREATE OPPORTUNITIES TO ENGAGE

Create opportunities for people with lived/living experience to inform poverty-reduction processes and activities, for example through autonomous spaces (e.g. Speakers Bureaus and advisory groups) and as part of a group's existing structures (e.g. boards, tables, committees, and teams).

8 BUILD CAPACITY

Create training opportunities that promote trust, teamwork, and collaboration within poverty-reduction groups, and that support people with lived/living experience to participate more deeply. Topics of interest may include diversity, equity, leadership, communication, and advocacy.

9 SET GOALS

Aim to grow diversity of representation within your group, for example across ethnic, cultural, and gender identities, and across Indigenous, immigrant, and disability status. Plan how you can deepen meaningful engagement of people with lived/living experience across all of your group's structures, processes, and activities.



10 JOIN VIBRANT COMMUNITIES: CITIES REDUCING POVERTY

Join this collaborative network of peers who are eager to share their experience with you. Our learning community supports more than 70 local initiatives representing more than 300 municipalities that come together to share ideas, resources, and strategies. Learn more at:

tamarackcommunity.ca/citiesreducingpoverty



MOVING FORWARD

Toward a Better Tomorrow

Over the last two decades, through my pioneering action research with Opportunities 2000 and Vibrant Communities, I have witnessed firsthand how a multi-sector, comprehensive, asset-based approach to tackling complex issues can positively impact the lives of families and individuals living in poverty. One of the key findings of this work is how *integral* it is for people with lived/living experience of poverty to have equal representation on multi-sector leadership roundtables along with individuals from government, business, and the charity sector.

We know that poverty-reduction groups benefit from having the perspectives of lived/living experience to make decisions and guide their strategy. Having the right people engaged from the start helps everyone own the process, which in turn helps the group work more efficiently toward a shared vision. This is why we have collected the stories and ideas presented in this guide—to help you work more effectively and efficiently through the shared real-life experiences of Cities Reducing Poverty members.

For example, for the past few years, I have worked with Cities Reducing Poverty members from the United Way of Central Iowa and their local partners to organize around the goal of having 70% of Central Iowans financially self-sufficient by 2020. A key factor in how they developed the *OpporUNITY Fighting Poverty Together* strategy was to invite and support people with low incomes to lead on the work. Over two years, people who were experiencing poverty helped guide the initiatives that were put in place, and identified roadblocks and challenges that may have otherwise been overlooked.

In just two years, the project has helped 25,000 Iowans out of poverty and 67% of Central Iowans are financially self-sufficient. Clearly, making social inclusion a priority can have profound benefits for the wider community.

As you flip through this guide and reflect on your organization or poverty-reduction groups' inclusion practices, I must ask for one more thing: that you have courage to see past the challenges of working with people who appear to be different, and look into every person's heart to see the strengths, talents, wisdom, and ambitions that they bring to the table. At the end of the day, we are all human.

I have met and worked with thousands of people to build better cities and communities and have found we all have three things in common, regardless of social class, political approaches, faith-based beliefs, or cultural understandings: we want to live in a safe and nurturing place; we want opportunity for ourselves and our children; and we want to live in an equitable, democratic world.

My experience is that even if people have vastly different views, we are far more the same than we are different. What we need is the opportunity to meet each other, to have a conversation from the heart, and to embrace each other's stories. After all, you never fear someone whose stories you know.

Let's lean in, listen closely to one another, and create the conditions for inclusion. Together, we can build more vibrant communities and all benefit in the process.

PAUL BORN

Founder and Co-CEO, Tamarack Institute

VIBRANT COMMUNITIES

Cities Reducing Poverty

Connecting local poverty reduction efforts through national support since 2002.

One of the ways the Tamarack Institute turns theory into practice is through Vibrant Communities' Cities Reducing Poverty, which has been building an extensive network of connected cities with local poverty-reduction strategies since 2002.

In our first decade, along with three national sponsors and 13 Trail Builder communities, we developed the technology and ideas around place-based poverty reduction. This phase included leaders from business, government, the voluntary sector, and citizens living in poverty, and in turn, effectively reduced poverty for more than 202,000 Canadians.

Several books have been written to document this period of learning, including *Opportunities 2000*, *Creating Vibrant Communities*, *Cities Reducing Poverty*, and *Evaluating Vibrant Communities*. All of these can be previewed or downloaded at: tamarackcommunity.ca.

Today, local poverty-reduction efforts are being bolstered by the federal government's release of Canada's first poverty-reduction strategy, *Opportunity for All*, as well as provincial and territorial strategies and efforts to reduce poverty.

For a look at our current membership visit tamarackcommunity.ca/citiesreducingpoverty.

"Tamarack's Vibrant Communities' Cities Reducing Poverty network builds, holds, and transfers knowledge and key information and keeps all players connected. This function as a wide-reaching organizational backbone and umbrella truly keeps the work moving forward."

– Kerri Wall, Cranbrook BC

"Being a member of this national body offers added credibility to the work we do and enables us to see the broader picture of poverty reduction across the country. The access to learning, support, and current resources enables us to feel strengthened in our work while the opportunity to participate in something bigger reinforces us when we feel we are working in isolation."

– Dianna Souveny, Red Deer AB

Strengthening our collective ability to fight systemic poverty

Tamarack's Vibrant Communities – Cities Reducing Poverty (VC-CRP) is a collective impact movement and network aimed at reducing poverty through the place-based efforts of multi-sector roundtables and the alignment of strategies at the municipal, provincial, territorial, and federal levels.

VC-CRP's primary purpose is to ensure that local poverty-reduction initiatives are successful. We aim to make the work of Cities Reducing Poverty easier and

more effective, with a focus on four areas of impact: supporting members to grow from concept to sustainability; developing a common agenda and community plan; tracking and reporting on outcomes; and achieving financial and leadership sustainability.

Every year more cities join this growing movement, thereby strengthening our ability to collectively learn from one another and effectively reduce and eradicate systemic poverty in our communities.

Join 70 local poverty-reduction initiatives representing more than 300 local municipalities in the fight against poverty, and become part of our incredible peer-learning community. The Vibrant Communities team is here to support your local goals. Your success is our success!

Vibrant Communities Canada offers Cities Reducing Poverty members access to:

- A regional Manager of Cities
- Tamarack's Expert Coaching Centre
- An extensive peer network of experienced convenors
- Annual summits and gatherings
- Online webinars and communities of practice
- Subscriptions to newsletters and policy digests
- Publications, articles, case studies, tools, and guides

CITIES REDUCING POVERTY | CITIES DEEPENING COMMUNITY
Vibrant Communities



tamarackcommunity.ca/citiesreducingpoverty

This guide celebrates the potential that can be unlocked when people with lived/living experience are included and empowered to drive antipoverty work. It was developed to highlight leading practices, inspire new thinking, and serve as a reminder of how critical engagement of these individuals in poverty reduction truly is.

While written primarily for Vibrant Communities' Cities Reducing Poverty members, this guide is applicable to all collaboratives that are interested in building inclusiveness within their group's structures, processes, and practices.

Tamarack Institute
140 Westmount Road North
Waterloo, Ontario, N2L 3G6
www.tamarackcommunity.ca



EQUITY AND INCLUSION POLICY

EQUITY AND INCLUSION POLICY STATEMENT

The City of Hamilton commits to ensuring that Council and all levels of corporate management embed the principles of Equity and Inclusion into the way that the City does business delivers services and programs and provides opportunities.

1.0 The Purpose

The Policy's purpose is to enhance and strengthen Council's decisions and to apply the principles of Equity, Inclusion, Diversity and Public engagement to all City of Hamilton's processes, policies, practices, programs, services, opportunities, actions, corporate strategic plans and departmental goals in ensuring beneficial outcomes and improved quality of life for all of the City's internal and external stakeholders.

Terms and Concepts

The principle of **Equity** underpins our inherent belief in the human rights of all persons.

- The City of Hamilton believes that, in Canada's highly differentiated socio-economic society, all stakeholder communities, with the groups and individuals that they include, have the right to barrier free access to resources, decision-making, expertise, experience, connections, information and opportunities through solutions that match their needs.

The principle of **Inclusion** creates a sense of belonging.

- The City of Hamilton believes that respect is due to each and every person. All persons must be valued for whom they are. They must feel a level of supportive energy and commitment from others in order to give of their best, at work and in the society at large.

The principle of **Diversity** validates the sum total of potential found in any group of people.

- The City of Hamilton recognizes the positive power and richness that exists when different communities, groups and individuals with a variety of backgrounds, orientations, expressions, identities, skills and experience participate in and contribute to, the City's workforce and to its socio-economic environments.

The principle of **Public Engagement** ensures an organization's mutually beneficial connections with one or more of its stakeholder communities.

- The City of Hamilton commits to an approach and related processes by which to engage equitably with one or more of its stakeholder communities in order to plan and implement initiatives that will achieve mutually beneficial outcomes.

2.0 The Policy's Corporate Alignment

The Policy is in corporate alignment with the City's Vision, Canadian Charter of Rights and Freedoms; the Ontario Human Rights Code; and the Employment Standards Act.

The Policy also aligned with the City's Harassment and Discrimination Prevention Policy.

3.0 Responsibility for Policy Implementation

Mayor and Council members
All levels of City management
All Staff

4.0 Policy Implementation

The Policy's implementation will enhance the City's ability to achieve its current and future business outcomes through processes and outcomes related to the inclusion and public engagement of all its diverse stakeholder communities. City management and staff will plan, monitor and evaluate the impact of implementing the Policy, and report to Council according to a two year schedule.

4.1 **Council members** will implement the Policy when they:

- Review and monitor the City's Strategic Plan.
- Review and approve recommendations related to corporate objectives, policies, programs and performance measures.
- Consider and approve recommendations regarding matters of policy and direction related to the Access and Equity Office.
- Consult with, and are advised by, the Council Advisory Committees.
- Appoint community volunteers to serve on City Agencies, Boards, Commissions and Committees that represent the community.

4.2 **All levels of Management** will implement the Policy in accordance with the City's Corporate Vision, Mission, Strategic Plan when they

- Establish departmental goals and measures and
- Operationalize their plans.

- 4.2.1 **The Senior Management Team (SMT)** includes the City Manager, General Managers and Executive Directors. The SMT will implement the Policy when they:
- Implement the Council decisions.
 - Plan, implement and evaluate the corporate objectives.

- 4.2.2 **Departmental Management** includes the following positions: Director, Senior Director, Manager, Coordinator, Supervisor, and Team Leader. Departmental managers will implement the Policy when they plan, implement and evaluate their departmental measures and outcomes.

- 4.3 **All Staff** will include measures and outcomes derived from the Policy in the performance goals they set with their managers and supervisors.

5.0 The Policy's Guiding Principles and Intended Outcomes

The following principles provide guidelines to achieve the Policy outcomes:

Principles:

- All individuals must be treated with dignity and respect.
- Governance decisions made in the interests of under-served communities enhance the outcomes of all Hamiltonians.
- All members of the City of Hamilton's communities must have equitable access to its services, programs and opportunities.
- Equity and Inclusion principles are imbedded in all City of Hamilton's education, training and professional development opportunities for all staff which is essential to creating a corporation free from racism, discrimination and harassment.
- The principles of Equity and Inclusion are embedded in the City's business processes and opportunities and in the supports that the City provides to businesses, creating a level playing field and benefiting all the City's stakeholders.
- The diversity of Hamilton's communities must be reflected in the diversity of the City's workforce.
- Hamilton's workforce diversity strengthens its competitive business edge for success both in Canada and internationally.
- Public engagement ensures that diverse communities and individuals sit at crucial decision-making tables.
- Public engagement initiatives are most effectively carried out by a highly diverse workforce.
- The City of Hamilton must be committed to finding ways to deal effectively with resistance to organizational change.
- Multi-layered, two-way communication channels are essential for effective organizational change.

- Effective socio-economic opportunities for all Hamiltonians depend on the identification and removal of systemic barriers to equitable and inclusive outcomes.
- Leadership that validates shared and individual accountability enhances the successful implementation of the Policy.

OUTCOMES:

Short-Term:

- Council makes decisions that enhance the implementation of the Equity and Inclusion Policy.
- Councillors make decisions that are informed by the advice of the Advisory Committees and lead to enhance inclusion.
- Councillors approve corporate objectives and performance measures that strengthen public engagement.
- Systemic barriers to inclusion and participation have been identified.
- A barrier-free corporate communication strategy has been established that includes the meaningful participation of representation by under-served communities.
- Procedures to address the violation of the Equity and Inclusion Policy in the workplace have been developed.
- A plan has been developed and implemented to increase Hamilton's ability to nurture and strengthen a competitive business environment within Canada and internationally.
- Agencies, Boards and Committees are reflective of community diversity.
- Staff's knowledge and skills regarding the application of equity and inclusion principles has been increased.
- System-wide training programs in applying and practicing principles of Equity and Inclusion strengthen the City's workforce capacity.
- Bias-free hiring, recruiting, selection, promotion and retention processes have been developed and implemented.
- Departmental managers make special efforts to recruit and hire members from the under-served communities in order to build a workforce that reflects the diversity of the communities served.
- Barrier-free policies, procedures and systems are approved.

Long Term:

- Principles of Equity, Inclusion, Diversity and Public Engagement inform City-wide policies, practices and programs.
- Public engagement partnerships that include members of under-served communities has been achieved.
- Hamilton's thriving business environment reflects the diversity of all its communities.
- Underserved communities are meaningfully included in civic opportunities.

- Equity, inclusion and diversity principles are embedded in all the City's programs and services.
- Employees' performances are reflective of the City of Hamilton's overall Equity and Inclusion objectives.
- Managers ensure the environment is inclusive, safe and welcoming to all members of staff and the diverse communities.
- Staff is reflective of the community we serve.
- The City of Hamilton is a healthy workplace free of discrimination and harassment.

6.0 Monitoring and Evaluation of the Policy:

- 6.1 Senior management will monitor and report on the Policy-related outcomes in accordance with a two-year monitoring and reporting cycle.
- 6.2 The Access and Equity Office will:
- Develop and provide tools and related resources to facilitate and support managers and staff in implementing the Policy;
 - Advise and support managers and staff in monitoring and evaluating related outcomes and impacts;
 - Report to Council every two years on the Policy's implementation measured against observable indicators of organizational change.
- 6.3 The first two year implementation cycle of the Policy will include the following:
- 6.3.1 The Senior Management Team will approve a Communications Strategy for the Policy that will strengthen a system-wide understanding of the need for and relevance of the Policy.
- 6.3.2 The Access and Equity Office will develop the resources and tools needed by management and staff to facilitate planning, implementing and evaluating of programs and services related to the Policy.
- 6.3.3 On completion of the first two year cycle, the Access and Equity Office will report to Council, SMT and departmental management, staff and communities.

7.0 Resources to Support Implementation

- 7.1 **The Access and Equity Office** will support management in implementing the Policy into the way the City plans, implements and evaluates programs, services and opportunities that respond to the needs of all the City's communities.

The Office encourages and supports public engagement when Council is dealing with issues that might relate to race, sex, gender, skin colour, Aboriginal/First

Nations/Metis/Inuit Peoples, disability, age, marital status, socio-economic status, culture, religion, creed, language, ethnic origin, sexual orientation, immigrant status, family status, same sex partnership, gender expression and gender identification. In doing so, the Office works closely with the Council Advisory Committees and Human Resources and meets regularly with leaders, groups and organizations from the under-served communities.

- 7.2 **The Advisory Committees to Council** provide advice and recommendations to City Councillors, management and staff in order to address the specific issues and concerns facing diverse communities. They provide advice for formulating policies, key directions and decisions intended to improve the quality of life for everyone. Council recruits and/or appoints people to these Committees who reflect the diversity of the City's communities in order to enhance public engagement in the City's business.
- 7.3 **The Access and Equity Staff Committee** assists the Access and Equity Office in identifying needs, emerging issues, trends and barriers to access and equity. The Committee also advises on effective strategic directions, opportunities and challenges that relate to the Office's current and future initiatives.
- 7.4 **Assistance, Advice and Tools for the Implementation of the Policy** will be developed and or provided by the Access and Equity Office, in conjunction with appropriate staff, in areas that will include:
- Terms and Definitions intrinsic to the Policy: How to use and apply them, including the Background Glossary related to Access and Equity.
 - How to Implement Effective Public Engagement : Application of Principles; Strategies; Essential Processes; Outcomes and Benefits.
 - The Under-served Communities: Relevant background information specific to each of the underserved communities.
 - Steps to Implement the Policy: Assistance to Management.
 - Effective Responses to Needs of Under-served Communities: Including tools based on Consultations with and feedback from under-served communities.
 - Achieving Strategic Corporate Benefits: through the Policy's Implementation and short and long term impacts.
 - Integrating the Policy in Departmental Planning and Evaluation: Ensuring corporate alignment with other policies.
 - Departmental Goal Setting: That integrates the Policy-related outcomes.
 - Techniques for establishing the Policy-related performance measures, such as the Policy-based Tracking and Monitoring Mechanisms.

- Human Resources Management
 - Equity and Inclusion-Based Processes and Outcomes related to the following: Recruitment; Hiring; Selection Interviewing; Performance Management and Review
 - Strategies for Building a Diverse Team
 - Techniques for Managing Diversity-based Conflict
- Barriers Identification, Analysis and Removal/Reduction: Tools
- Effective Internal and External Communications – Strategies; Processes and Benefits

REVISION LOG

Date	Section	Change
Feb 10, 2016	Sexual Orientation, Gender Identity and Gender Expression	Inclusion of Gender Expression

We All Live Here:

Toward Diversity, Inclusion and Engagement in Municipal Decision-Making

“When municipalities listen to and work alongside, communities can harness energy and resources to make lasting change possible”



- City for All Women (CAWI), Ottawa

Prioritizing equity & diversity improves:

Perspective

Not everyone experiences life the same way.



*Same Environment.
Same Expectations.
Different Reality.*

Consultation

Support people living in poverty to participate in solving community problems.

Prioritize qualified applicants from underrepresented groups for municipal committees.

Understanding



Regularly acknowledge that poverty affects us all. We are all entitled to both shape and access municipal services.

Accountability

Strong relationships between municipal government and community are built on trust. Bringing people with lived experience into council decisions (formally or informally) supports these relationships.

Transparent municipal processes help residents understand why decisions are made, and show how consultation feedback is used.

Representation

Ontario municipal councillors are on average older, more male, higher income and have more education than typical rural communities.



We need elected officials who will work hard to make sure that council decisions reflect diverse voices in our community.

Did you know..?

Ensuring formal opportunities to recognize and consult with people with diverse lived experiences builds stronger communities?



OFFICIAL PLAN SUBMISSION

Mayor Boddy and City Council:

This is another urgent request to include Climate Change Action in Owen Sound's Official Plan, now in the process of being updated. The time for action is now. Discussion and contemplation have been ongoing for three decades or more with little action. We need to see change happen soon. We cannot wait another 10 years to see climate action.

Establishing a Climate Action Task Force, made up of city councillors, staff and local citizens, with a Climate Action coordinator to lead, positive and concrete action can happen. While this would initially entail an outlay of funds, many climate related changes do in the long run reduce overall expenses and thus save money. As well, making this commitment would make Owen Sound eligible for government funding.

Grey County and many of the county municipalities have already established climate action plans and are acting. Why is Owen Sound lagging behind? Why does City Council not sufficiently understand the urgency of this climate crisis? While climate induced changes such as decrease of the Arctic ice cap, warming of the oceans, and melting of the northern permafrost all seem remote with few effects here, by the time we are personally affected, it may well be too late. And it is our children and grandchildren who will suffer the consequences.

The consultant's report and recommendations are valuable steps in the right direction, but more can be done, such as installing more solar panels on city owned properties. This is where the Climate Action Task Force will be invaluable in coming up with many more possibilities. Please consider and act on these requests to help make Owen Sound a truly green community. Judging by the number of respondents to the proposed amendment to the Official Plan, there is considerable support for green initiatives among city residents. Please listen to them.

Margaret Gaviller

, Owen Sound

Special Meeting of Council

City of Owen Sound

March 15, 2021

Submission by the Climate Action Team Owen Sound

Requests from CATOS:

1. That the Official Plan acknowledge the importance of immediate climate action in both the corporate and community sectors; this is an emergency.
 2. That the Official Plan commit to joining the Federation of Canadian Municipalities Partners for Climate Protection Program.
 3. That the Official Plan commit to joining the ICLEI Building Adaptive and Resilient Communities program.
 4. That the City of Owen Sound includes the Climate Action Team Owen Sound (CATOS) as one of the community groups that will review the final Official Plan.
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Hello, and thank you for the opportunity to speak, yet again, on the review and amendment of the City's Official Plan.

I am speaking today on behalf of the Climate Action Team Owen Sound, CATOS as we are often referred to. Our group is committed to seeing meaningful and sincere engagement on climate action by the City of Owen Sound, its businesses, its many organizations and agencies and, most importantly its citizens.

It has been quite a journey since the City announced its intention to amend their Official Plan, beginning January 2020 and now continuing until May 2021. Our group, CATOS, has been involved from the outset, attending the Council Visioning session in January 2020, participating in the Community Engagement Session held in March last year, taking the online survey in 2020 and, most recently, providing written submissions and oral presentations during a series of meetings to review the first draft Official Plan released December 24, 2020. These recent sessions included an Open House in January 2021, a Public Meeting in February 2021 and finally this Special Meeting of Council in March. We have been involved every step of the way, participating in good faith in the City's process to review and amended the Official Plan.

CATOS has also engaged with the City in other ways to take climate action. The former City Manager, Wayne Richie, emphasized to us the importance of taking part in the planning process, specifically with the Official Plan and the Strategic Plan processes. We have done that and will continue to do that in the days and years to come.

We proposed a council-citizen task force in the autumn of 2019 to begin the process of climate action; but that proposal was **rejected** by Council. We applauded when Council voted unanimously to hire a climate change coordinator and then were **disappointed** when Council delayed and ultimately cancelled this decision. We were delighted when

Councillor Thomas' motion to develop a staff report on pathways to reducing emissions by 30% relative to 2005 levels was adopted and then **disappointed** when, one year later, such a report does not exist. We were encouraged when we read the Staff Report CS-20-131 and the Discussion Paper Summary that resulted from the review process only to be **disappointed**, once again, with the release of the draft Official Plan that contained none of the recommendations.

We understand this might be our last chance to have direct input to amending the Official Plan. However, given our long involvement in the Official Plan process, our status as a "stakeholder" in reviewing the Corporate Climate Change Adaptation Plan and our ongoing role advising Grey County on their Climate Action Plan we **request** that CATOS be included as a citizen group to review the plan to be released in May.

We noted with optimism the Staff Report CS-21-127 that included further recommendations from the MBHC Planning for inclusion of climate action planning in the Official Plan. These most recent recommendations appear to have resulted from the overwhelming community input during the last two months. We welcome the changes recommended and hope they will find their way into the amended Official Plan. I guess only time will tell?

However, we are once again **disappointed** at the limited vision for recommending climate action as part of this plan. We are in a **climate emergency** and the time to act is now! The Climate Action Plan being recommended only applies to improvements in energy efficiency and greenhouse gas emissions "...associated with municipal assets". We all know that municipal assets only form a small percentage, typically 4% or less of the entire community assets. Any meaningful and comprehensive Climate Action Plan would address both the **corporate** and **community** sectors. A plan that ignores energy efficiencies and greenhouse gases reductions for 96% of our assets is not acceptable. We ask that the Climate Action Plan include both sectors. We also ask that the recommendations move beyond "...will encourage individuals, residents, homeowners, businesses and industries..." to a firm commitment to actively develop and implement a Climate Action Plan by joining the Federation of Canadian Municipalities Partners for Climate Protection Program and the ICLEI Building Adaptive and Resilient Communities program.

As always, we look forward to engaging with Council and their Staff to bring meaningful and sincere climate action to the City of Owen Sound.

Thank you.

John Anderson

CATOS

March 15, 2021