City Council Minutes

Council Chambers, City Hall

February 24, 2025

Present: Councillor Baldwin, Deputy Mayor
Councillor Beamer
Councillor Bierk
Councillor Crowley (electronic)
Councillor Duguay
Councillor Haacke
Councillor Lachica
Mayor Leal (electronic)
Councillor Parnell
Councillor Riel
Councillor Vassiliadis

Staff: Richard Freymond, Commissioner, Finance & Corporate Support Services
Natalie Garnett, Deputy City Clerk
John Kennedy, City Clerk
Sheldon Laidman, Commissioner, Community Services
Jennifer McFarlane, Director, People and Culture
David Potts, Commissioner, Legislative Services, City Solicitor
Jasbir Raina, Chief Administrative Officer
Blair Nelson, Commissioner, Infrastructure, Planning & Growth Management
Ilmar Simanovskis, Commissioner, Municipal Operations
Brendan Wedley, Director, Strategic Communications & Service Peterborough

Call to Order

The meeting was called to order at 9:29 p.m.

Disclosure of Pecuniary Interest

Councillor Haacke declared an interest in Carnegie Planning Area / Heritage Park Subdivision Information Report - Report IPGPL25-007, as some of the property is owned by a client of his firm.

Consent Items: Reports to be approved under one motion

Moved by Councillor Duguay
Seconded by Councillor Vassiliadis

That items Litigation re: Lands, Agreement, Plan, Tower Concurrence CT-03-24 Update - Report IPGPL25-008, Zoning By-law Amendment for 997 Armour Road - Report IPGPL25-009, Requirements for Water System and Zoo Transfer to City of

Peterborough - Report MOWAT25-001, Redistribution of Land Transfer Tax, Sustainable Infrastructure Funding, and Tariff Motion.

For (11): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Litigation re: Lands

That Council approve the recommendation outlined in Report LSOCS25-003 dated February 18, 2025 of the City Solicitor as follows:

That staff be authorized to proceed as outlined in Closed Session Report LSOCS25-003 dated February 18, 2025 of the City Solicitor, Litigation Concerning Title to Lands.

Agreement

That Council approve the recommendation outlined in Report CSD25-001 dated February 18, 2024 of the Commissioner of Community Services as follows:

That staff be authorized to proceed as outlined in Closed Session Report CSD25-001 dated February 18, 2025 of the Commissioner, Community Services.

Plan

That the verbal update provided by the Commissioner, Community Services, be received for information and that staff return to a future closed session with additional information.

Tower Concurrence CT-03-24 Update, Report IPGPL25-008

That Council approve the recommendations outlined in Report IPGPL25-008, dated February 18, 2025 of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That Innovation, Science and Economic Development (ISED) Canada be advised that the proposal for a telecommunication structure by Rogers Communications Inc. at 780 Argyle Street has been circulated in accordance with the City of Peterborough's Telecommunications Structures Policy and Procedure;

b) That ISED Canada be further advised that the proposal for a telecommunications structure at 780 Argyle Street has generated some public questions which the applicant has addressed as documented by Spectra Point Inc. and summarized in Appendix 'D' of Report IPGPL25-008; and

c) That ISED Canada be further advised that Council passed a resolution at the August 12, 2024 City Council Meeting requesting the proponent consider consulting with the tenant of the building located on the subject property, which

the applicant has addressed as documented by Spectra Point Inc. and summarized in Appendix 'E' of Report IPGPL25-008.

Zoning By-law Amendment for 997 Armour Road, Report IPGPL25-009

That Council approve the recommendations outlined in Report IPGPL25-009, dated February 18, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That Section 3.9, Exceptions, of the Zoning By-law 1997-123, be amended by adding Exception Number 369 to prescribe site-specific regulations for the property known as 997 Armour Road in accordance with the Draft Zoning By-law Amendment attached as Appendix C to Report IPGPL25-009; and

b) That the subject property be rezoned from R.1, R.2 – Residential District to SP.31-369 – Residential District in accordance with the Draft Zoning By-law Amendment attached as Appendix C to Report IPGPL25-009.

Requirements for Water System and Zoo Transfer to City of Peterborough, Report MOWAT25-001

That Council approve the recommendations outlined in Report MOWAT25-001, dated February 18, 2025, of the Commissioner, Municipal Operations and the Commissioner of Finance and Corporate Support Services as follows:

a) That Council pass a by-law to dissolve Peterborough Utilities Commission effective April 1, 2025, in the form of by-law comprising Appendix A to Report MOWAT25-001,

b) That Council authorize the Mayor and Clerk to pass an Asset Transfer By-law to effect the transfer of the remaining water system, information technology and zoo assets on April 1, 2025, as outlined in Report MOWAT25-001 and in a form acceptable to the City Solicitor in consultation with the Commissioner of Municipal Operations and the Commissioner of Finance and Corporate Support Services;

c) That Council approve the Operation Plan for the Peterborough Municipal Drinking Water System in the form attached as Appendix B to Report MOWAT25-001; and

d) That Council endorse the Water System Financial Plan in the form attached as Appendix C to Report MOWAT25-001.

Redistribution of Land Transfer Tax, Sustainable Infrastructure Funding

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

Now Therefore Be It Resolved:

1. That Council for the City of Peterborough respectfully requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

2. That Council for the City of Peterborough calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

3. That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

4. That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

5. That copies of this resolution be forwarded to all Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Tariff Motion

Whereas the federal government is currently in negotiations with the U.S. government on their proposed 25% tariffs on Canadian goods exported to the U.S.; and

Whereas Premier Doug Ford has outlined several plans to combat the impact the proposed tariffs would have on Ontario including Fortress Am-Can which focus

on strengthening trade between Ontario and the U.S. while bringing good jobs back home for workers on both sides of the border; and

Whereas the federal government has also outlined several ways to address the current relationship with the U.S. including establishing the Council on Canada-U.S. relations to support the federal government as it negotiates with the U.S on tariffs; and

Whereas Ontario is the number one or number two customer for at least seven US states including New York, Michigan, Ohio, Illinois, Pennsylvania, Wisconsin, and Missouri, and trade between Ontario and the United States is very important to our residents and local economies and requires all levels of government to work together in the best interest of those residents; and

Whereas according to data from the Association of Municipalities of Ontario, across Ontario municipalities are expected to spend between $250 and $290 billion on infrastructure in the next 10 years; and

Whereas municipalities, although currently subject to various trade agreements including the Canada-United States-Mexico Agreement have traditionally treated all procurements from trade partners equally and fairly; and

Whereas municipalities can assist in the Team Canada effort to combat tariffs and support businesses in our procurement for equipment, materials and supplies for both operating and capital infrastructure programs; and

Whereas there are trade barriers between Canadian provinces that add costs and create inefficiencies in the movement of goods.

Therefore, be it resolved that, the City of Peterborough supports Team Canada and the provincial and federal governments on the measures they have put in place in response to the proposed U.S. tariffs on Canadian goods and ask that they take any and all measures to protect the interests of Ontario in any upcoming trade negotiations;

And that federal and provincial governments remove any impediments to municipalities preferring Canadian companies and services for capital projects and other supplies;

And that the provincial and federal governments take action to remove trade barriers between provinces as a response to US tariffs and support Canadian businesses.

And that the Commissioner of Finance and Corporate Support Services be directed to bring back a report detailing a temporary procurement policy that integrates and addresses these concerns to the greatest extent possible;

Be it further resolved, that copies of this motion be sent to:

- **The Right Hon. Justin Trudeau, Prime Minister of Canada**
- **The Hon. Doug Ford, Premier of Ontario**

- **The Hon. Melanie Joly, Minister of Foreign Affairs**
- **The Hon. Vic Fedeli, Minister of Economic Development, Job Creation and Trade**
- **The Hon. Nate Erskine-Smith, Minister of Housing, Infrastructure and Communities**
- **The Hon. Paul Calandra, Minister of Municipal Affairs and Housing**
- **Rebecca Bligh, President, FCM and Councillor, City of Vancouver**
- **Robin Jones, President, AMO and Mayor of Westport**
- **Bonnie Clark, Chair, Eastern Ontario Wardens' Caucus**
- **John Beddows, Chair, Eastern Ontario Mayors' Caucus**
- **All provincial and territorial Premiers**
- **All local MPs and MPPs**
- **All Ontario Municipalities for their support.**

Carnegie Planning Area / Heritage Park Subdivision Information Report, Report IPGPL25-007

Due to his previously declared motion, Councillor Haacke did not discuss or vote on this motion.

Moved by Councillor Beamer
Seconded by Councillor Parnell

That Council approve the recommendation outlined in Report IPGPL25-007, dated February 18, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That Report IPGPL25-007 be received for information;

b) That notwithstanding previous Council motions to restrict land use approvals in the Carnegie Planning Area until certain transportation improvements are made, Staff be authorized to work with Activa Holdings Inc. and their authorized agents to confirm the planning application, technical study, and public consultation requirements to consider urban development on Blocks 36 and 37 of Plan 45M-248 and Block 103 of Plan 45M-195; and

c) That Staff prepare a report for Council with options for advancing a Carnegie Secondary Plan, including options for financing the plan and options for community consultation, to support development of the balance of the Carnegie Planning Area beyond Blocks 36 and 37 of Plan 45M-248 and Block 103 of Plan 45M-195.

For (10): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Conflict (1): Councillor Haacke

Carried (10 to 0)

Recommendation from General Committee Meeting of February 24, 2025

MDEC25-1: Zoning By-law Amendment and Site Plan Control Exemption for the Brock Mission Transitional Housing Project at 738 Chemong Road

Moved by Mayor Leal
Seconded by Councillor Duguay

That respecting Strong Mayor Decision MDEC25-1, By-laws 25-051 and 25-052 (as updated) to exempt development from Site Plan Control and to amend the Zoning at 738 Chemong Road, be approved.

For (4): Councillor Baldwin, Councillor Duguay, Mayor Leal, and Councillor Parnell

Against (7): Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Haacke, Councillor Lachica, Councillor Riel, and Councillor Vassiliadis

Carried (4 to 7) (Strong Mayor Powers)

Approval of By-laws

Moved by Councillor Duguay
Seconded by Councillor Haacke

That the following By-laws be approved:

25-049 Being a By-law to dissolve Peterborough Utilities Commission

25-050, Being a By-law to amend the Zoning By-law for lands municipally known as 997 Armour Road

For (10): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Against (1): Councillor Lachica

Carried (10 to 1)

Moved by Mayor Leal
Seconded by Councillor Duguay

That the following By-laws approved:

25-051 Being a By-law to exempt development at 738 Chemong Road from Site Plan Control

25-052 Being a By-law (updated) to amend the Zoning By-law for the lands known municipally as 738 Chemong Road

For (4): Councillor Baldwin, Councillor Duguay, Mayor Leal, and Councillor Parnell

Against (7): Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Haacke, Councillor Lachica, Councillor Riel, and Councillor Vassiliadis

Carried (4 to 7) (Strong Mayor Powers)

Confirmation By-law

Moved by Councillor Duguay
Seconded by Councillor Beamer

25-053 Being a By-law to confirm the proceedings of the Council at its meeting held on February 24, 2025.

For (10): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Against (1): Councillor Lachica

Carried (10 to 1)

Adjournment

Moved by Councillor Bierk
Seconded by Councillor Vassiliadis

That this meeting be adjourned at 9:47 p.m.

For (11): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

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John Kennedy

City Clerk

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Jeff Leal

Mayor