

## **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 Aactiva 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