Committee of the Whole
Agenda

July 24, 2025

Following Council

Council Chambers - Grey County Administration Building

Pages

1. Call to Order
2. Declaration of Interest
3. Business Arising from Minutes
4. Delegations

   4.a TMHC Inc. - Archaeological Management Plan 5

5. Determination of Items Requiring Separate Discussion
6. Consent Agenda

   That the following Consent Agenda items be received; and

   That staff be authorized to take the actions necessary to give effect to the recommendations in the staff reports; and

   That the correspondence be supported or received for information as recommended in the consent agenda.

   6.a CSR-CW-03-25 Declaration of Surplus Lands 38

   That report CSR-CW-03-25 regarding declaration of surplus lands be received and;

   That Grey County Council declares the following Westmount property as surplus to the needs of the municipality:

   1348 7th Avenue West, Owen Sound legally described as Lot 57 Plan 444, Owen Sound; Together with a shared driveway easement Over Part Lot 58 Plan 444, Owen Sound

   And That the Clerk be directed to provide notice of Council's intent to sell the property in accordance with the Sale of Land Procedure.

   6.b TR-CW-18-25 Award of RFT-TS-14-25 Winter Sand 40

   That report TR-CW-18-25 containing the tender results for RFT-TS-14-25 regarding Supply, Delivery, and Stockpiling of Winter Sand be received; and

That Walker Aggregates Inc. and Robinson Haulage Inc. be awarded the tender for an estimated total amount of $500,560.00, excluding HST; and
That the deficit be funded from any surplus realized in the Transportation Services capital construction program or, if none exists, be financed from the Transportation Services Winter Control Reserve; and
That action be taken prior to Council approval as per Section 26.6 b of Procedural By-law- 5134-22.

6.c TR-CW-21-25 Award of RFP-TS-26-25 Chatsworth Sand Building 44

That the report containing the results for RFP-TS-26-25 regarding Design Build for a Sand/Salt Building at Chatsworth Depot be received; and
That Domm Construction Ltd. be awarded the project for a total amount of $1,388,341.00, excluding HST; and
That the project be funded from any Transportation Services year end surplus and if insufficient funds exist, from the Transportation Services Facilities – Depots & Domes Reserve or the Transportation Services General Reserve; and
That action be taken prior to Council approval as per Section 26.6 b of Procedural By-law- 5134-22.

6.d PDR-CW-45-25 Andrew Bauman Minor Exemption 48

That report PDR-CW-45-25 be received; and

That the application for Minor Exemption under the County's Forest Management By-law for 734626 West Back Line, geographic Township of Artemesia, Municipality of Grey Highlands, be approved.

6.e PDR-CW-46-25 Georgian Woodlands Phase 4 Draft Plan Extension Request 52

That report PDR-CW-46-25 be received; and
That the County of Grey support the extension of draft plan approval for Georgian Woodlands Phase 4, legally described as Part of Lots 22 – 24, Concession 3, geographic Township of Collingwood, now in the Town of The Blue Mountains, for up to a maximum of three (3) years, subject to Town of The Blue Mountains requested revised conditions of draft approval for the draft plan of subdivision, as set out in the Appendix 1 attached to PDR-CW-46-25; and
That staff be directed to inform the Ontario Land Tribunal of the County's position on the request for extension, regarding Ontario Land Tribunal file number PL030216.

6.f PDR-CW-47-25 Loon Call Grey Highlands Redline Revision - 42T-2021-08 59

That all oral and written submissions received on the proposed redline revision to plan of subdivision 42T-2021-08 were considered which helped to make an informed recommendation and decision;

and
That PDR-CW-47-25 be received, and that in consideration of revisions to draft plan of subdivision 42T-2021-08, and the matters to have regard for under Subsection 51(24) of the Planning Act, the County of Grey Committee of the Whole hereby approves the revised plan of subdivision on lands described as Part of Lots 95, 96, and 97, Concession 1 North and East of the Toronto and Sydenham Road (NETSR), in the Municipality of Grey Highlands (geographic Township of Artemesia), subject to the revised conditions of draft plan approval in Appendix 1 to this report.

6.g FR-CW-16-25 Quarterly Purchasing Report - Quarter 2, 2025 66

That Report FR-CW-16-25 regarding the quarterly purchasing report for Quarter 2 2025 be received for information.

7. Items For Direction and Discussion

7.a PDR-CW-48-25 Archaeological Management Plan – Potential Model and Next Steps 71

That report PDR-CW-48-25 regarding the Archaeological Management Plan status update be received for information.

7.b PDR-CW-49-25 County Official Plan Amendment 21 Martin, Final Report 77

That report PDR-CW-49-25 be received; and

That all written and oral submissions on Official Plan Amendment Number 21 were considered and helped to make an informed recommendation and decision; and

That proposed County Official Plan Amendment Number 21 on lands legally described as Part of Lot 75, Concession B, being Part 1, Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey, be approved to redesignate the lands from 'Rural with Exceptions' and 'Hazard Lands' to 'Space Extensive Industrial and Commercial (with site specific exceptions)', 'Rural', and 'Hazard Lands', and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.

7.c CAOR-CW-22-25 Climate Change Initiatives Snapshot 2024-25 87

That Report CAOR-CW-22-25 Climate Change Initiatives Update be received for information.

7.d EDTC-CW-07-25 Options For Schoolhouse Roofing Materials 104

That Report EDTC-CW-06-25 regarding Grey Roots Village Unanticipated Capital Projects 2025 be received; and
That the schoolhouse portion of the 2027 cedar shingle capital project be advanced to 2025 due to failed inspection.

That the schoolhouse roof replacement be funded from a combination of year end surplus and "Grey Roots – Moreston Village Building

Improvements" reserve.

8. Closed Meeting Matters
9. Other Business
10. Notice of Motion
11. Adjournment

July 24, 2025

Microsoft Teams

Grey County

Archaeological Management Plan

County Council



phone | 519-641-7222
website | www.tmhc.ca

Email: Grey_AMP@tmhc.ca

TMHC Inc.
1108 Dundas Street, Unit 105
London, ON | N5W 3A7

Presentation Agenda

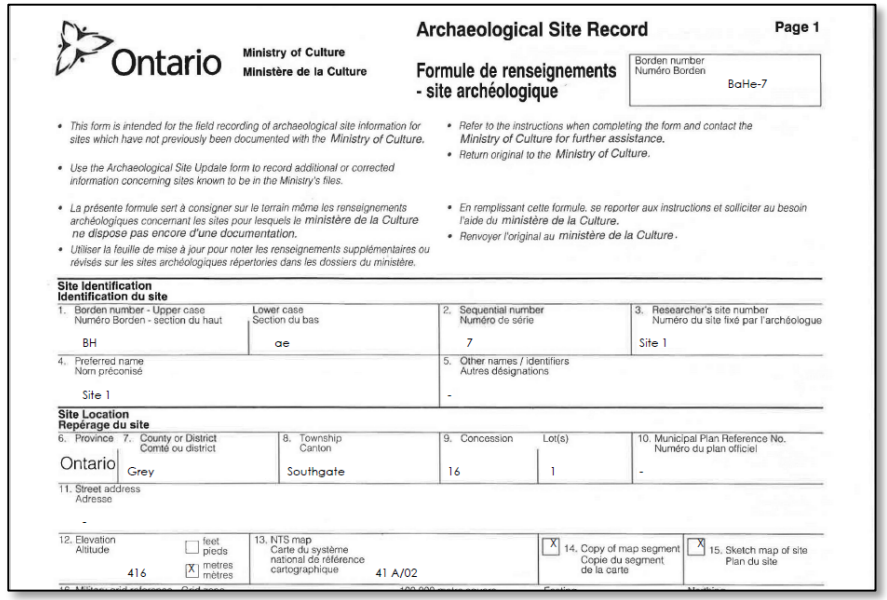
- Archaeology in Grey County
- Goals of the Archaeological Management Plan
- Archaeological Potential Model
  - Methodology for Data Collection
  - Compilation of Archaeological Planning Layer
  - Use in a Planning Context
- Current Status and Next Steps

tmhc

Grey County
Colour It Your Way

Archaeology in Grey County: Significance

- **199** registered archaeological sites in Grey County
  - Includes Indigenous and historic settler sites
  - **91** are Indigenous villages, camps, burial sites
  - Evidence of continuous Indigenous presence from at least the end of the last ice age to present day
- Some of the oldest and most significant sites in Ontario 1(



Ontario Ministry of Culture / Ministère de la Culture

Archaeological Site Record Page 1

Formule de renseignements - site archéologique

Borden number / Numéro Borden: BaHe-7

- *This form is intended for the field recording of archaeological site information for sites which have not previously been documented with the Ministry of Culture.*
- *Use the Archaeological Site Update form to record additional or corrected information concerning sites known to be in the Ministry's files.*
- *Refer to the instructions when completing the form and contact the Ministry of Culture for further assistance.*
- *Return original to the Ministry of Culture.*
- *La présente formule sert à consigner sur le terrain même les renseignements archéologiques concernant les sites pour lesquels le ministère de la Culture ne dispose pas encore d'une documentation.*
- *Utiliser la feuille de mise à jour pour noter les renseignements supplémentaires ou révisés sur les sites archéologiques répertoriés dans les dossiers du ministère.*
- *En remplissant cette formule, se reporter aux instructions et solliciter au besoin l'aide du ministère de la Culture.*
- *Renvoyer l'original au ministère de la Culture.*

Site Identification / Identification du site

1. Borden number - Upper case / Numéro Borden - section du haut	Lower case / Section du bas	2. Sequential number / Numéro de série	3. Researcher's site number / Numéro du site fixé par l'archéologue
BH	ae	7	Site 1

4. Preferred name / Nom préconisé	5. Other names / identifiers / Autres désignations
Site 1	-

Site Location / Repérage du site

6. Province	7. County or District / Comté ou district	8. Township / Canton	9. Concession	Lot(s)	10. Municipal Plan Reference No. / Numéro du plan officiel
Ontario	Grey	Southgate	16	1	-

11. Street address / Adresse: -

12. Elevation / Altitude		13. NTS map / Carte du système national de référence cartographique	14. Copy of map segment / Copie du segment de la carte	15. Sketch map of site / Plan du site
416	☐ feet / pieds ☒ metres / mètres	41 A/02	☒	☒

Registering Archaeological Sites

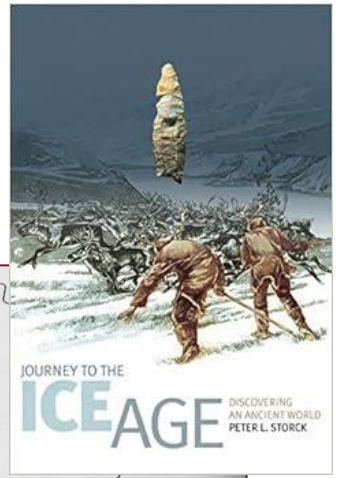
Significant archaeological sites are registered in a provincial database and given a Borden number (e.g., BdGv-3) which identifies the site within a geographic block. There are over 37,000 registered sites in Ontario.

Early Archaeological Conservation

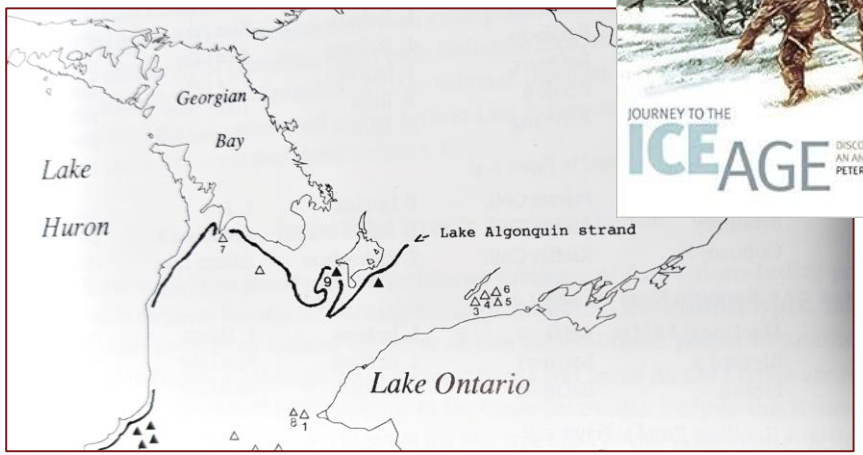
- Done by researchers, avocationals and concerned citizens, often under the umbrella of the provincial ministry responsible for archaeology
- No municipal framework at that time and no legislation to support the conservation of archaeological resources or requirement for archaeological assessment

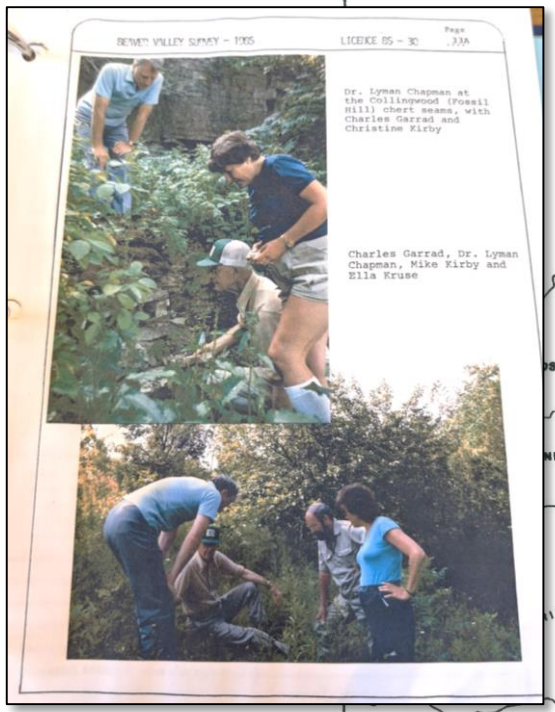


William Fitzgerald



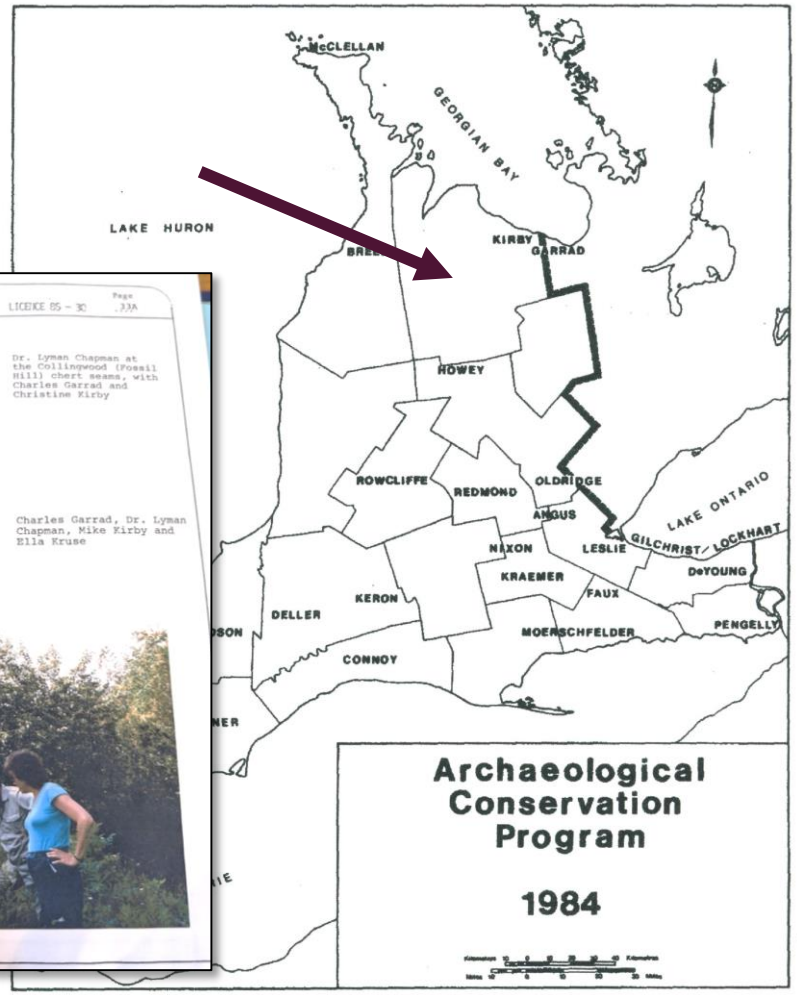
Peter Storck

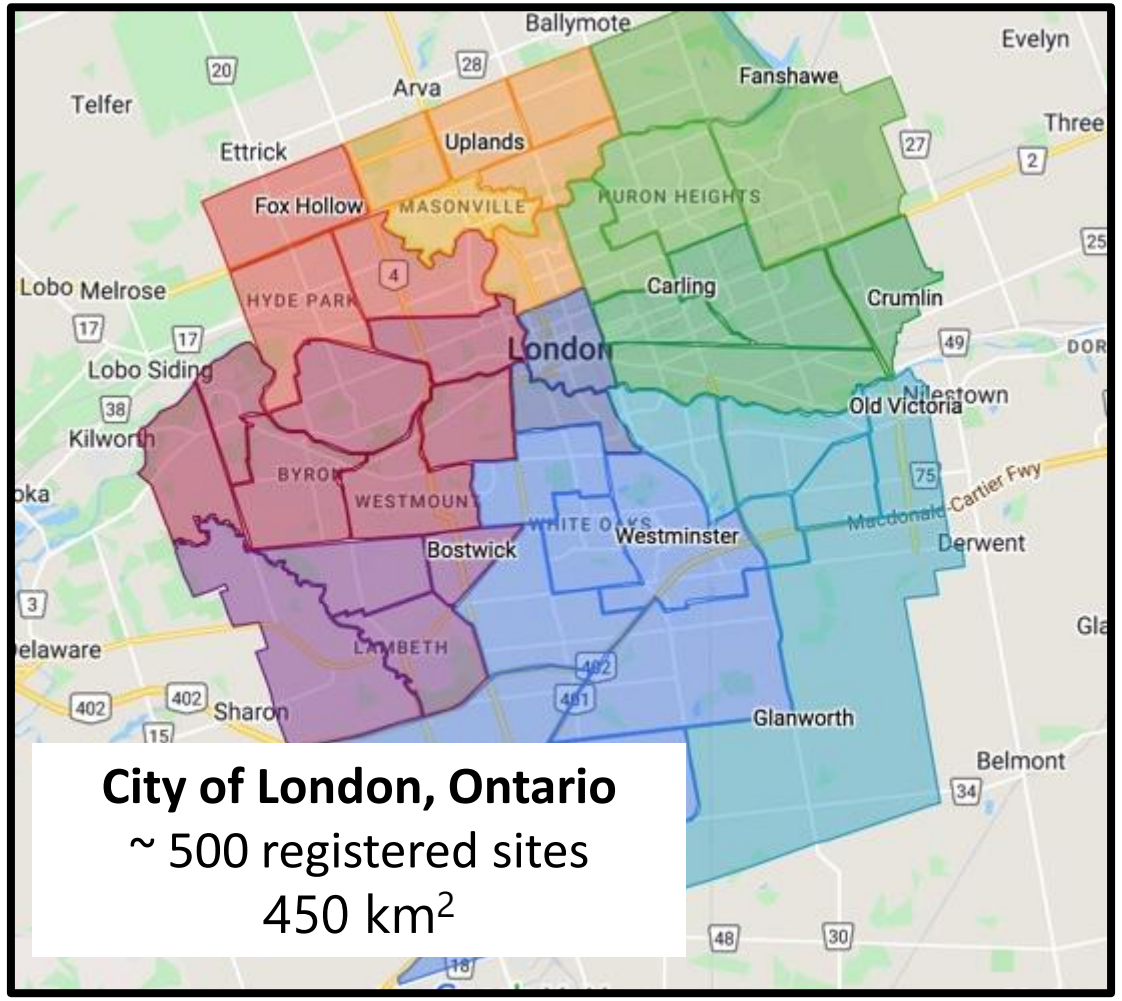




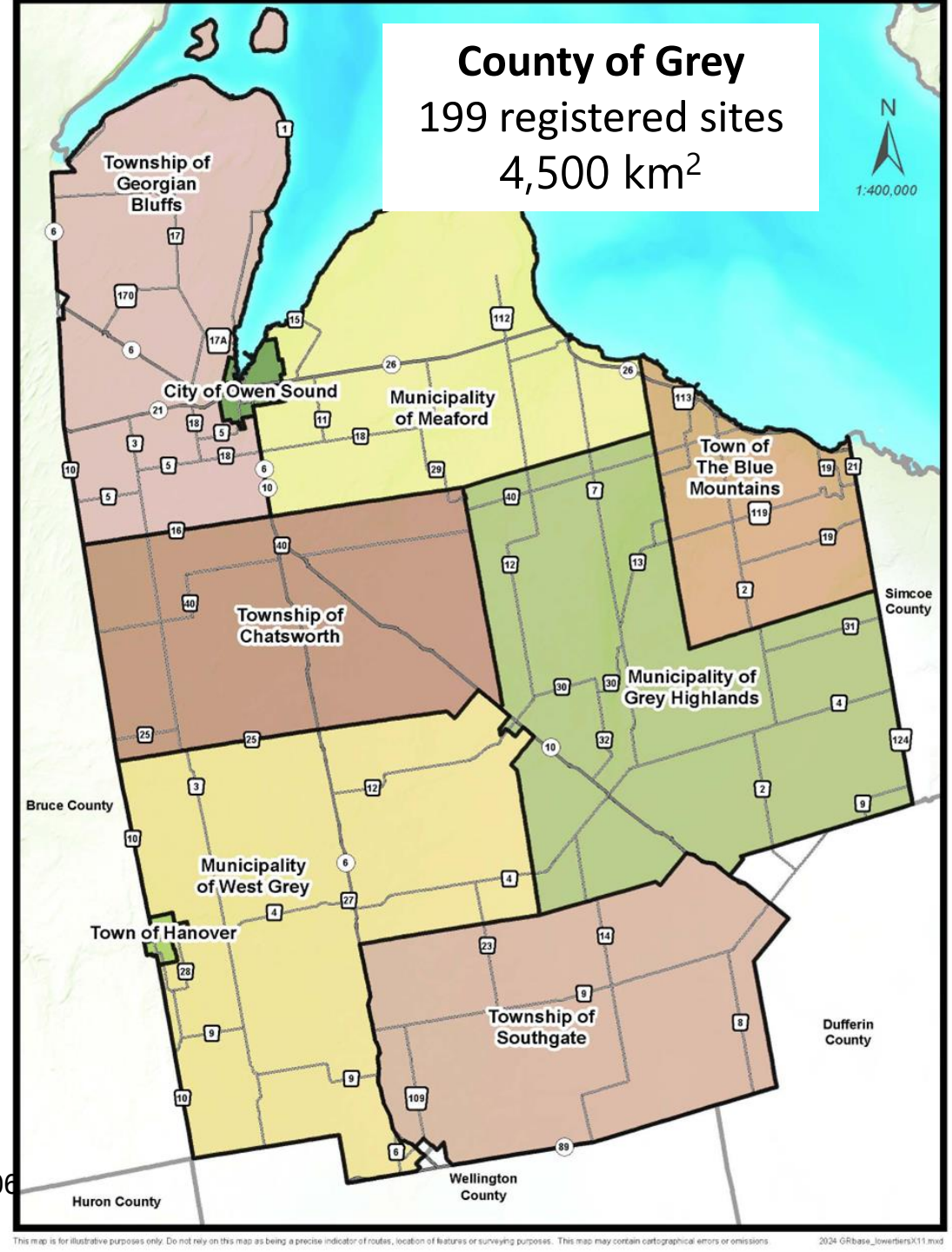
Charlie & Ella Garrad

Mike & Christine Kirby





City of London, Ontario
~ 500 registered sites
450 km^2



Number of registered sites in Grey County is very small relative to the overall land mass and many attributed to early conservation efforts.

Registered Sites in Grey County

- Primarily in highly developed areas (e.g. Meaford, Thornbury) where archaeological sites have been most threatened or assessments required
- Where archaeological studies have occurred (e.g., Beaver Valley) or been required and there was intensive Indigenous interaction with the land
- Where Indigenous communities have expressed interest

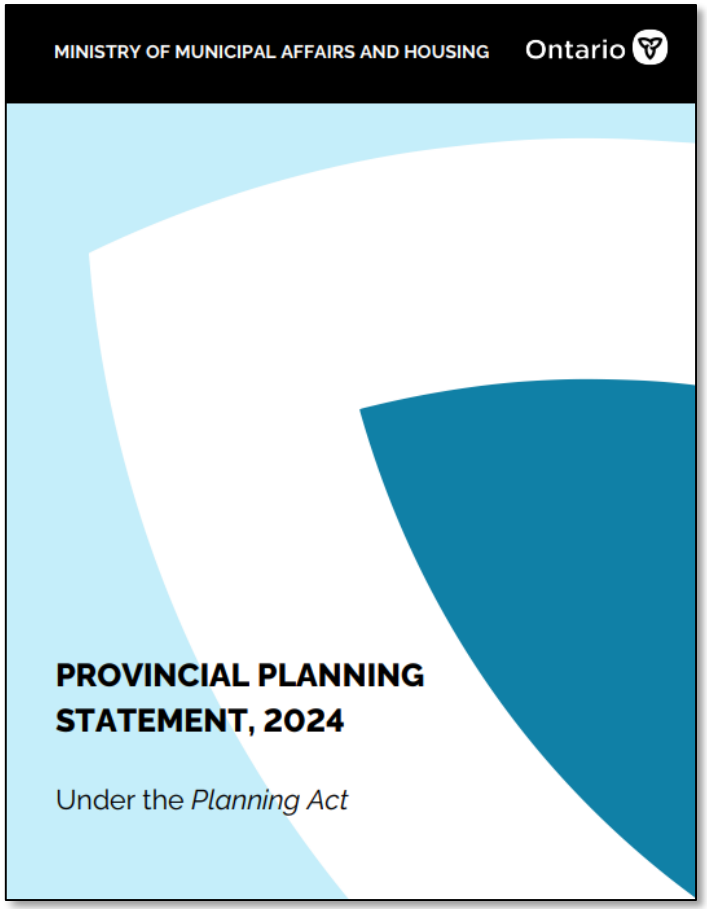
Some lower tier municipalities enact archaeological requirements more than others and there is uncertainty about when an assessment is required.



Current Municipal Responsibilities

Legislation since the late 1990s makes municipalities in Ontario responsible for archaeological conservation:

- *Provincial Planning Statement* (*PPS*)
- *Planning Act*
- *Ontario Heritage Act*;
  - Overseen by the Ministry of Citizenship and Multiculturalism



Challenges in Managing Archaeology

- Identifying areas of interest – where are they?
  - Information is hard to access, not consistently updated, not consolidated in one place
- Uncertainty about when and where to require archaeological assessment
  - Approached differently by planners, lower and upper tier municipalities
  - Requirement varies based on type of application, legislative requirements
- Consequences can be difficult to navigate, particularly as Indigenous communities assert their treaty and territorial rights

Provincial Planning Statement 2024

4.6.2 Planning authorities shall not permit development and site alteration on lands containing ***archaeological resources*** *or* ***areas of archaeological potential*** *unless the significant archaeological resources have been conserved.*

Goals of the AMP

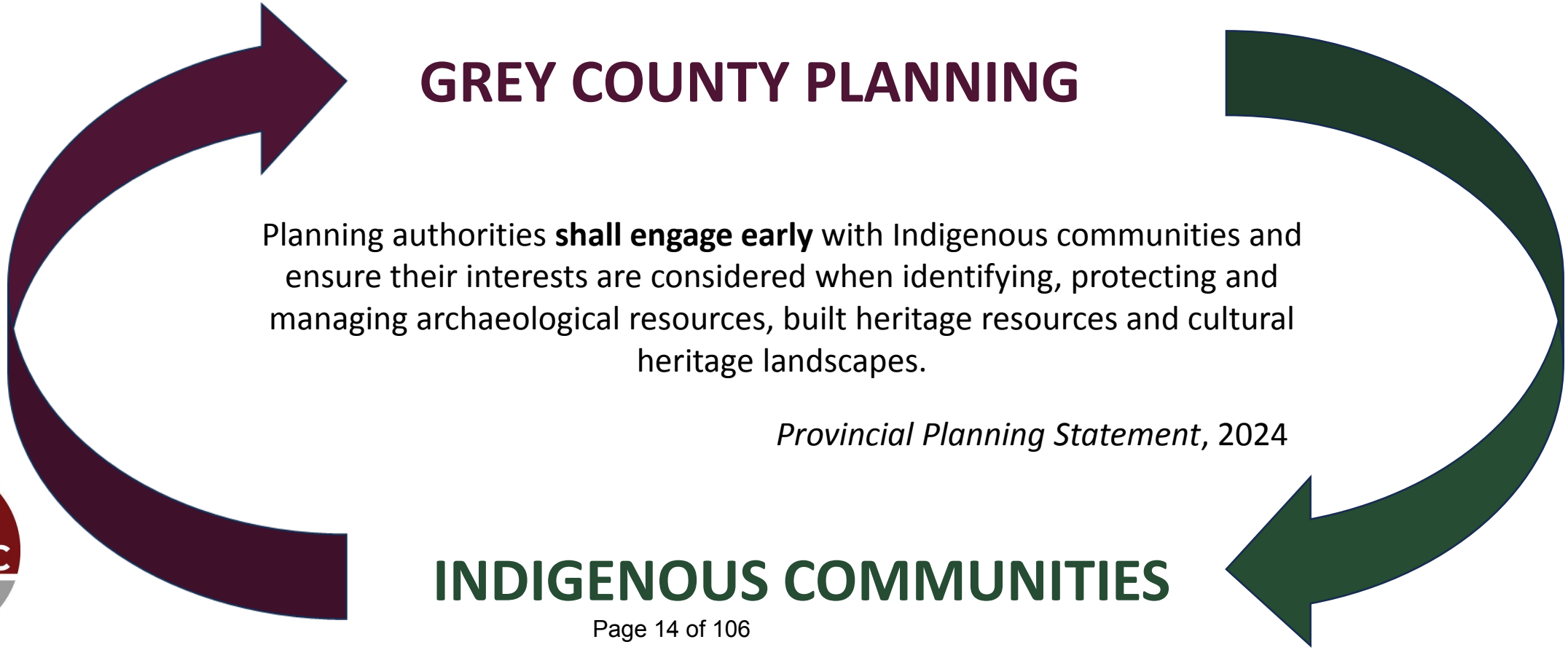
- Archaeological Management Plans (AMPs) help municipalities meet responsibilities under the *Planning Act* and *Provincial Planning Statement* (2024)
  - develop a good understanding of where archaeological resources are or could be located
  - create a clear process for addressing archaeological interests in the planning context
  - establish a consistent and transparent process for requiring archaeological assessments as part of *Planning Act* and other municipal projects and approvals
  - define a better process for engaging Indigenous communities when and where their heritage is affected by land use changes approved by the County

Provincial Planning Statement 2024

4.6.4a Planning authorities are encouraged to develop and implement archaeological management plans for conserving archaeological resources.

Indigenous Interests in Archaeology

- Requirement for early engagement of Indigenous communities also identified in the *PPS* 2024



What is an Archaeological Management Plan?

- A planning tool for municipalities to manage (i.e., identify, conserve, protect) **archaeological resources** within their jurisdiction.

ARCHAEOLOGICAL RESOURCES

artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act. (*PPS* 2024)

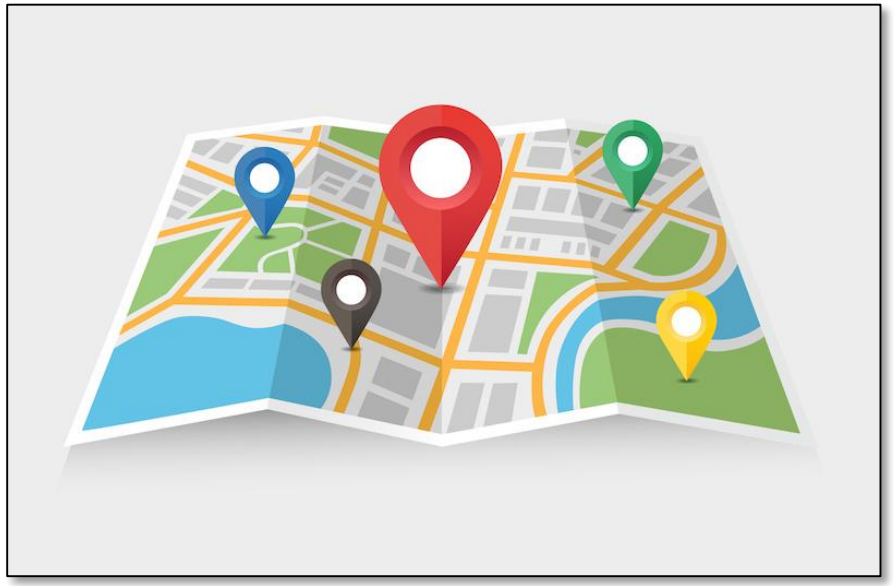


Collaborative Process

- Engagement throughout data collection and developm
  - Technical Advisory Committee
  - Indigenous and Descendant communities
  - Stakeholders
  - Museums
  - Local historical and archaeological organizations
  - Community groups
  - Local archaeologists



Components of an AMP



Archaeological Potential Model – GIS-Based Map or Planning Layer

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Policy, Planning, and Implementation Framework

Responsibility: tmhc

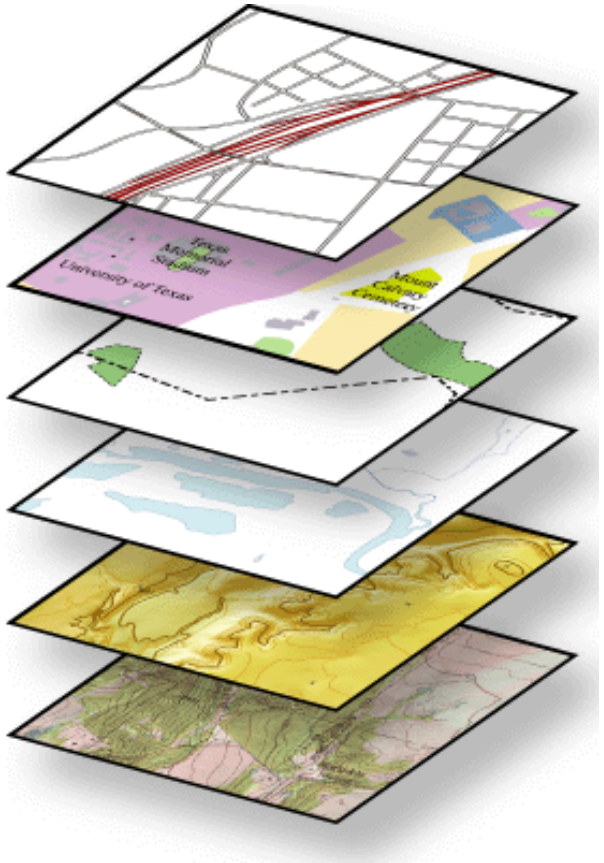
Responsibility: Grey County
Colour It Your Way

Grey County AMP

Archaeological Potential Model: Methodology

Building the Archaeological Model

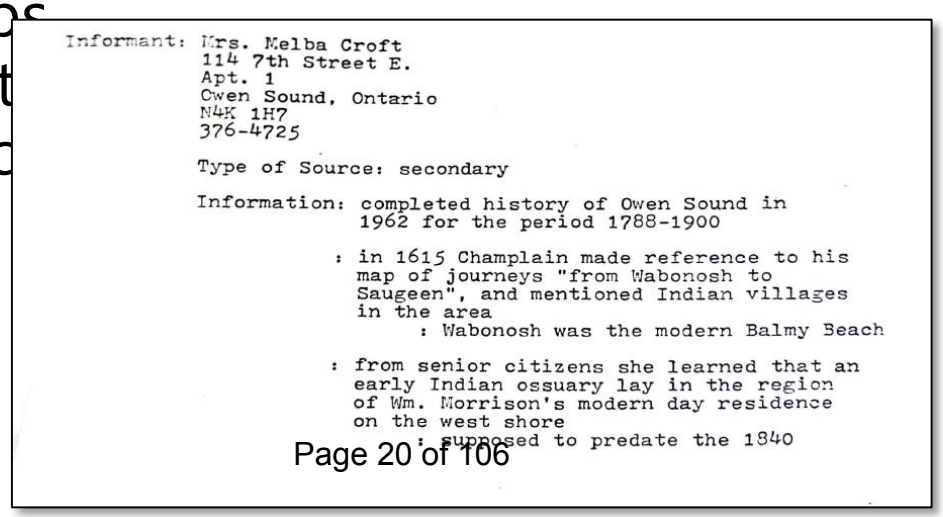
- **Step 1: Map archaeological sites in the County**
- Step 2: Map areas of archaeological potential
- Step 3: Map areas previously studied
- Step 4: Map and remove areas where there is no further archaeological interest
  - Cleared by previous studies OR where deep land impacts have removed the possibility for archaeological resources to be present



Map Archaeological Sites

- Map registered sites (confirmed by an archaeologist)
- Map known but unregistered sites
  - Unregistered finds by archaeologists
  - Potential sites described in historic records and museum collections (e.g., maps, newspapers, account
    yet verified by an arc

Fitzgerald 1979
Survey and
Informant
Interviews

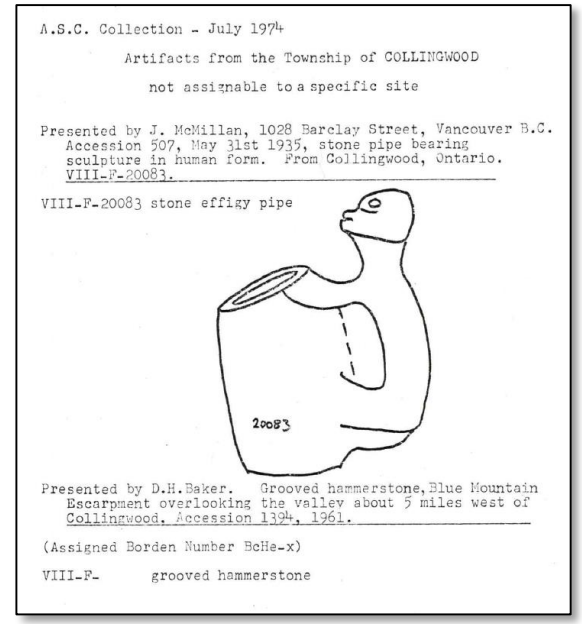

Informant: Mrs. Melba Croft
114 7th Street E.
Apt. 1
Owen Sound, Ontario
N4K 1H7
376-4725

Type of Source: secondary

Information: completed history of Owen Sound in 1962 for the period 1788-1900

: in 1615 Champlain made reference to his map of journeys "from Wabonosh to Saugeen", and mentioned Indian villages in the area
: Wabonosh was the modern Balmy Beach

: from senior citizens she learned that an early Indian ossuary lay in the region of Wm. Morrison's modern day residence on the west shore
: supposed to predate the 1840


A.S.C. Collection - July 1974

Artifacts from the Township of COLLINGWOOD

not assignable to a specific site

Presented by J. McMillan, 1028 Barclay Street, Vancouver B.C. Accession 507, May 31st 1935, stone pipe bearing sculpture in human form. From Collingwood, Ontario. VIII-F-20083.

VIII-F-20083 stone effigy pipe

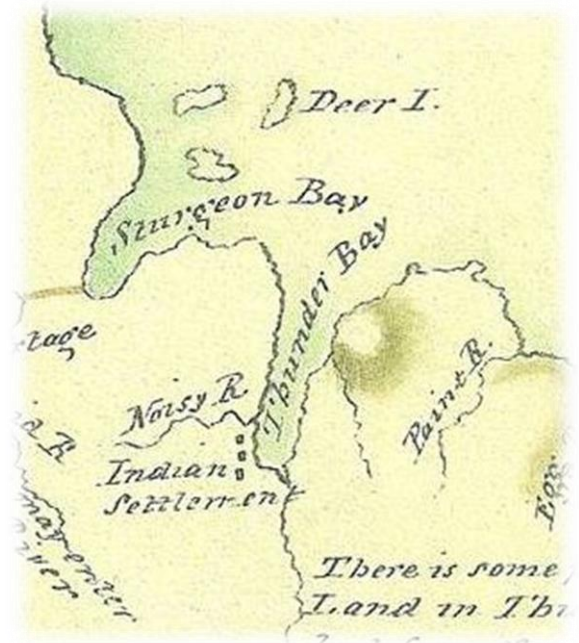
Presented by D.H.Baker. Grooved hammerstone, Blue Mountain Escarpment overlooking the valley about 5 miles west of Collingwood. Accession 1394, 1961.

(Assigned Borden Number BcHe-x)

VIII-F- grooved hammerstone

The Petun Project 1974
Charles Garrad

Close Up of 1788
Gother Mann
Sketch of Lake Huron

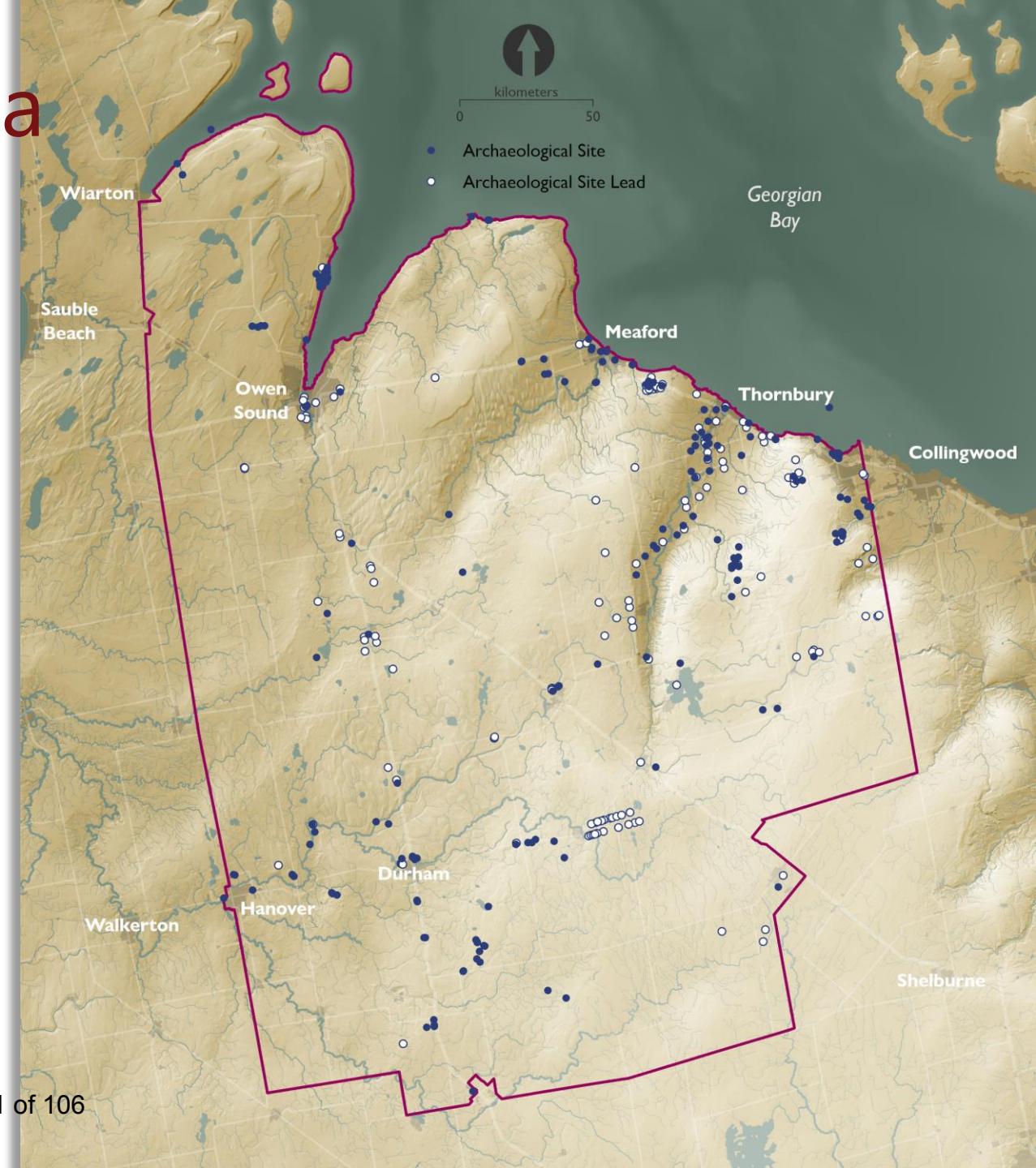


(United Kingdom National Archives CO 700 CANADA 38E)

Archaeological Sites Data

Archaeological Sites	number
Received from Ministry	159
Added to Ministry data	40
Total	**199**
with Indigenous component	91
with historic component	101
unknown	19

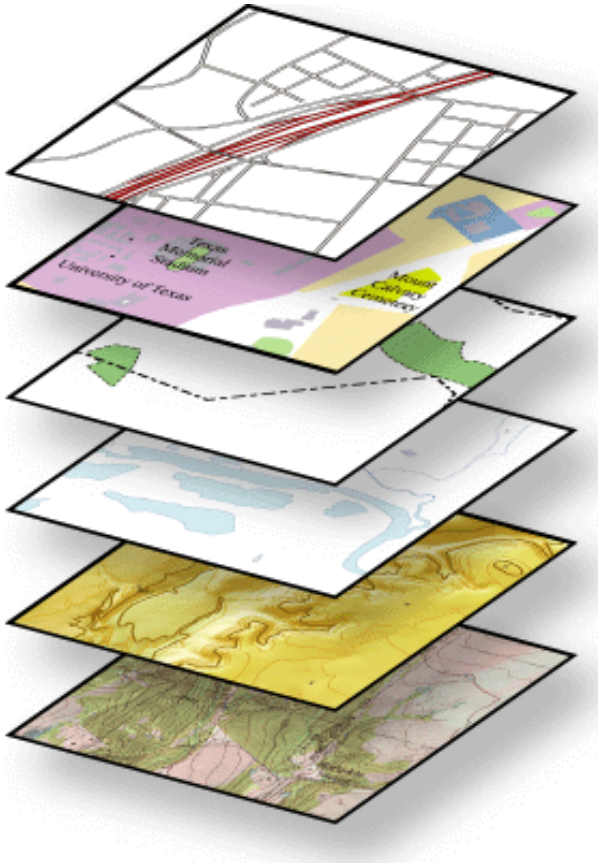
Unregistered Sites, Findspots and Site Leads	number
Total	**146**
with Indigenous component	79
with historic component	85



Site locations from provincial database were examined and corrected to most accurate mapping available.

Building the Archaeological Model

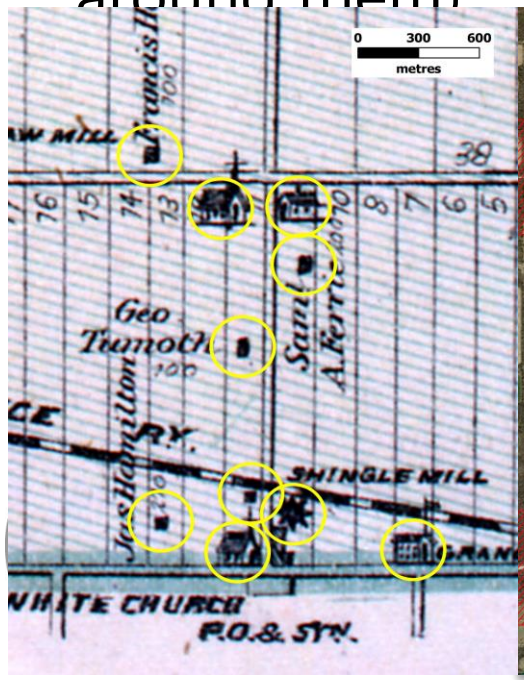
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Areas of Archaeological Potential

- Predict where archaeological sites might exist based on key features that influenced Indigenous and early Settler land use
- Baseline criteria established by regulatory Ministry
- Map features and add a distance buffer (e.g., 50 m, 300 m around them)







Example Criteria:

Watercourses

Wetlands

Glacial Shorelines

Historic Settlement Features and Transportation Routes (e.g., roads, railways, churches, mills)

Indigenous Trails, Portages

Resource Areas

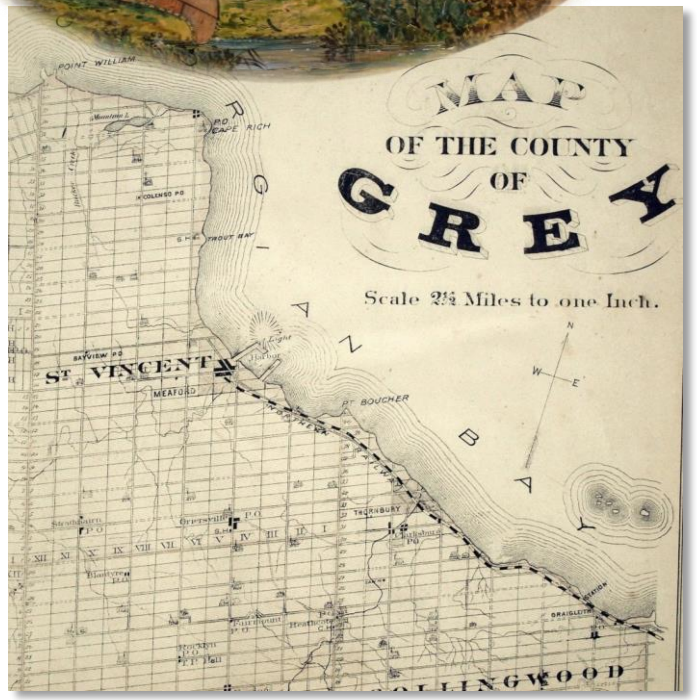


Layers of Archaeological Potential

- Indigenous archaeological potential
  - Based on Indigenous traditional knowledge
  - Seasonal cycles oriented around resources (hunting, fishing, medicinal and edible plants)
  - Heavily centred on water (past and present) "water is life"
  - Indigenous archaeological sites
- Historic or municipal settlement era potential
  - Based on colonial land-based management
  - Settlement lots, early buildings, industry
  - Heavily centred on transportation routes (roads, railway)
  - Historic or municipal settlement era archaeological sites

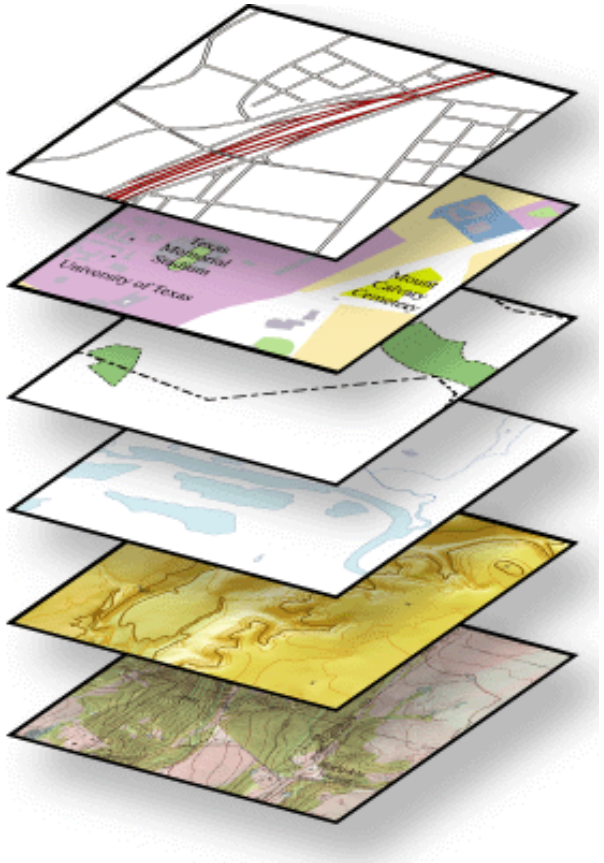


ROM



Building the Archaeological Map

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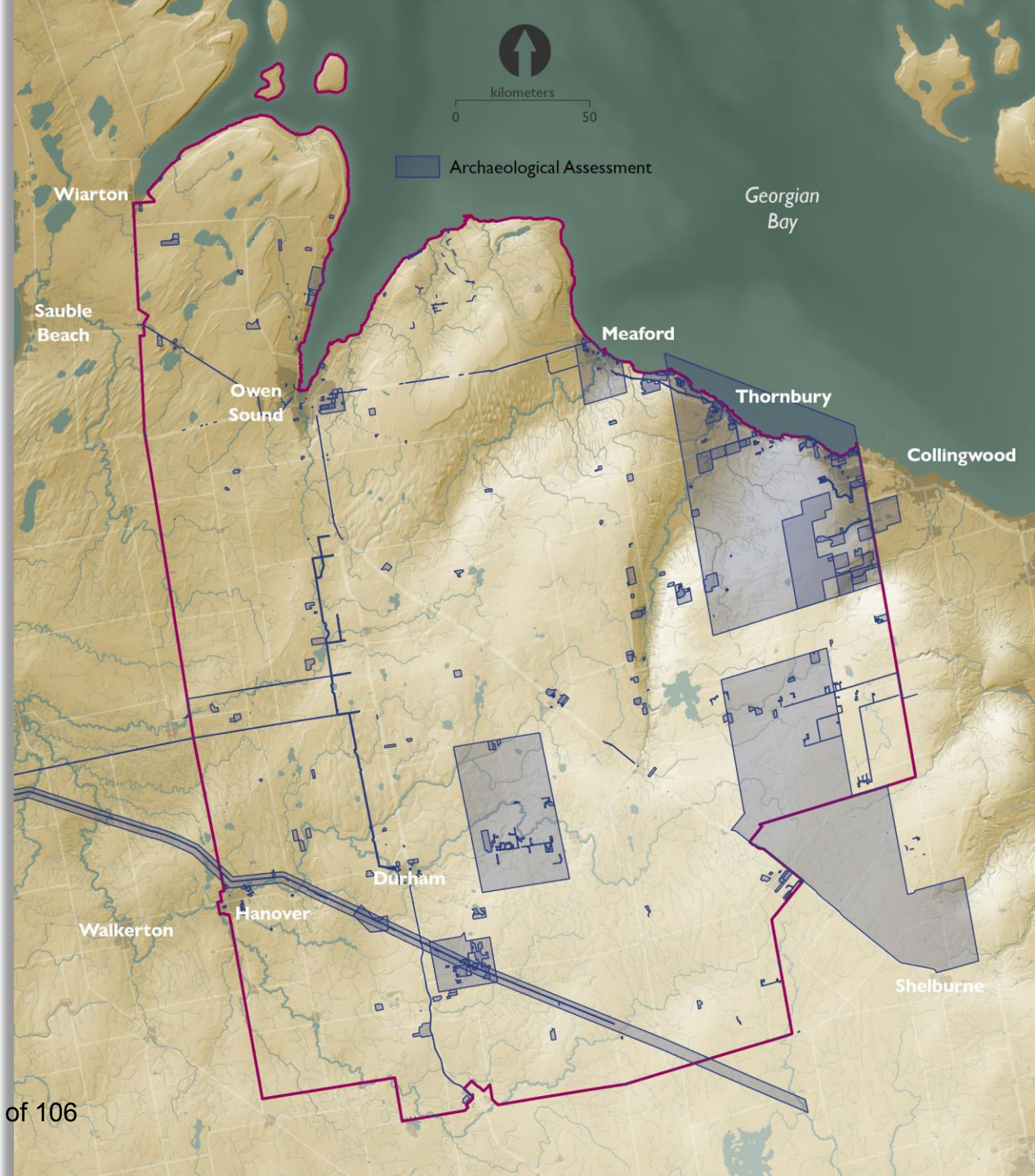


Archaeological Assessments in Grey

- Map location and status of previous work

Previous Archaeological Assessments	Number
Total	**567**
obtained and reviewed	551
could not be obtained	16

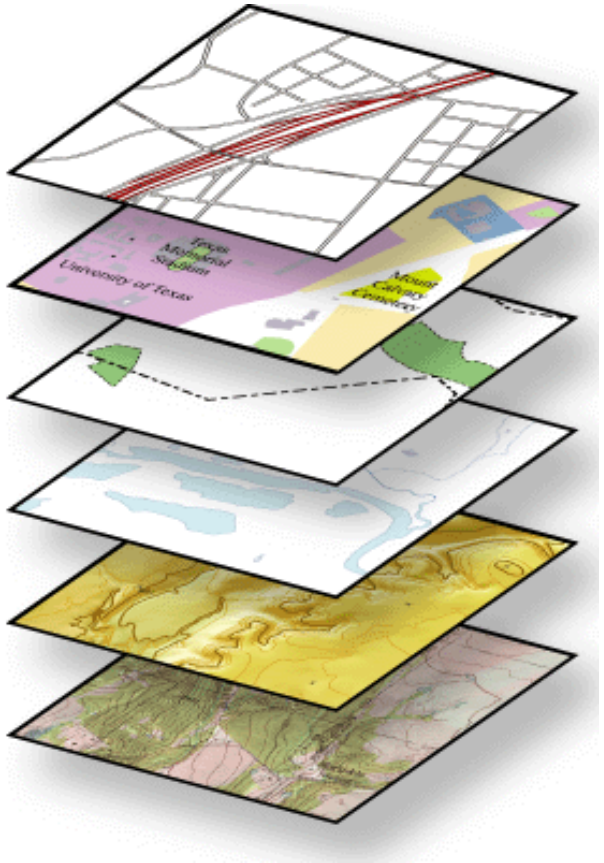
Previous Archaeological Assessments	Number
Total	**567**
Completed prior to 2011 S&Gs	231
Completed after 2011 S&Gs	336



The 2011 *Standards & Guidelines for Consultant Archaeologists* created the current requirements for archaeological assessments. Pre-2011 assessments typically are non-compliant with current requirements.

Building the Archaeological Map

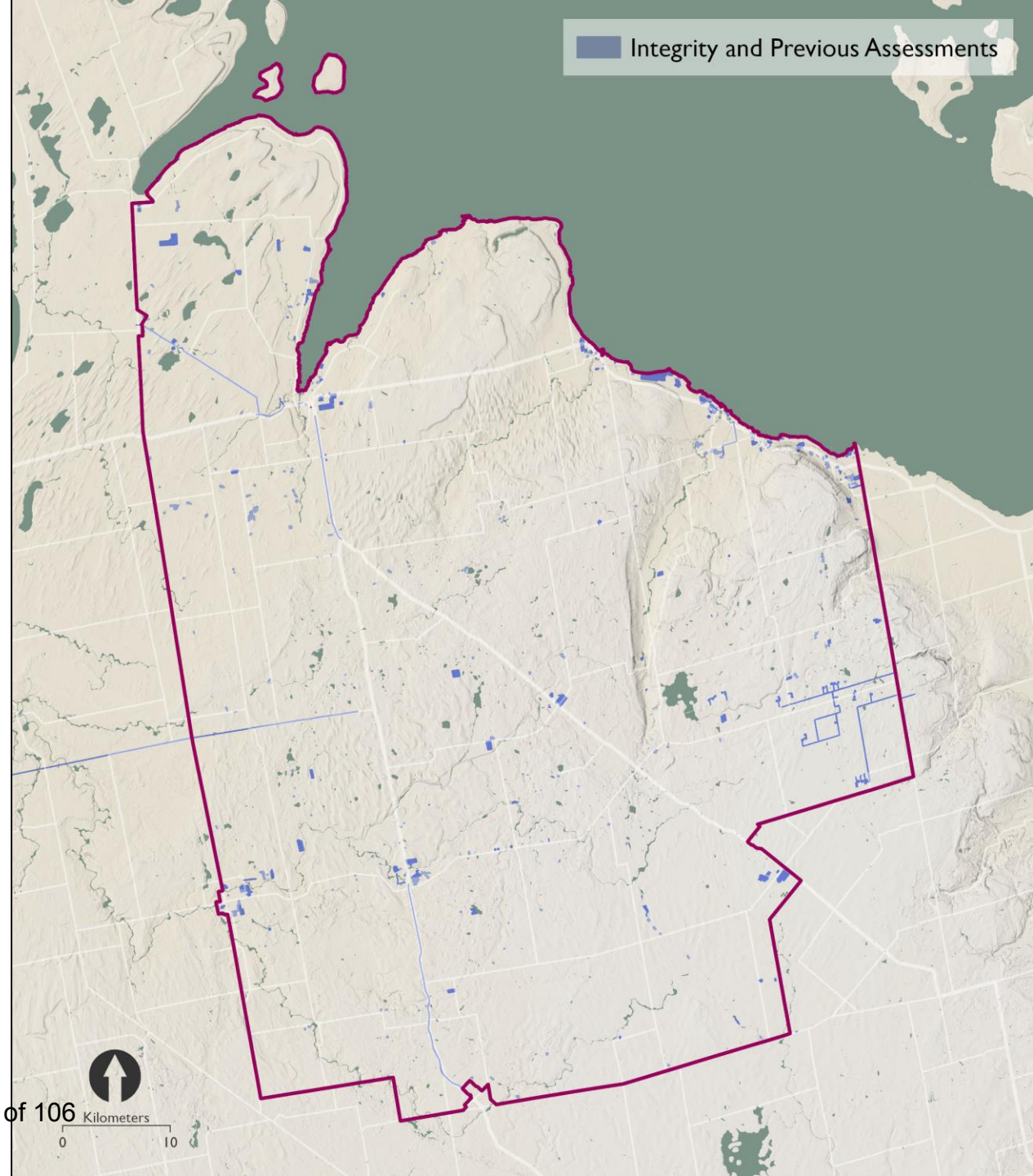
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Areas of No Further Interest

- Previous assessments
  - Lands fully investigated and no further archaeological interest exists
- Prior substantial and deep disturbance
  - Where no integrity exists and no likelihood of finding intact archaeological resources (e.g., aggregate pits)

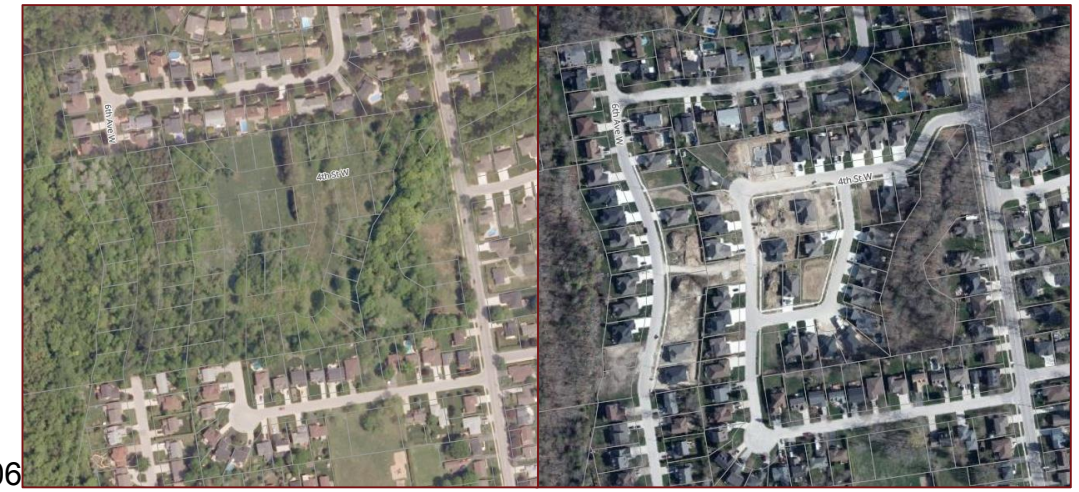






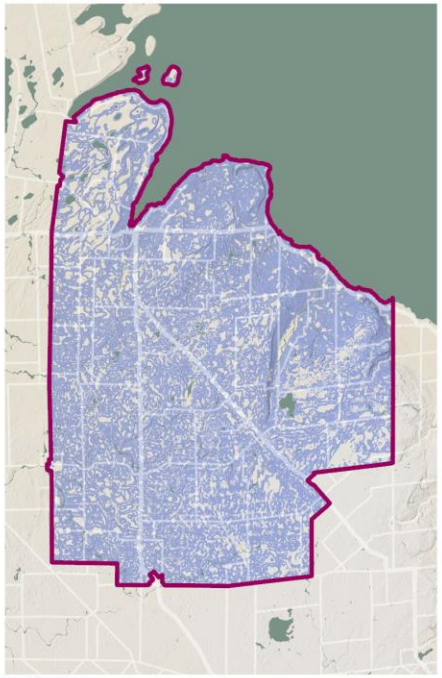
Integrity

- Determined through careful analysis of aerial imagery
  - Focussed on aggregate areas
  - Urban lands outside of historic settlement areas
  - Cautious approach



COMPONENTS OF THE GREY COUNTY ARCHAEOLOGICAL POTENTIAL LAYER

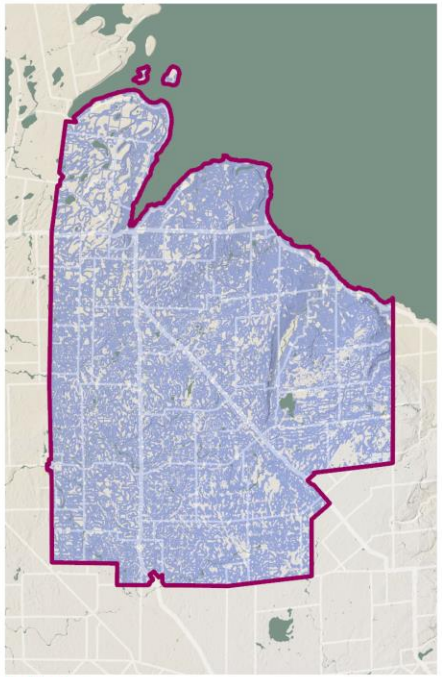
Indigenous Archaeological Potential



Includes:
- registered Indigenous archaeological sites and site leads;
- burial sites;
- lands encompassing or surrounding physical and environmental features that may have influenced Indigenous land use
  - water sources (e.g., lakes, rivers, wetlands);
  - glacial shorelines and beaches;
  - eskers, ridges; and
- trails and portages.

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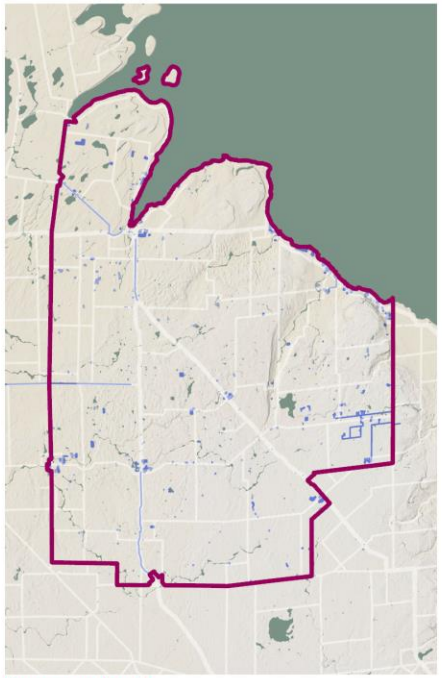
Historic Archaeological Potential



Includes:
- registered historic archaeological sites and site leads;
- cemeteries;
- early buildings, settlement areas, mills and industrial sites;
- early transportation routes
  - trails and portages;
  - roads; and
  - railways.

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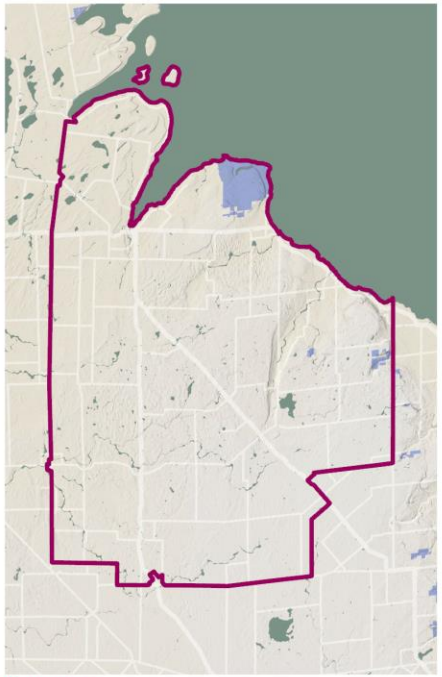
Integrity and Previous Assessment Layer



Removes lands:
- that have been subject to archaeological assessment and of no further concern; and
- where extensive and deep prior land disturbance has removed the possibility of finding intact archaeological resources.

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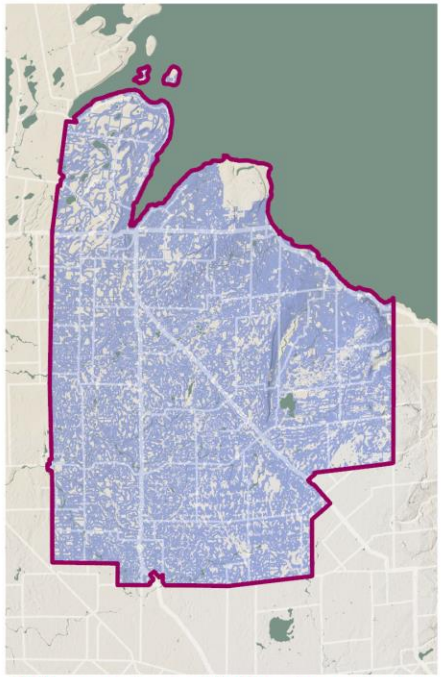
Lands Outside of County Jurisdiction



Removes:
- Federal lands; and
- Provincial lands.

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Composite Archaeological Potential

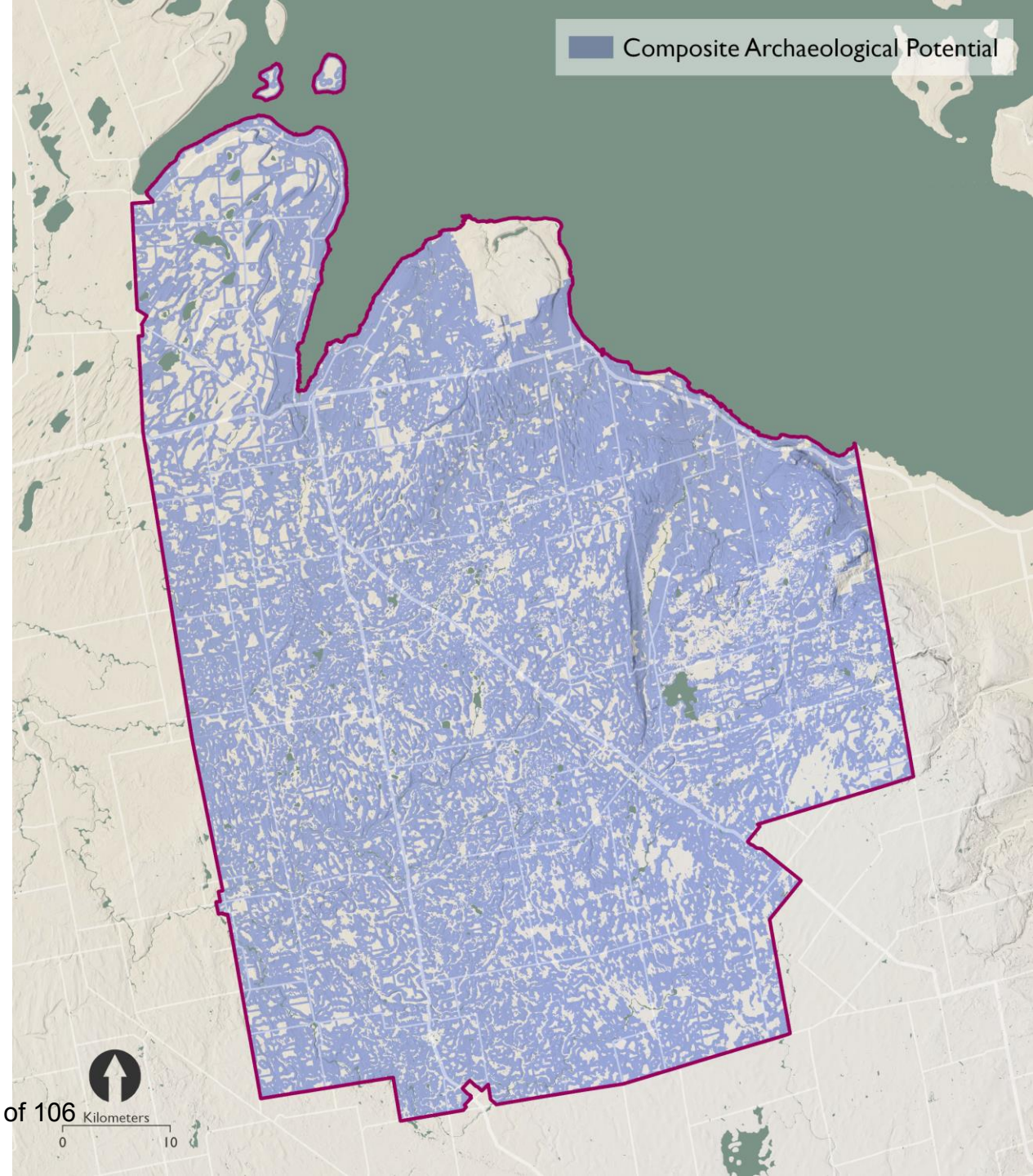


GIS layer to be used by Planning staff when determining whether or not an archaeological assessment will be required as part of the approval of a planning application or during municipal infrastructure and development projects.

Archaeological Potential Model – Planning Tool

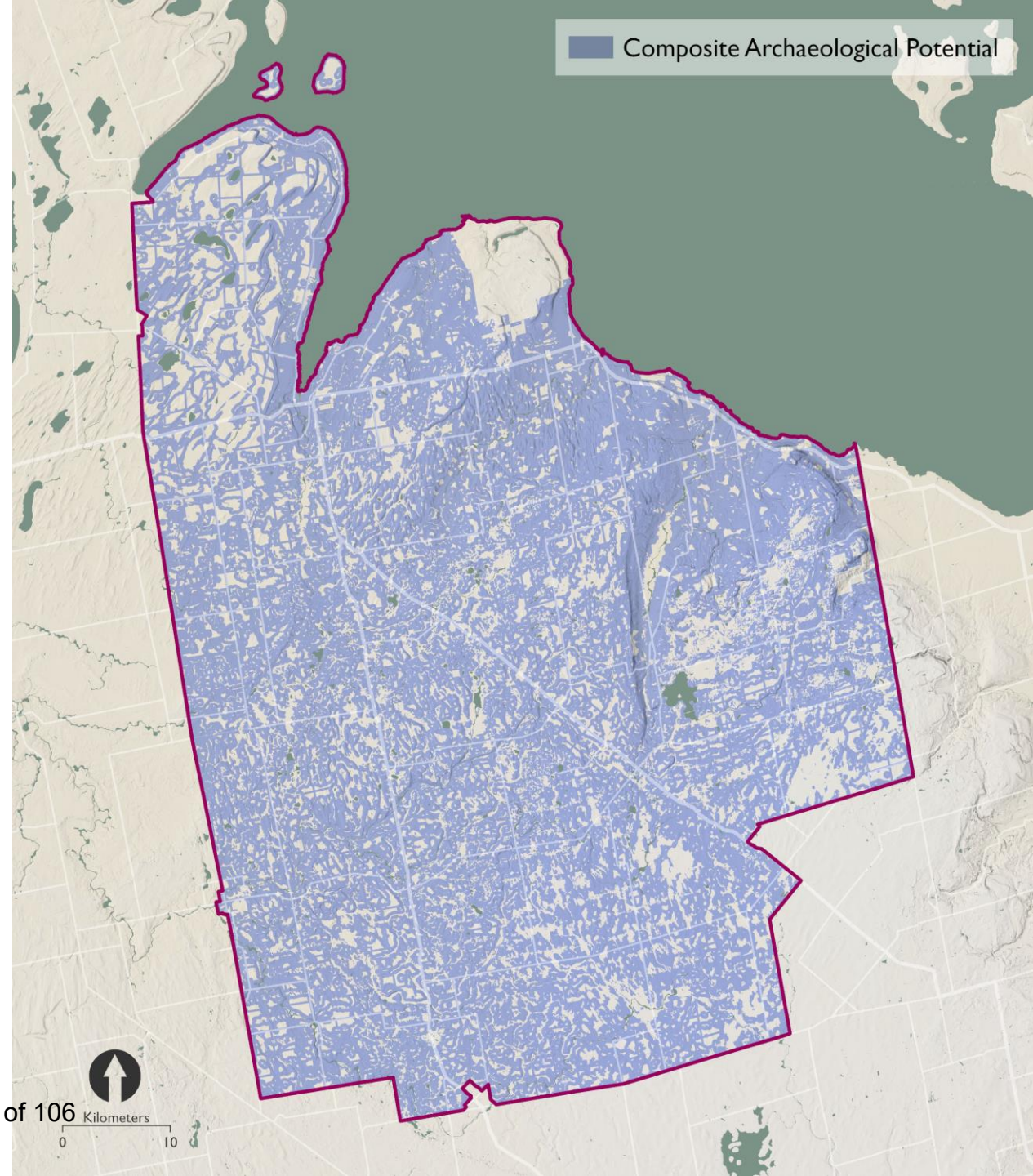
- Composite map of all layers
  - Planning tool that indicates where archaeological assessments should happen to fulfill provincial requirements
  - Effectiveness measured against archaeological site data

Model	Locations Captured		Municipal Area	
	Count	Percent	Area Included	Percent
Indigenous	92 of 96	96%	318,501 ha	70%
Historic	117 of 131	90%	324,262 ha	72%
Combined	200 of 216	93%	329,024 ha	72%



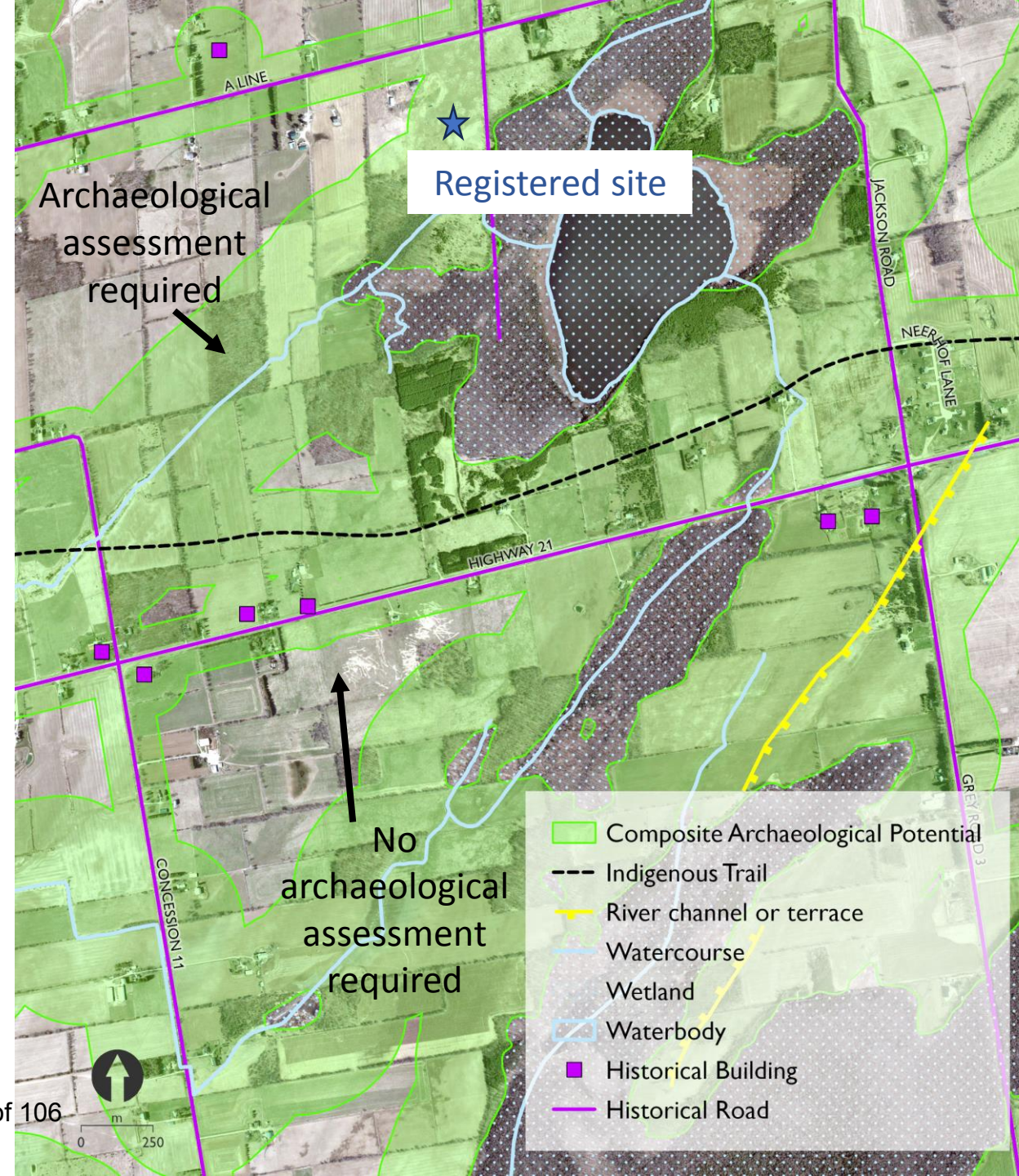
County Coverage

- Large percentage of lands with archaeological potential will likely never see development (e.g., rural farmlands and natural or conservation lands away from settlement areas) or be subject to a planning application
- Map is specifically applicable to circumstances and applications where archaeological assessments are triggered



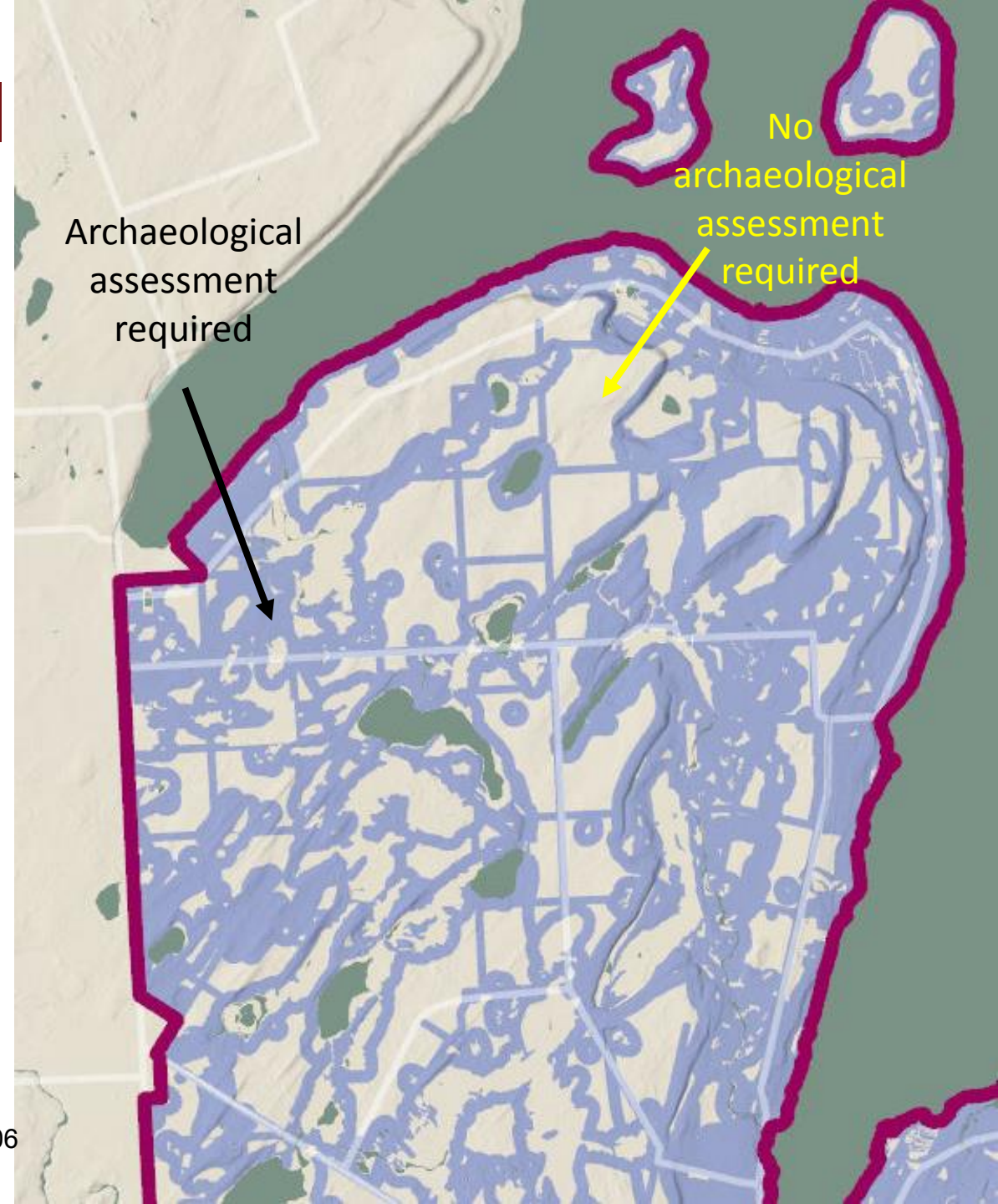
The Planning Tool

- Map and data layers consulted when a planning application is received or municipal project planned
- If the proposal includes an area of archaeological potential, archaeological assessment will be required
- Underlying data also alerts planners to presence of archaeological sites immediately, to pass along to proponent to assist in planning



Next Steps – Potential Model

- Continue to get feedback from Indigenous and Descendant communities, stakeholders
- Making recommendations for a process and time period for updating the data and keeping information current



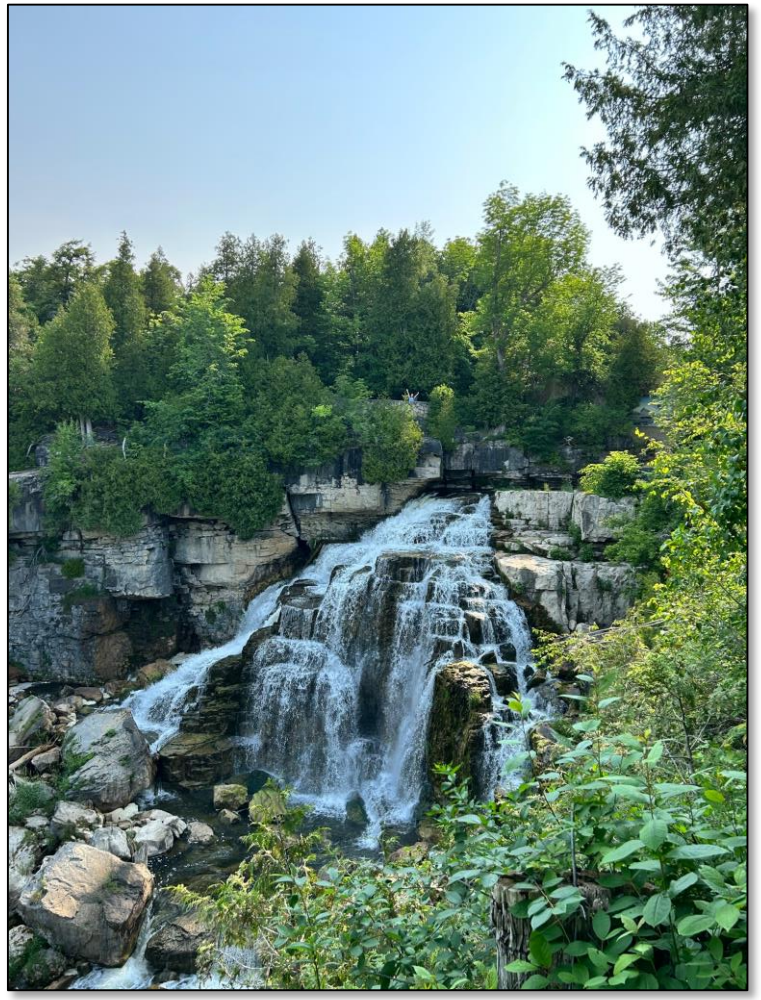
Next Steps – Policy, Planning and Implementation

- Establish a process for how the map will be used within the planning context
  - What types of projects and planning applications it is used for (e.g., plans of subdivision, rezoning)
  - When Indigenous and Descendant community engagement is required
  - What and how requirements for archaeological assessment are communicated back to proponents
- Set out a plan for staff training
- Establish a process for addressing inadvertent discoveries
- Establish a process for maintaining the database of sites and reports
  - Incorporating new finds and new information

Benefits

- Increase efficiency, consistency, predictability
  - Current process is subjective and ad-hoc
  - Process will be established to keep information current and accurate
- Reduce risk to the County
  - Ensure responsibilities and requirements are met as they may not have been in the past
  - Requirements exist whether the AMP is in place or not
  - Reduces delays and uncertainty to proponent and municipal projects
  - Reduces the number and likelihood of unanticipated finds and work stoppages where archaeological assessment or Indigenous engagement was not done in advance

Thank You



Grey County

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	CSR-CW-03-25
Title:	Declaration of Surplus Lands
Prepared by:	Anne Marie Shaw, Director Community Services
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	Owen Sound

Recommendation

1. **That report CSR-CW-03-25 regarding declaration of surplus lands be received and;**
2. **That Grey County Council declares the following Westmount property as surplus to the needs of the municipality:**
   1348 7th Avenue West, Owen Sound legally described as Lot 57 Plan 444, Owen Sound; Together with a shared driveway easement Over Part Lot 58 Plan 444, Owen Sound and subject to a shared driveway easement benefitting Lot 58 Plan 444; City of Owen Sound, County of Grey
3. **And That the Clerk be directed to provide notice of Council's intent to sell the property in accordance with the Sale of Land Procedure.**

Executive Summary

The purpose of this report is to obtain Council approval to declare the property municipally known as 1348 7th Avenue West, Owen Sound as surplus. Report HDR-CW-09-21 approved proceeding with the divestment of certain properties with the proceeds of the property sales to be directed to the Affordable Housing Fund for the development of various types of housing. Before proceeding with selling the property, the land needs to be declared surplus in accordance with the Sale of Land Procedure.

Background and Discussion

Council approved Resolution HDR-CW-09-21 in May of 2021 to move forward with the divestment of identified Grey County Westmount properties with the proceeds being directed toward the Affordable Housing Fund for development of affordable housing.

According to the process outlined in report HDR-CW-09-21, all tenants in Grey County Housing were made aware of the intent to move forward with the sale of Westmount properties upon vacancy. Tenants were asked to submit their interest in purchasing a property upon qualifying

for a mortgage. Tenants are required to purchase the property through the Grey County Homeownership Program. This program provides a 5% forgivable down payment loan contingent upon the tenant qualifying for a mortgage, meeting eligibility requirements for the program and entering into a 20-year forgivable loan with the County that is registered on title. A property has been identified for sale in the upcoming months:

- 1348 7th Avenue West, Owen Sound – Lot 57 on Registered Plan 444.

This property will be sold on the open market.

The property shares a driveway with a neighbouring County owned property. Easements will be established to formalize this shared use for both the County and the eventual purchasers.

The land and easements need to be declared surplus before the properties can be sold. This report is administrative in nature in order to declare the land surplus as per the County's Sale of Land Procedure.

Notice of the proposed Sale of Land will be provided in accordance with the County's Sale of Land Procedure. It is anticipated this will happen in Fall 2025.

Financial and Resource Implications

Realtor, legal and surveyor costs will come out of the sale price

Relevant Consultation

☒ Internal (list)

☐ Legal Services

☐ Clerks

☒ External (list)

Realtor and Surveyor

Appendices and Attachments

HDR-CW-09-21 Sale of Grey County Housing Scattered Units

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	TR-CW-18-25
Title:	Award of Tender RFT-TS-14-25 for Winter Sand
Prepared by:	Shaun Anthony, Operations Manager
Reviewed by:	Pat Hoy, Director of Transportation Services
Lower Tier(s) Affected:	

Recommendation

1. **That report TR-CW-18-25 containing the tender results for RFT-TS-14-25 regarding Supply, Delivery, and Stockpiling of Winter Sand be received; and**
2. **That Walker Aggregates Inc. and Robinson Haulage Inc. be awarded the tender for an estimated total amount of $500,560.00, excluding HST; and**
3. **That the deficit be funded from any surplus realized in the Transportation Services capital construction program or, if none exists, be financed from the Transportation Services Winter Control Reserve; and**
4. **That action be taken prior to Council approval as per Section 26.6 b of Procedural By-law- 5134-22.**

Executive Summary

The purpose of this report is to provide Council with the results of the tender RFT-TS-14-25 regarding the Supply, Delivery and Stockpiling of Winter Sand. This work was provided for in the budget and is necessary to allow the County to meet Minimum Maintenance Standards (MMS) for winter maintenance. This report recommends that the tender RFT-TS-14-25 be awarded to Walker Aggregates Inc. and Robinson Haulage Inc. for an estimated total amount of $500,560.00, excluding HST as below:

- Walker Aggregates Inc.: $241,860.00
    - Chatsworth, Flesherton, Ayton, Egremont and Stockpiling salt at Chatsworth locations
- Robinson Haulage Inc.: $258,700.00
    - Dundalk, Clarksburg, Kimberly locations

Background and Discussion

The County uses sand mixed at a rate of 7% with treated salt for winter maintenance operations. The 2024-2025 winter season was characterized by consistent subzero temperatures and frequent snow events. As a result, County Operations consumed an above average quantity of winter materials, including sand and salt. Therefore, the quantities of sand required to replenish inventories is also higher than the 5-year average.

#	Location	Estimated Tonnage Required	5-year Average Tonnage Delivered
1.	Chatsworth Depot	4000	2118
2.	Flesherton Depot	3800	2792
3.	Dundalk Depot	3400	2554
4.	Ayton Depot	4000	2510
5.	Clarksburg Depot	5500	3922
6.	Kimberley Dome	3000	1245
7.	Egremont Shed	1000	Newly added
8.	Chatsworth Depot	1500	lump sum to stack 1500 tonnes of salt (provided by Grey County)

Staff are also recommending adding 1000 tonnes of sand to the Egremont Shed which has not been utilized in recent years. This is a contingency measure to ensure access to materials in the event of a structure failure at the Kimberley Dome. The Kimberley Dome is a canvas dome structure with an expected decommissioning date of 2029. However, 3rd party inspections performed this summer have identified significant damage due to snow load. Temporary repairs

to extend its useful life will be performed over the next 3 months, however, a permanent long-term solution is not feasible as the manufacturer is no longer in business.

The tender was posted on the County's bidding portal from June 26 to July 17. The following bids were received:

RFT-TS-14-25 Tender Results

#	Location	Seeley and Arnill Construction Bid Amount (excl. HST)	JT Excavating Bid Amount (excluding HST)	Robinson Haulage Inc. Bid Amount (excluding HST)	Walker Aggregates Inc Bid Amount (excl. HST)
1.	Chatsworth	NO BID	NO BID	$84,400	**$70,800**
2.	Flesherton	$98,800	NO BID	$81,700	**$75,810**
3.	Dundalk	$95,200	NO BID	**$71,400**	$75,310
4.	Ayton	NO BID	$86,400	$84,400	**$70,800**
5.	Clarksburg	$148,500	NO BID	**$116,050**	NO BID
6.	Kimberley	$90,000	NO BID	**$71,250**	NO BID
7.	Egremont	NO BID	NO BID	$23,100	**$19,950**
8.	Stockpile 1500 tonnes of salt at Chatsworth	$6,888.88	NO BID	$8,625*	**$4,500**

Note: The pricing that has been bolded denotes lowest compliant bid for that location.

*Corrected bid result

Financial and Resource Implications

Project Funding

Item	Excluding HST	Net HST

Approved Total Project Budget	$446,700.00	
Tender Award Amount	$500,560.00	$509,369.86

The project expenses are over budget by $62,669.86 net HST, or 14.0%. The annual winter materials budget is based on a rolling 5-year average. The County seeks to budget for the average winter each year, however, some years will be skewed due to differences from “normal” winter. Staff recommend that the deficit be funded from any surplus realized in the Transportation Services capital construction program or, if none exists, be financed from the Transportation Services Winter Control Reserve which has a balance of $505,000.00.

Relevant Consultation

☐ Internal (list)

- ☐ AODA Compliance (describe)
- ☐ Contribution to Climate Change Action Plan Targets (describe)

☐ External (list)

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	TR-CW-21-25
Title:	Award of RFP-TS-26-25 for Design Build of a Sand/Salt Building at Chatsworth Depot
Prepared by:	Shaun Anthony, Operations Manager
Reviewed by:	Pat Hoy, Director of Transportation Services
Lower Tier(s) Affected:	

Recommendation

1. **That the report containing the results for RFP-TS-26-25 regarding Design Build for a Sand/Salt Building at Chatsworth Depot be received; and**
2. **That Domm Construction Ltd. be awarded the project for a total amount of $1,388,341.00, excluding HST; and**
3. **That the project be funded from any Transportation Services year end surplus and if insufficient funds exist, from the Transportation Services Facilities – Depots & Domes Reserve or the Transportation Services General Reserve; and**
4. **That action be taken prior to Council approval as per Section 26.6 b of Procedural By-law- 5134-22.**

Executive Summary

The purpose of this report is to provide Council with the results of RFP-TS-26-25 regarding the Design Build of a Sand/Salt Building at the Chatsworth Depot. This work was previously approved by Grey County Council in April 2025 (TR-CW-08-25) due to a partial structure collapse. The budget for the construction is $1,800,000.00 to be funded from any year end surplus and, if insufficient funds exist, from the Transportation Services Facilities – Depots & Domes Reserve or Transportation Services General Reserve. This report recommends that RFP-TS-26-25 be awarded to the highest-ranking respondent, who is Domm Construction Ltd. for a total amount of $1,388,341.00 excluding HST.

Background and Discussion

A Request for Proposals was posted on the County's Bonfire portal from June 6th, 2025, to July 3rd, 2025. To expedite project delivery, staff proactively obtained draft engineering drawings and conceptual designs from a local firm (Pearson Engineering) to give respondents a

reasonable approximation of the desired end-product. Furthermore, a geotechnical investigation was obtained from GEI Consultants to confirm the subsurface conditions and suitability of the site for the proposed development. Staff from Transportation Services' Engineering Division also provided a "Service and Drainage Plan", and a "Removals and Paving Plan" to aid respondents in estimating quantities. Finally, the semi-collapsed dome was removed by Thomas Excavation and Demolition in May 2025. A non-mandatory bidders meeting was held at the Chatsworth Depot on June 18th, with representatives from four (4) construction firms in attendance.

Following the Deadline for Submissions on July 3rd, an RFP evaluation team composed of 3 Transportation Services staff members independently reviewed the proposals according to the technical evaluation criteria in Table 1. A consensus meeting was subsequently held on July 8th to finalize scoring.

Table 1. RFP-TS-26-25 Evaluation Criteria

Evaluation Criteria	**Weighting**
Methodology and Schedule	25
Qualifications and Experience of Firm and Project Team	25
Cost	50
Total	**100**

Submissions were received from the following companies: Arenes Construction Ltd., Domm Construction Ltd., M.J.K. Construction Inc., Storage Systems Construction Corp., and Van Pelt Construction Inc. Following a thorough evaluation of each proposal against the established criteria, staff recommend awarding the project to Domm Construction Ltd., the highest-scoring proponent. Staff have also successfully negotiated with Domm Construction to include optional pricing for a 36-foot ceiling height, to accommodate more comfortably both the material stacker and truck buckets.

Financial and Resource Implications

Design Build for a Sand/Salt Building at Chatsworth Depot Funding

Item	Excluding HST	Net Non-Recoverable HST
Approved Project Total	$1,800,000.00	
Proposal Bid Amount	$1,300,000.00	$1,322,880.00
Geotechnical Investigation *(already procured)*	$7,000.00	$7,123.20
Conceptual Engineering Design *(already procured)*	$17,876.25	$18,189.87
Demolition of Collapsed Dome *(already procured)*	$45,600.31	$46,402.88
Construction Contingency (15% of award amount)	$195,000.00	$198,432.00
Negotiated Option Pricing to get 36’ ceiling height	$88,341.00	$89,895.80
Grey County - Total Design Build for a Sand/Salt Building at Chatsworth Depot Costs	$1,653,817.56	$1,682,924.75

The total project expenditure is under the amount requested in TR-CW-08-25 by $117,075.25 net HST, or 6.50%. The reduced project expenditures will result in less funds being used from 2025 year-end surplus or from the Transportation Services Facilities – Depots & Domes Reserve or Transportation Services General Reserve. A 15% percent Construction Contingency is being applied to fund any unknown issues.

Relevant Consultation

☐ Internal (list)

- ☐ AODA Compliance (describe)
- ☐ Contribution to Climate Change Action Plan Targets (describe)

☐ External (list)

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	PDR-CW-45-25
Title:	Andrew Bauman Minor Exemption
Prepared by:	Sarah Johnson
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Municipality of Grey Highlands

Recommendation

1. **That report PDR-CW-45-25 be received; and**
2. **That the application for Minor Exemption under the County's Forest Management By-law for 734626 West Back Line, geographic Township of Artemesia, Municipality of Grey Highlands, be approved.**

Executive Summary

The County received a minor exemption application under the County's Forest Management By-law in May 2025 to clear woodlands consisting of approximately 8.2 hectares (20.3 acres) of mainly white pine and white spruce. The purpose of the clearing is for farmland. County staff are recommending approval of this minor exemption application.

Background and Discussion

An application for a minor exemption was received for clear-cutting in a woodland under the County's Forest Management By-law. The application is seeking approval to clear approximately 8.2 hectares (20.3 acres) of mainly white pine and white spruce. Figure 1 below shows the subject lands, and those lands proposed for clearing.

The subject lands are located at Lots 129-130, Concession 3 WTSR, geographic Township of Artemesia, now in the Municipality of Grey Highlands, municipally known as 734626 West Back Line. More than half of the property is woodlands, and the total size of the property is 42.2 hectares (104.4 acres). The remainder of the cleared portion of the property is currently farmed.

Surrounding the subject lands are a mixture of farmed and forested lands, with some non-farm residential lots.

In the County official plan, this property is designated as 'Agricultural' and 'Hazard Lands' on Schedule A. Schedule B designates a pocket of 'Aggregate Resource Area' on the site, but not

in the proposed area for clearing. Schedule C identifies a linkage on the south portion of the parcel, but not in the proposed area for clearing. On Appendix B a portion of the property falls within the 'Significant Woodlands' mapping, also not the area proposed for clearing.

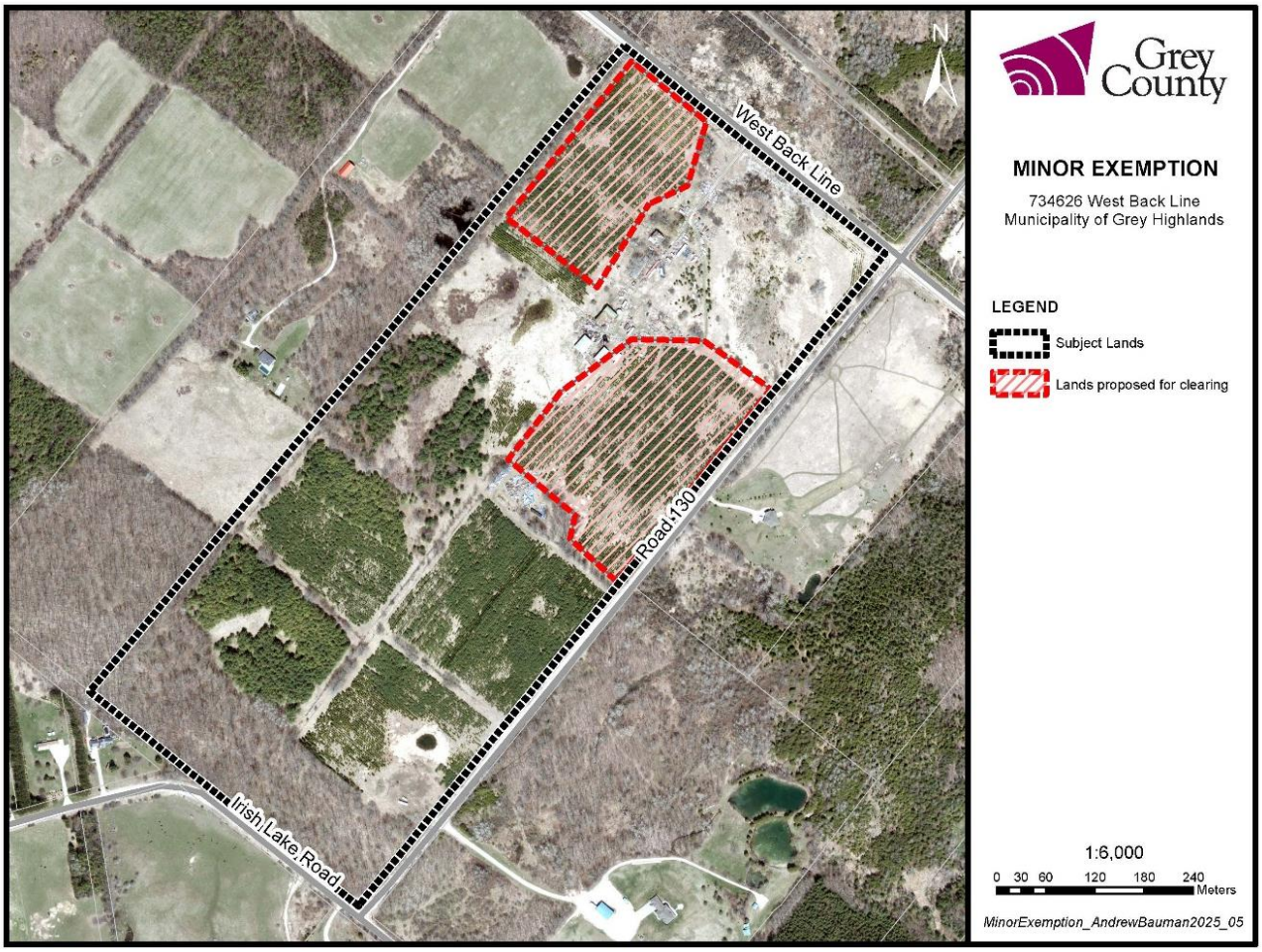


Figure 1 – Proposed area for tree removal

The County's climate change action plan, Going Green in Grey, promotes tree planting across the County, including setting tree planting targets. The County's current forest management by-law predates Going Green in Grey. The County's by-law is currently under review. One of the objectives of this review is to consider the by-law's relationship to other County plans and strategies such as Recolour Grey, the County official plan, and Going Green in Grey, the climate change action plan. Strictly speaking this minor exemption application is being tested against the current forest management by-law. Staff are however cognizant that the future updated by-law may consider woodland clearing differently, including possibly considering replanting plans or offsetting approaches.

Agency and Public Comments Received

Under the forest management by-law, adjacent landowners, conservation authorities, and municipalities are to be notified and/or consulted when a minor exemption application is received.

Public Comments

No public comments were received during the processing of this application.

Agency Comments

The Saugeen Valley Conservation Authority (SVCA), Municipality of Grey Highlands, and the County's Forestry By-law Enforcement Officer provided comments on this application. A summary of each of their comments is as follows:

- SVCA advises that they have no concerns with the application.
- Municipality of Grey Highlands has no concerns, they do advise that staging may not be on the municipal right of way and must be on private property.
- The County's By-law Enforcement Officer does not have concerns from a forest ecology perspective. There would be minimal impact to the loss of the forested habitat given the plantation is still early in its transition from meadow to forest.

The County's Planning Ecologist provided the following comment:

- "The subject property contains and/or is adjacent to potential 'Habitat of Threatened or Endangered Species', 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', 'Linkage Area', and potential 'Fish Habitat'. Additionally, the property is considered a Significant Groundwater Recharge Area and an area that influences Highly Vulnerable Aquifers. County staff have reviewed the tree clearing proposal and understand the areas proposed for clearing are young plantations consisting of cedar and spruce. The areas proposed for clearing are not considered Significant Woodlands and they provide little value in terms of Candidate Significant Wildlife Habitat. Provided a buffer of trees is maintained within the mapped Hazard Lands, it is County staff's opinion that the potential impact to the identified features would be negligible, and the requirement for an EIS can be waived."

In response to the comments above from the Planning Ecologist, staff are satisfied that there is an appropriate buffer area to the Hazard Lands.

Based on the above, staff are recommending approval of the minor exemption application.

Financial and Resource Implications

None.

Relevant Consultation

☒ Internal: Grey County By-law Enforcement Officer, Planning Ecology

☒ Contribution to Climate Change Action Plan Targets: See commentary in the report regarding the relationship between Going Green in Grey and the County's current forest management by-law review.

☒ External: Municipality of Grey Highlands, Saugeen Valley Conservation Authority, and the public

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	PDR-CW-46-25
Title:	Georgian Woodlands Phase 4 Draft Plan Extension Request
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of The Blue Mountains

Recommendation

1. **That report PDR-CW-46-25 be received; and**
2. **That the County of Grey support the extension of draft plan approval for Georgian Woodlands Phase 4, legally described as Part of Lots 22 – 24, Concession 3, geographic Township of Collingwood, now in the Town of The Blue Mountains, for up to a maximum of three (3) years, subject to Town of The Blue Mountains requested revised conditions of draft approval for the draft plan of subdivision, as set out in the Appendix 1 attached to PDR-CW-46-25; and**
3. **That staff be directed to inform the Ontario Land Tribunal of the County's position on the request for extension, regarding Ontario Land Tribunal file number PL030216.**

Executive Summary

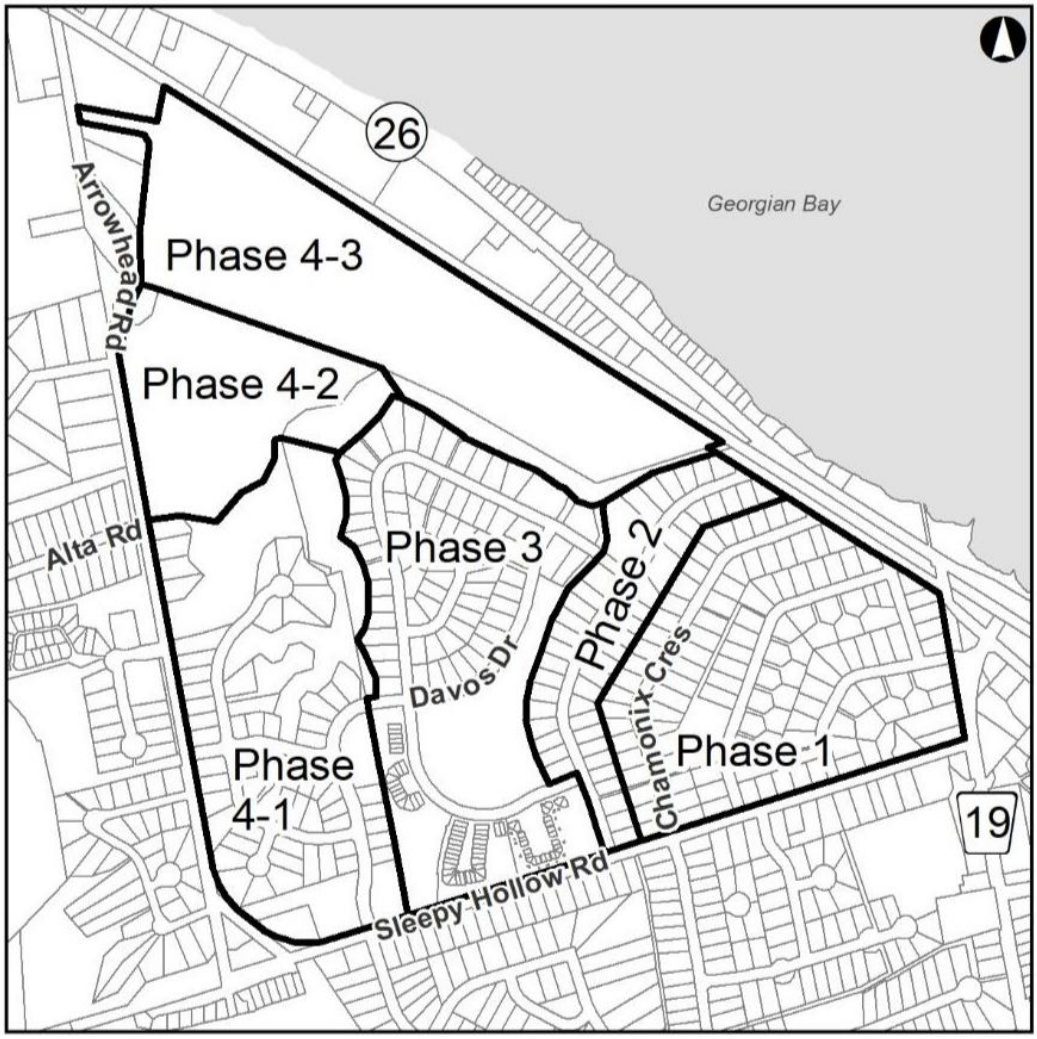
Georgian Woodlands Phase 4 was approved by the Ontario Municipal Board, now the Ontario Land Tribunal (OLT), in August 2010. Extensions to the original draft plan approval have been given by the Tribunal since the initial draft plan approval. The development has been partially constructed and is currently set to lapse on August 17, 2025. As the development was approved by the Tribunal, further extensions are required to be approved by the OLT. The developer has requested an extension to the draft plan approval, which has recently been supported by the Town of The Blue Mountains for up to three years, subject to revised conditions of draft plan approval. County staff are recommending support for the same.

Background and Discussion

The County has received a request for support for draft plan extension for a development known as Georgian Woodlands Phase 4. This development is located in Craigleith, south of Highway 26, west of Grey Road 19, on the east side of Arrowhead Road. The subject lands are legally described as Part of Lots 22 – 24, Concession 3, geographic Township of Collingwood, now in

the Town of The Blue Mountains. Map 1 shows the Georgian Woodlands phasing and approximate boundaries, while Map 2 shows a 2020 airphoto of the subject phase 4 lands.

Map 1 – Georgian Woodlands Phasing and Approximate Boundaries (map courtesy of the Town of The Blue Mountains)



Map 2 – 2020 Airphoto of the Subject Phase 4 Lands



Draft approval was originally granted on August 17, 2010, by the Ontario Municipal Board (OMB), who has since been renamed the Ontario Land Tribunal (OLT). The original draft plan approval contemplated 249 residential units. Previous extensions to this draft plan approval were granted in 2013, 2016, 2019, and 2022. The existing draft plan approval is currently set to lapse on August 17, 2025.

The proponent has indicated that: *"two (2) phases of the original DPS have been built out since 2010, with a total of 64 homes being constructed, as well as municipal roads and a stormwater management pond. The owner is currently preparing a second engineering submission for the next phase of the DPS (lots 65 - 101)."*

Town of The Blue Mountains Comments

On Monday June 23, 2025, Town of The Blue Mountains Council passed the following resolution:

> *"THAT Council receive Staff Report PBS.25.048, entitled "Request for Draft Plan Extension - Part of Lots 22, 23 & 24, Concession 3 (G.H. Fleming & Associates Limited)";*
>
> *AND THAT Council support the addition of the following Draft Plan Conditions in addition to existing Draft Plan Conditions:*

1. *That the sanitary sewer servicing system be designed in accordance with the updated Town Engineering Standards, with it being noted that Low Pressure Sanitary Sewage Systems will not be accepted by the Town.*
2. *That the Owner shall agree in the Subdivision Agreement to convey to the Town a block(s) for a municipal sanitary pumping station, to the satisfaction of the Town.*

AND THAT Council support a three (3) year extension to the Georgian Woodlands Phase 4 Draft Plan Approval thereby extending the draft approval expiry date from August 17, 2025, to August 17, 2028."

The revised draft plan conditions above have been included in Appendix 1 to this staff report for their inclusion in the Georgian Woodlands Phase 4 conditions.

Proponent Comments

Representatives of the proponent have noted that they do not support the Town's proposed additions to the draft plan conditions. Information was shared with the Town and County outlining the concerns with the Town's proposed conditions. In response to these proposed conditions, the proponent's engineer has noted the following comments.

"We support the extension of the Draft Plan we do not support the additional Draft Plan conditions the Town has proposed to be inserted which preclude the use of a low pressure forcemain system to service the subject development for the following reasons:

- *The proposed detailed design for the Georgian Woodlands subdivision was initiated, submitted for review and commented on by TOBM in advance of the 2023 TOBM Engineering Standard updates. As such, the applicable design standards for this development are the 2009 TOBM Engineering Design Standards which do not preclude the use of low pressure forcemain systems.*
- *The implementation of a Sewage Pumping Station as suggested by the Town would require the addition of a Sewage Pumping Station Block which was not contemplated in the original Draft Plan and is not consistent with the transitional policies of the 2023 Engineering Standards (transitional matrix included below for reference).*
- *Re-design of the site to move away from a low pressure forcemain solution to a sewage pumping station solution has significant increased costs from both a capital and life cycle operations perspective.*
- *Design of a low pressure forcemain system will reduce the amount of inflow and infiltration into the Town sanitary sewer network.*
- *Solutions have been proposed to address the maintenance and operations concerns raised by the Town's operations department to date."*

It is noted that the engineer also provided a sanitary servicing memo in addition to the above comments.

Analysis of Planning Issues

County staff have not undertaken a fulsome review of the *Planning Act,* Provincial Planning Statement (PPS), Niagara Escarpment Plan (NEP), County official plan, or Town official plan policies. This matter is currently before the OLT, who will ultimately determine (a) if the draft approval should be extended or not, and (b) if the revised draft plan conditions should be included with the extended draft plan approval.

County staff would note that the subject lands are within a designated settlement area, the 'Recreational Resort Settlement Area', in the County official plan. The development was approved by the OMB, and the County has previously supported draft plan extension on 4 occasions. Staff would however note that this development was approved by the OMB under a different policy regime (i.e. the PPS, NEP, County and Town official plans were all different when the development was approved in 2010). In 2010 the OMB was satisfied that the development met the planning policies of the day.

Staff would further note that the development is already partially constructed, and the developer is actively moving forward with the development of the additional phases. County staff raise this point, as in the current County official plan, this is one of the considerations on whether or not to extend draft plan approval.

With respect to the Town's upgraded engineering standards, any transition provisions attached to the standards, and the requested new draft plan conditions, County staff note the following. County Planning staff would defer to the OLT, Town, and the proponent as to the appropriate engineering to be applied to the development. The correct engineering standard to be applied is not a matter of County official plan conformity. The addition of these conditions could trigger a revision to the draft plan for the creation of a pumping station block. A revised draft plan is not currently before the OLT.

Legislated Requirements

The County has no application before it, as the Ontario Land Tribunal is the approval authority on this matter. Any decisions rendered would be done in accordance with the powers of the Tribunal under the *Planning Act.*

Financial and Resource Implications

There are no further financial or resource implications to be considered with this report. Should the developer object to the proposed revisions to the draft plan conditions, there could be additional process with the Ontario Land Tribunal.

Relevant Consultation

☒ Internal: Planning

☒ External: Town of The Blue Mountains

Appendices and Attachments

Appendix 1: Proposed Revised Conditions of Draft Approval, as requested by the Town of The Blue Mountains – attached

Appendix 1: Proposed Revised Conditions of Draft Plan Approval

The Town of The Blue Mountains has supported the extension for draft approval, subject to the addition of two additional draft plan conditions as follows:

1. That the sanitary sewer servicing system be designed in accordance with the updated Town Engineering Standards, with it being noted that Low Pressure Sanitary Sewage Systems will not be accepted by the Town.
2. That the Owner shall agree in the Subdivision Agreement to convey to the Town a block(s) for a municipal sanitary pumping station, to the satisfaction of the Town.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	PDR-CW-47-25
Title:	Loon Call Grey Highlands Redline Revision 42T-2021-08
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Municipality of Grey Highlands

Recommendation

1. **That all oral and written submissions received on the proposed redline revision to plan of subdivision 42T-2021-08 were considered which helped to make an informed recommendation and decision; and**

2. **That PDR-CW-47-25 be received, and that in consideration of revisions to draft plan of subdivision 42T-2021-08, and the matters to have regard for under Subsection 51(24) of the Planning Act, the County of Grey Committee of the Whole hereby approves the revised plan of subdivision on lands described as Part of Lots 95, 96, and 97, Concession 1 North and East of the Toronto and Sydenham Road (NETSR), in the Municipality of Grey Highlands (geographic Township of Artemesia), subject to the revised conditions of draft plan approval in Appendix 1 to this report.**

Executive Summary

The report considers a proposed redline revision to draft plan of subdivision 42T-2021-08 known as Loon Call Grey Highlands. This proposed redline revision would have the effect of converting 18 of the proposed single detached lots located at the north end of the development to 30 townhouse units. A corresponding zoning by-law amendment was recently approved by the Municipality of Grey Highlands to implement this change.

This proposal will not significantly impact the previously approved lot fabric or the servicing of the current draft approved plan. The existing road network will not change through this redline revision.

It is recommended that Committee approve the revision to the draft plan subject to the updated conditions of draft plan approval found in Appendix 1 to this report.

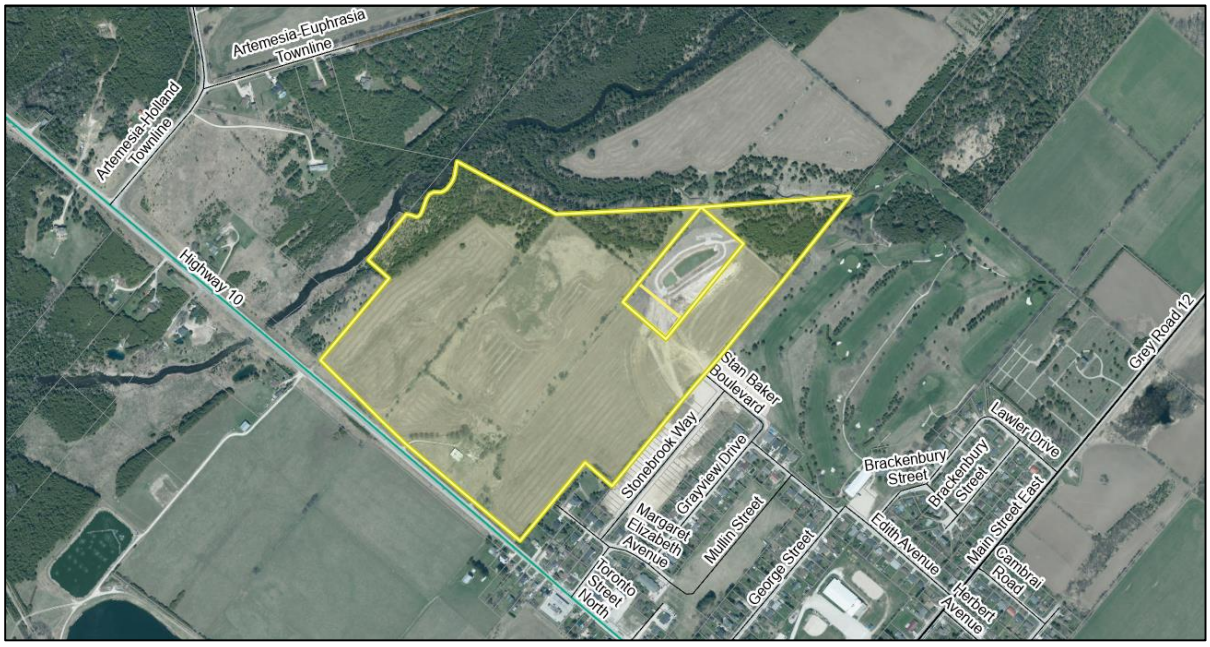
Background and Discussion

The County received a redline revision application that proposes changes to draft approved plan of subdivision 42T-2021-08, known as Loon Call Grey Highlands. The subdivision is located at Part of Lots 95, 96, and 97, Concession 1 NETSR, in the Municipality of Grey Highlands (geographic Township of Artemesia). The developer is seeking some changes to the draft plan, ahead of registering the first phase of the development. This proposed redline revision would have the effect of converting 18 of the proposed single detached lots located at the north end of the development to 30 townhouse units. The total number of residential units for this development would increase from 471 to 483 units via this redline revision.

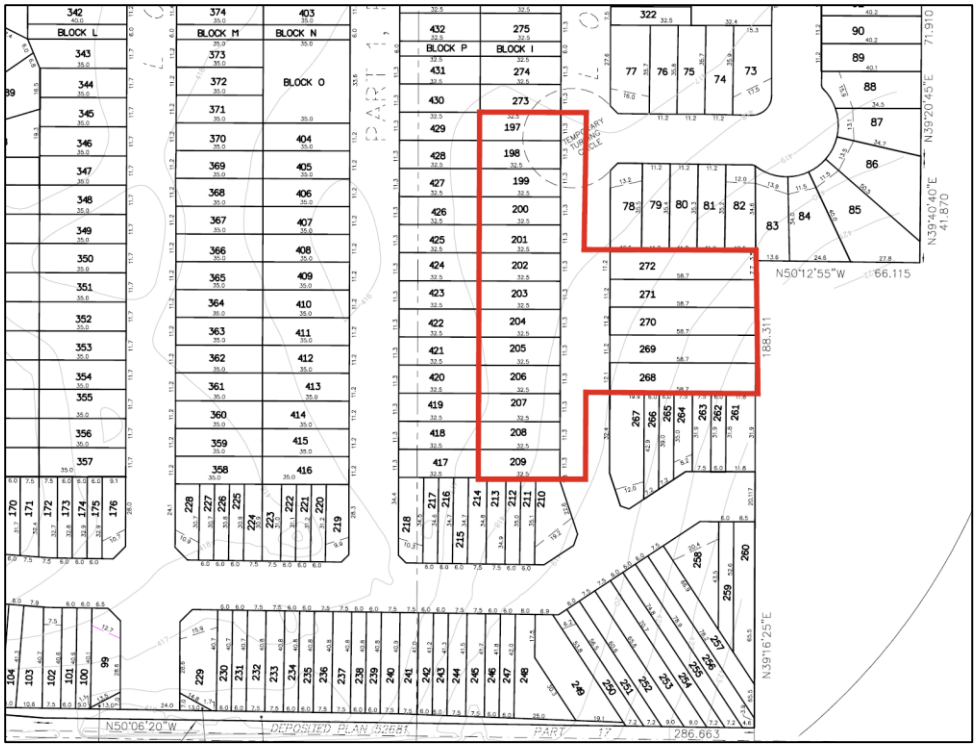
Access to the development is from Highway 10, Stan Baker Boulevard, and Margaret Elizabeth Avenue. The area proposed to be changed by the redline revision is in the southeast of the development near the Margaret Elizabeth Avenue entrance.

This same developer recently had a redline revision approved in Meaford for a similar request (i.e., converting some single detached lots to townhome lots).

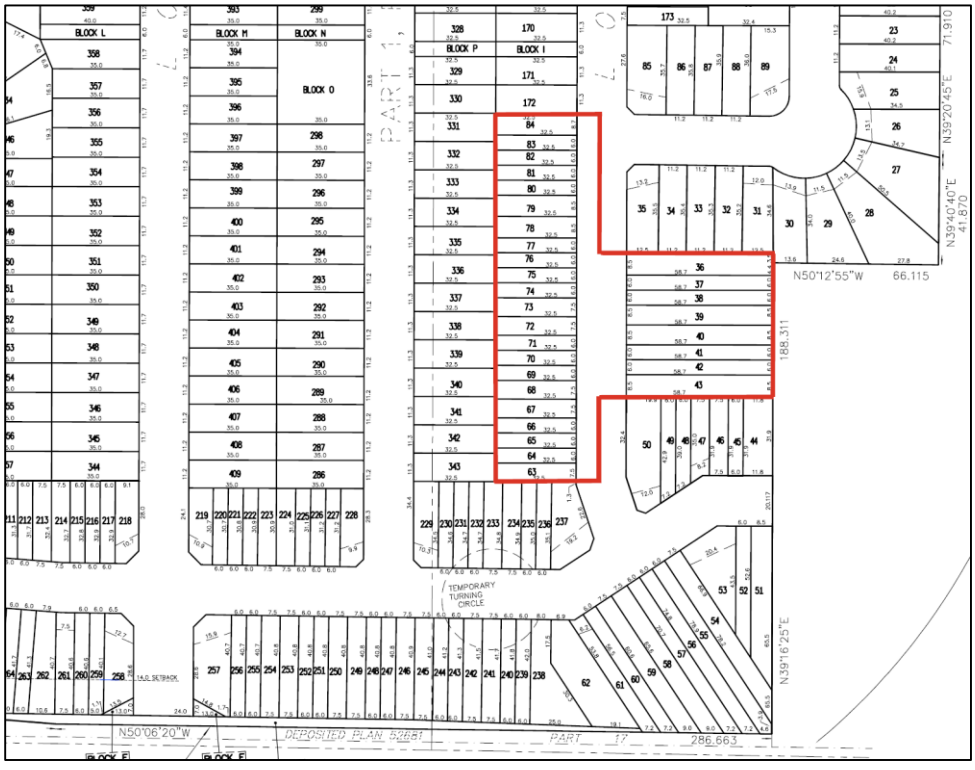
Map 1 below shows the subject lands and surrounding area. Maps 2 and 3 show the existing draft approved plan of subdivision and the proposed redlined subdivision.



Map 1: Airphoto of Subject Lands



Map 2: Excerpt of the Existing Draft Approved Plan of Subdivision



Map 3: Excerpt of the Proposed Redlined Plan of Subdivision

This proposal will not significantly impact the previously approved servicing, connections to neighbouring lands, or function of the draft approved subdivision. The total number of residential units is proposed to increase slightly through the proposed redline revision. When this file was originally draft approved, one of the conditions of draft plan approval noted: *"The unit total on the draft plan may be subject to change via future redline revision to the draft plan."* As such, even dating back to the original approval, a redline revision of this nature was contemplated.

The applicant has submitted a Planning Report Addendum, Servicing Memo, Traffic Update, and a revised draft plan of subdivision. Copies of all background materials can be found here on the County website. The subject lands are already zoned and designated for residential development, however a zoning by-law amendment was triggered for this development. That zoning amendment was approved on July 16, 2025 by the Municipality of Grey Highlands. Grey Highlands is supportive of the proposed redline revision.

Public and Agency Comments Received

Public and Agency Comments

As part of the redline revision and zoning by-law amendment application processes, no comments and questions were raised by the public either in writing or at the public meeting on June 23, 2025.

Agency comments were received by the Saugeen Valley Conservation Authority (SVCA), Grey Highlands, and Grey County. There is no outstanding agency concerns related to this development.

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of provincial interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024, and conform to any official plans or provincial plans that govern the subject lands. In this case, the County of Grey and Municipality of Grey Highlands official plans have jurisdiction over the subject property. Given that this development was thoroughly reviewed as part of the original approval in 2023, an abbreviated planning analysis will follow.

The Planning Act

Section 1.1 of the *Planning Act* outlines the purposes of the Act. The purposes of the Act promote sustainable economic development, in a healthy natural environment, within a land use planning system led by provincial policy and matters of provincial interest. Section 2 of the *Planning Act* outlines matters of provincial interest, which decision makers must be consistent with when carrying out their responsibilities under the Act. The proposed revisions are minor in nature and result in a slightly increased density, with no changes to the road network of the original design. This redline revision, with the attached revised conditions of draft approval, has regard for matters of provincial interest as well as the criteria of section 51(24) of the *Planning Act*.

Provincial Planning Statement (PPS)

A key goal of the PPS is directing new growth to serviced settlement areas and promoting the vitality of such settlement areas through re-development, infill and intensification. The subject lands are designated for residential growth and within a settlement area. This proposed redline revision would slightly increase the density of the development to make more efficient use of land and infrastructure.

Chapter 3.6.2 of the PPS notes that municipal water and sewer services are the preferred form of servicing for settlement areas. The proposed subdivision will be serviced with Municipal water and sewer services.

Other PPS policies such as environmental and archaeology were addressed through the original draft plan approval. The land areas to be developed versus those areas to be protected will not change via this proposed redline revision.

The proposed redline revision, with the attached revised conditions of draft approval, is consistent with the PPS.

County of Grey Official Plan

The proposed plan of subdivision is designated as ‘Primary Settlement Area’ with a portion of ‘Hazard Lands’ within the County Official Plan. These lands are fully serviced by municipal water and sewer services.

The County official plan requires a minimum residential density of 25 units per net hectare. Through this proposed revised draft plan approval, the minimum density target has increased to 27.7 units per net hectare, from the draft approved 27 units per net hectare. The proposed redline revision conforms to the County’s density policies.

There is no development proposed in the Hazard Lands portion of the property. SVCA has reviewed the redline revision and has no objection.

Appendix A to the Official Plan maps the subject lands as being within proximity to a closed landfill site. This matter was previously studied and addressed as part of the original draft plan approval. A portion of the subject lands are also mapped as Significant Woodlands, Significant Valleylands, and adjacent to the Rocky Saugeen River on Appendix B to the Plan. An Environmental Impact Study was prepared for the original draft plan approval, which was reviewed and supported at that time.

Subject to the revised conditions of draft approval attached to this report, the application conforms to the goals and objectives of the County of Grey Official Plan.

Municipality of Grey Highlands Official Plan

The Municipality determined that the proposed redline revision conforms to the Municipal Official Plan and provided support for the proposed changes. As noted above, the corresponding zoning by-law amendment has been approved by Grey Highlands.

Legislated Requirements

The application has been processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed redline revisions, beyond those normally encountered in processing the application. The County has collected the requisite fee for this application.

Relevant Consultation

☒ Internal: Planning

☒ Contribution to Climate Change Action Plan Targets: The proposed plan of subdivision makes efficient use of land and municipal services to provide additional housing.

☒ External: The public, Municipality of Grey Highlands, and Saugeen Valley Conservation Authority

Appendices and Attachments

Appendix 1: Revised Conditions of Draft Approval (attached)

Appendix 1: Revised Conditions of Draft Plan Approval

Plan of subdivision file No. 42T-2021-08 has been revised and is recommended for draft approval. The County's conditions of draft plan approval for this revised draft plan of subdivision are amended as follows:

No.	Conditions

1. Condition 1 of the draft plan conditions approved August 10, 2023, is hereby deleted and replaced with the following:

   "That the final plan shall conform to the Draft Plan of Subdivision File No. 42T 2021-08 prepared by T.A. Bunker Surveying Ltd. dated April 29, 2025 showing the following:

   a) two hundred eighty-six (286) single-detached dwellings,
   b) one hundred ninety-seven (197) townhouse dwellings,
   c) pedestrian linkage (Blocks C, I, L, M, N, P, R, S),
   d) active parkland (Block O),
   e) passive parkland and hazard land (Blocks Q, T, V),
   f) stormwater management and access (Blocks A, G, H),
   g) potential future road allowance or pedestrian linkage (Blocks B, J, K, U),
   h) utilities (Block D),
   i) daylighting (Blocks E and F), and
   j) MTO road-widening (Block W).

   The legal description of the subject lands is Part of Lots 95, 96, and 97, Concession 1 North and East of the Toronto and Sydenham Road (NETSR), in the geographic Township of Artemesia, now in the Municipality of Grey Highlands, County of Grey."

2. That all other conditions of draft approval as granted on August 10, 2023, remain in effect.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	FR-CW-16-25
Title:	Quarterly Purchasing Report Quarter 2 2025
Prepared by:	Mike Alguire, Purchasing Manager Sherri Adams, Buyer
Reviewed by:	Mary Lou Spicer, Director of Finance
Lower Tier(s) Affected:	N/A

Recommendation

1. **That Report FR-CW-16-25 regarding the quarterly purchasing report for Quarter 2 2025 be received for information.**

Executive Summary

Grey County's purchasing policy 7-9, as endorsed by County Council on December 12, 2024, through By-law 5209-24, gives Directors the authority to award items and services up to $500,000 that have prior budget approval. This policy requires Directors to provide a summary of all purchases between $75,000 and $500,000 quarterly.

Background and Discussion

The attached chart summarizes all purchases made between $75,000 and $500,000 by departments between April 1, 2025, and June 30, 2025.

Transportation Services

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFT-TS-18-25	Clarksburg and Egremont Roll Up Doors	5	Zavtech	$249,500	$101,416

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFT-TS-21-25	Half ton trucks (2)	2	Finch Auto	$117,000	$103,436
Canoe Procurement (Sourcewell) Contract 0177723-JDC	Payloader	1	Brandt Tractor	$428,400	$379,900
RFT-TS-20-25	Mill and Pave	4	MacDonnell Excavating	$320,000	$249,700
RFT-TS-23-25	Bridge Guide Rail Replacement	4	Seeley and Arnill Construction	$200,000	$174,639
RFP-TS-24-25	Grey Road 12 Consulting	4	Triton Engineering	$200,000	$72,345*
RFP-TS-28-25	Structure Replacements Consulting	3	RJ Burnside	$169,800	$145,080**
RFT-TS-05-25	Thermoformed Form and Fold Liners for Road Crossing Culverts	2	Edgewater Sewer Services Inc.	$441,100	$215,476

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFT-HOU-02-25	Parking Lot at Victoria St.	4	MacDonnell Excavating	$250,000	$229,300
RFT-HOU-05-25	Retaining Wall Replacements at 16th St	2	K.I. Contracting	$300,000	$267,772
RFT-HOU-07-25	Roof at 490 7th Ave OS	5	Integriland	$250,000	$156,000
RFT-HOU-07-25	Roof at 17 Legion Meaford	5	Reilly's Roofing	$180,000	$131,245
RFT-HOU-08-25	Bath Rebuilds, 3 Locations	8	Dave E. Raco	$480,000	$466,475

Long Term Care

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFT-LTC-04-25	Heat Recover Units Grey Gables	1	Wellington Plumbing and Heating	$120,000	$126,360
RFT-LTC-05-25	Roof at Lee Manor	5	Proteck	$240,000	$210,300

Economic Development Tourism and Culture

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFT-EDTC-03-25	Door Replacements at Sydenham	4	Vandolder's Custom Exteriors	$145,400	$97,940

Paramedic Services

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
Report PSR-CW-02-22 (single source)	Cardiac Monitors/Defibs	1	Zoll	$86,400	$82,770***

Legislated Requirements

There are no legislated requirements.

Legal Considerations

There are no legal considerations.

Financial and Resource Implications

*The 2025 award amount is $72,345 and the 2026 award is $75,770; staff will request that funds be transferred to reserve to pay for the amount required in 2026.

** The 2025 award is $145,080.36 and the 2026 award is $47,259.66; staff will request that the remaining funds from the 2025 budget be transferred to reserve to assist with paying for the amount required in 2026.

*** The report noted (PSR-CW-02-22) authorized a 5-year supply of replacement Cardiac Monitor Defibrillators beginning in 2022 and expiring in 2026.

Relevant Consultation

☒ Internal

- ☐ AODA Compliance
- ☐ Contribution to Climate Change Action Plan Targets

☐ External

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	PDR-CW-48-25
Title:	Archaeological Management Plan – Potential Model and Next Steps
Prepared by:	Liz Buckton, Senior Policy Planner
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	All member municipalities within Grey County

Recommendation

1. **That report PDR-CW-48-25 regarding the Archaeological Management Plan status update be received for information.**

Executive Summary

The purpose of this report is to offer Council an update on the status of the ongoing preparation of an Archaeological Management Plan (AMP) for Grey County. This project supports the appropriate conservation of archaeological resources, as required by legislation and policy. The AMP will establish new tools and procedures to support archaeological assessment in areas of archaeological potential, via the land use planning review process. The preparation of the AMP is also a key tool to help strengthen the County's relationship with Indigenous communities, the Black descendant community, and other groups with a shared heritage in Grey County.

Background and Discussion

This report is offered to Council as an update on the status of the ongoing preparation of an Archaeological Management Plan (AMP) for Grey County. This project was initiated in 2024 and continues into 2025. Remaining funds were carried over into the 2025 budget, which were not spent in 2024. This report builds upon and is offered further to an earlier status update by staff, as was presented to the Planning and Economic Development Committee on February 6, 2025, by way of staff report PDR-PEDAC-11-25 (linked to in the Attachment section of this report). As described within the prior report, the Provincial Planning Statement (PPS) 2024 directs that planning authorities:

"*shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*"

Archaeological Management Plans are recommended by the province, in support of this role relating to the conservation of archaeological resources through the planning and development process.

Grey County's Archaeological Management Plan project, has been structured into three phases of work:

1) Preparation of an Archaeological Potential Model,
2) Preparation of an Archaeological Management Plan, and
3) Project Implementation.

The tables below briefly describe these phases and their updated status:

Phase 1 – Archaeological Potential Model

Description	**Updated Status**
GIS-based mapping, illustrating those areas of the County with potential to hold archaeological resources. This map/model compiles various types of information regarding known registered and unregistered archaeological sites and current and historical landscape features. Standard Ministry feature buffers are incorporated and are further refined via statistical methods. Staff note that at implementation, the archaeological potential GIS (geographic information systems) layer of the model will inform the determination of where an Archaeological Assessment is required or to be requested in relation to development proposals. As additional sites are identified through assessment, there will arise future opportunity for further statistical refinement of	TMHC Inc. was awarded this work via a request for proposal in 2024. Model preparation methods have been outlined within the Archaeological Potential Model Background Framing Paper, linked in the Attachments section of this report. Starting in late January 2025, County staff began work to establish data confidentiality and sharing agreements with project Technical Advisory Committee members and engaged First Nation and Métis community representatives, to facilitate their review access to the digital mapping/model. During the first half of the year, TMHC Inc. continued work on the model, carrying out 'integrity' revisions whereby lands meeting appropriate thresholds of substantial prior site disturbance, or having been previously assessed and cleared of potential, have been removed from the areas of archaeological potential mapped within the model. In May, a renewed invitation was shared to the Technical Advisory Committee members and First Nation and Métis communities to engage in review of the model, as updated with the integrity work. This review began in mid-June once the model was populated into the internal County's GIS platform (not publicly available), with the updated layers. Review comments were requested by July 18, 2025, however staff note that being now into the busy field work season for archaeology, it is anticipated that staff may not have all review comments received or fully resolved by the

the mapped buffers, ideally realizing greater predictive power of the model over time.	Committee of the Whole date at which this report will be shared. As has been noted to model reviewers, staff highlight that the model is intended to remain an evolving technical resource. As new archaeological assessments are completed and sites are identified and mapped, the model will be refined. Should there be elements raised for reconsideration, correction, or addition, that staff may not be able to address at this specific time in the process (i.e. while TMHC Inc. is engaged to support) staff can certainly consider additional revisions at the time of a next model update, or perhaps on an ad-hoc basis with support from the County's in-house GIS team. Staff note that TMHC Inc. will provide the County with model maintenance and update recommendations, in the form of a model manual, to ensure upkeep of the digital data, as new archaeological assessment information becomes available over time. TMHC Inc. will also share a presentation regarding the model preparation process for Council's information and understanding, providing an opportunity for questions relating to the model phase of the project.

Phase 2 – Archaeological Management Plan

Description	**Updated Status**
A written report/plan offering direction on processes and procedures relating to use of the archaeological potential model, including the triggering, scoping, and completion of archaeological assessments via the land use planning process. Guidance will also be provided for municipalities in relation to their own projects that involve site alteration or construction. This report will include advice on Indigenous and Black descendant community	Building from various resources and examples shared to Grey County by TMHC Inc., the Archaeological Management Plan (AMP) will be completed in-house by County Staff. The AMP will be informed by better practices in archaeology and land use planning, as well as the various consultation and engagement efforts made through the first project phase. For example, engagement with Indigenous and Black descendant communities; local archaeologists, agencies having a role in assessment processes (e.g., municipalities, Niagara Escarpment Commission), Grey Roots, as well as local planning and engineering consulting representatives. Staff note that early drafting of procedures is already underway. An inclusions list (i.e. draft table of contents) has

engagement relating to land use planning and archaeology and may include various policy recommendations for inclusion within the County and local official plans to embed this guidance and related procedures.	been compiled, and staff are working through drafting of text to populate the procedural elements of the Plan. This work will be followed by drafting of related implementing policy for inclusion in the County and local municipal official plans. Flexibility will be needed with respect to other projects on the departmental work plan, and to ensure appropriate intervals are provided for review and feedback on draft procedures and policy. Staff anticipate that drafting of the AMP will largely occur through summer and into early fall 2025, with review, feedback and revision to follow later in the year. This phase will include internal and local municipal staff review, as well as invited review by the Technical Advisory Committee and Indigenous and Black descendant communities. A later draft of the procedures/policies will be posted more broadly for public consideration with further detail to be offered around implementation activities, at that time. After public consultation, the final 'Archaeological Management Plan' report will return to County Council for review and endorsement. The final AMP will be inclusive of the early AMP Background Report and Model Methodology Framing Report, together with the procedures and policies drafted in this phase. Staff suggest that preparation of an implementing official plan amendment (OPA), as will be required to embed associated policy direction and assessment requirements within the County's official plan, will be compiled late in this phase of work, or very early within Phase 3 (Project Implementation). It will be important to ensure that the proper implementing procedures, processes, data access, training, and guidance materials are in place concurrent with formal adoption/coming into force of the AMP's policy direction within the official plan. These phases of work are identified as being separate and distinct within this staff report. However, the practical reality is that staff will be drafting policy/procedure in Phase 2, with implementation (Phase 3) considerations firmly in mind. Staff will recommend adoption of the related policy only once the implementation detail is sufficiently advanced.

Phase 3 – Project Implementation

Description	Updated Status
Includes the set-up of related procedures and processes, and provision of associated training and guidance materials. This phase may also include establishing an archaeological assessment report repository/filing process, whereby such reports would be provided to and held by the County, in addition to being filed with the Ministry. This would support ongoing model upkeep, and timely access to the reports, where needed for reference purposes.	Timing for this phase of work is not yet detailed; however, it will follow preparation of the procedural/policy components of the AMP. An implementation work plan will be shared at a later date. Early investigation continues relating to the costs and benefits associated with establishing an assessment report filing process/repository approach. The City of Kingston offers an example of where this has been completed, the filing of such assessments with the City being a requirement under the procedures of their AMP and via their Legal Deposit By-law. Staff also will continue conversations around the archaeological potential model, its functionality, data security, and access considerations. For example, in discussions with staff of the Saugeen Ojibway Nation, it has been noted that ongoing access to the fulsome archaeological potential model and underpinning Indigenous sites data would be desired. Access would facilitate efficient and coordinated pre-consultation discussions, alongside the County and local municipalities via the development process. Related logistics will need to be discussed and further detailed. With respect to model functionality, it has also been identified in early consultation discussions that future improvements could be pursued. One such improvement may allow for an internal/authorized model user to select a previously assessed site, and with a further click of the mouse, access the related archaeological assessment report(s), as would be securely stored by the County in digital format. This would integrate ideally with a ‘report repository’ approach as noted above, but could perhaps be pursued otherwise, on the basis of those assessment reports as may be provided through development processes or obtained from the Ministry’s repository to inform periodic model updates. Staff further anticipate this phase will include drafting of forms and checklists, to support implementation activities within the development review process at local and County

	levels. Coordination discussions and technical training for model users, will be a further consideration in this phase.

The County is not legislatively required to complete an Archaeological Management Plan. However, the development of an AMP is specifically recommended within the Provincial Planning Statement 2024 as an approach to support conservation of archaeological resources. The preparation and implementation of an AMP for Grey County will support the realization of provincial policy goals relating to protection of archaeological resources and early engagement with Indigenous Communities. It will also assist the County and member municipalities to address archaeology within land use planning processes.

Legislated Requirements

The *Planning Act* requires municipal planning decisions to have regard for *"the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."* The Archaeological Management Plan is one means by which to identify those areas with potential significant archaeological features.

Financial and Resource Implications

Project costs are funded via the Archaeological Management Plan budget. This project was approved via the 2024 annual budget process. Appropriate funds for the remaining project tasks have been carried forward to 2025.

Relevant Consultation

☒ Internal: Grey Roots, Planning, IT/GIS

☒ External: First Nation & Métis Communities, Black Descendant Communities, various local museums/repositories, Project Technical Advisory Committee including agency & archaeology community representatives, and planning and engineering consultancy representatives.

Appendices and Attachments

Staff Report PDR-PEDAC-11-25 Archaeological Management Plan Project Status Update

Grey County AMP Background Report

Archaeological Potential Model Background Framing Paper

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	PDR-CW-49-25
Title:	Final Report for Grey County Official Plan Amendment 21, Martin
Prepared by:	Derek McMurdie
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Municipality of West Grey

Recommendation

1. **That report PDR-CW-49-25 be received; and**
2. **That all written and oral submissions on Official Plan Amendment Number 21 were considered and helped to make an informed recommendation and decision; and**
3. **That proposed County Official Plan Amendment Number 21 on lands legally described as Part of Lot 75, Concession B, being Part 1, Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey, be approved to redesignate the lands from 'Rural with Exceptions' and 'Hazard Lands' to 'Space Extensive Industrial and Commercial (with site specific exceptions)', 'Rural', and 'Hazard Lands', and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.**

Executive Summary

Grey County has received and reviewed a County official plan amendment (OPA) 21 application, initiated by the owners of the property, and submitted by Loft Planning Inc. The lands subject to OPA 21 feature an existing metal fabrication and paint shop, which received site-specific permissions through a previous County OPA #138. The applicants are now seeking to re-designate a portion of the property to 'Space Extensive Industrial and Commercial' and to adjust the boundaries of the 'Hazard Lands' designation. The effect of the OPA would be to permit the current business to expand their outdoor storage area by 2,283 m^2, for a total area of the business and outdoor storage of 5,980 m^2. The subject property is currently designated 'Rural with Exceptions' and 'Hazard Lands' on Schedule A of the County's Official Plan.

This report recommends that Committee receives the report for approval of OPA 21, and that staff be directed to bring forward a by-law for adoption by County Council.

Background and Discussion

Grey County has received and reviewed a County official plan amendment (OPA) 21 application to adjust land-use permissions on a property containing an existing on-farm diversified use (OFDU), being a metal fabrication shop. An initial merit report (PDR-CW-40-24) was presented to Committee of the Whole on August 8, 2024 and is linked in the Attachments section of this report.

Proposed County OPA 21 would re-designate a portion of the lands from 'Rural with Exceptions' and 'Hazard Lands' to 'Space Extensive Industrial and Commercial', 'Rural', and 'Hazard Lands' to permit a 2,283 m^2 expansion of the permitted outdoor storage area. The area containing the current on-farm diversified use (which includes parking facilities, industrial building, etc.) would also be included within the area to be re-designated, although no change of use would occur to the building or parking. In total, approximately 5,980 m^2 would be redesignated to 'Space Extensive Industrial and Commercial' for the expanded outdoor storage, as well as the existing building and parking. A link to the draft County OPA is included in the Attachments section of this report.

The applicant has also submitted a zoning by-law amendment (ZBA) to West Grey (file number ZA16.2024), to alter zoning permissions to permit the expanded storage. The rezoning will also implement the updated Natural Environment (NE) zone mapping, as per correspondence from the Saugeen Valley Conservation Authority (SVCA). At the time of writing this report, the ZBA application has been approved, subject to approval of OPA 21. A joint public meeting was held on February 18, 2025, during which no comments were received.

The subject lands are described as Part of Lot 75, Concession B, being Part 1 Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey. This property has frontage and access off Highway 89 and is municipally known as 6724 Highway 89. The property is approximately 12.2 hectares (30.19 acres) in size, of which approximately 0.57 hectares are actively used for the purposes of the current approved OFDU. The remaining 11.63 hectares of the property are used for agricultural purposes. Previously, County Council approved a site-specific OPA on the subject property (OPA 138), which permitted the following uses on the property:

> *"In addition to the permitted uses of the Rural land use type, a metal fabricating and paint shop, not to exceed 557.4 square metres in building size and 442.6 square metres in outdoor storage and display, is also a permitted use (OPA#138)."*

The floor area of the shop will not increase from the existing 557.4 m^2 structure that currently exists. The subject OPA will only permit an expansion of the outdoor storage, from 442.6 m^2 to 2,283 m^2. The outdoor storage area would be located towards the rear of the commercial area, which will result in less visual impact from the highway and neighboring properties.

Land uses surrounding the subject property include the following:

- active farmland to the north,
- low density rural residential lands and forested lands to the west, and
- low-density rural residential lands and active farmland to the east and south (note the southside of Highway 89, across from the subject lands, is the County of Wellington and the Town of Minto).

Map 1 below shows the subject lands highlighted in blue and the surrounding area. Map 2 shows current Schedule A land use designations from the County Official Plan. The Rural designation is shown in white, and Hazard Lands are shown in green. Map 3 shows the portions of the property to be redesignated as Space Extensive Industrial and Commercial and Hazard lands.

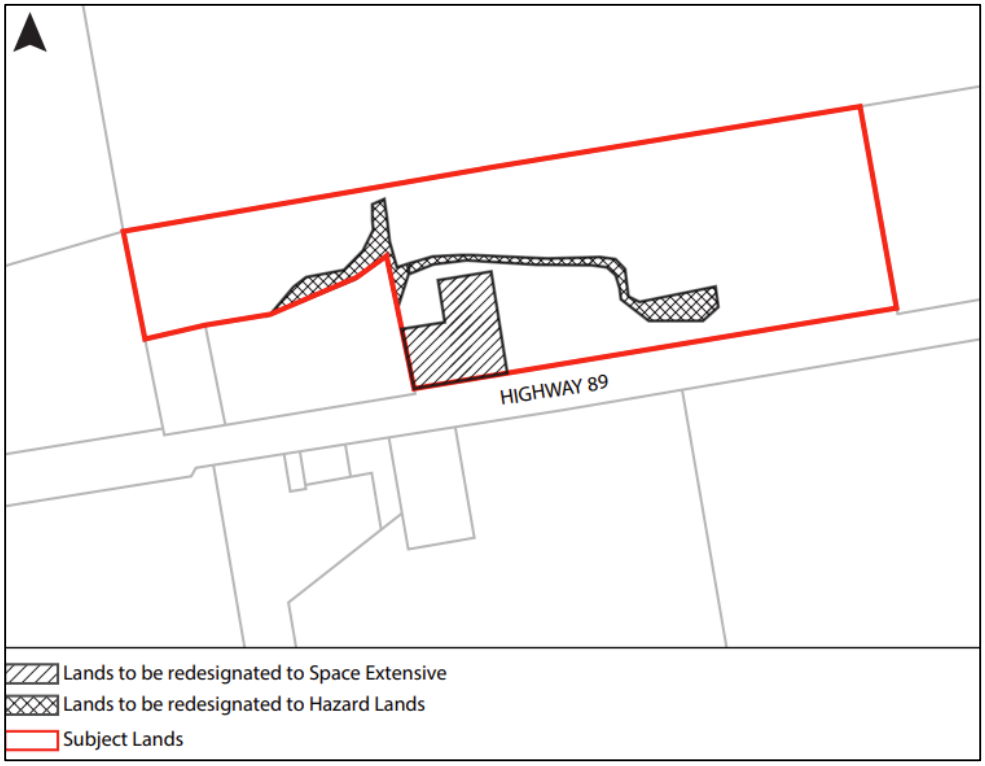
Map 1: Location of Subject Lands



Map 2: Subject Property with Current Schedule A designations from the County Official Plan



Map 3: Subject Property with Proposed Official Plan Amendment and Zoning By-law Amendment Boundaries



Pre-submission consultation between the Municipality of West Grey and the County identified the submission requirements for the County OPA. The applicant submitted a Planning Justification Report, an Archaeological Assessment, and a Stormwater Management Report with the application. Copies of all background reports and plans can be found on the County of Grey Website.

Public/Agency Comments Received

As part of the development application process, County and Municipal staff received comments from several agencies.

Correspondence was received from the following agencies:

Historic Saugeen Metis:

The Historic Saugeen Metis provided comments to indicate “no objections”.

Ministry of Transportation (MTO):

The MTO provided comments to indicate that the applicant must apply for a new Encroachment Permit and Entrance Permit. The applicant must also complete a 'Property Owner Acknowledgement - Home Occupation and Home Industry' from the MTO. Further, the comments also state the general requirements, such as setbacks, for new development along Highway 89.

Saugeen Ojibway Nation:

The Saugeen Ojibway Nation originally provided comments to indicate that an archaeological assessment would be required. A Stage 1 and 2 Archeological Assessment was completed and determined that a Stage 3 assessment was not required as no archeological resources were uncovered. Further, the applicant provided a Record of Indigenous Engagement showing continued consultation with the Saugeen Ojibway Nation through the process of creating the Assessment and that the Saugeen Ojibway Nation had no concerns with the Archeological Assessment.

Saugeen Valley Conservation Authority (SVCA):

The SVCA provided comments to indicate 'the applications to be acceptable and noted a revised Hazard Lands mapping'.

Wellington County:

Wellington County provided comments to indicate "no comments or concerns".

Public comments:

No comments were received through the public circulation process, or during the public meeting on February 18, 2025.

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard for matters of provincial Interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024 and conform to any provincial plans, as well as the County and municipal official plans that govern the subject lands. In this case, the County of Grey official plan has jurisdiction over the subject property. West Grey's official plan only covers Durham and Neustadt, and as such, does not pertain to the subject lands. There are no provincial plans in effect for this area of the County.

Planning Act

Section 2 of the *Planning Act* outlines matters of provincial interest which planning authorities must have regard for. Amongst other considerations, the *Planning Act* speaks to the need to have regard for (a) the protection of ecological systems; (b) the protection of agricultural resources; (h) the orderly development of safe and healthy communities; (o) the protection of public health and safety; and (p) the appropriate location of growth and development. Staff comments on each of these matters are provided below.

(a) the protection of ecological systems

The proposed development is located on previously disturbed and developed land. In addition, the proposed development does not propose any new structures and would only permit a larger outdoor storage area located behind the existing on-farm diversified use.

(b) the protection of agricultural resources

The proposed development will be located on a portion of the property that is not farmed and will not remove farmland from the subject property.

(h) *the orderly development of safe and healthy communities*

The proposed development is located on a property used primarily for farming purposes. The proposed development would permit a larger outdoor storage area for the existing on-farm diversified use. Further, it would shift the outdoor storage further back from the frontage of the property, limiting the visibility of the outdoor storage from Highway 89 and neighbouring properties.

(o) the protection of public health and safety

As stated previously, the proposed development does not propose any new buildings or structures and would permit a larger outdoor storage area located behind the existing on-farm diversified use. The ability to have the outdoor storage area behind the existing structure would limit the visibility of finished products and materials for the on-farm diversified use from Highway 89 and the surrounding neighbours, without limiting the visibility of the existing business.

(p) the appropriate location of growth and development

Both the County official plan and PPS generally support on-farm diversified uses, provided they are secondary to the principle agricultural use and meet the County's on-farm diversified uses size requirements. The existing on-farm diversified use was created before the County's current policies were put in place and would exceed the size requirements if proposed today. The proposed development will not change the use of the land but will reclassify the on-farm diversified use as a Space Extensive Industrial and Commercial operation. The proposal will not increase the size of the shop but would permit a larger outdoor storage area that would exceed the County's on-farm diversified use size requirements. The business produces metal feed storage containers for farm operations and is currently located close to their target market. If it were to be located within a settlement area, it may be more difficult for them to access their market, which includes local farmers. This larger outdoor storage area would allow the owners to consolidate all finished products and materials in one location while improving the appearance of the site, by limiting visibility of the storage area for travelers on Highway 89 and surrounding neighbours.

Furthermore, the proximity to Highway 89 ensures that a Space Extensive Industrial and Commercial use will have easy access to their market area, as well as shipment of materials and finished products.

The proposal generally has regard for matters of provincial interest under the *Planning Act*.

Provincial Planning Statement (2024)

The PPS 2024 was issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024. Chapter 2.3.1 of the PPS notes that *'Settlement areas shall be the focus of growth and development'*, while chapters 2.5 and 2.6 of the PPS provide guidance on land uses and economic growth within Rural Areas and Rural Lands within municipalities. Chapter 2.5(1) of the PPS states that Rural Areas should be supported by:

(e) promoting diversification of the economic base and employment opportunities through

goods and services, including value-added products and the sustainable management or use of resources

Further, Chapter 2.6(1) states that on Rural Lands permitted uses are:

(e) home occupations and home industries

In addition, Chapter 2.6(2) states,

Development that can be sustained by rural service levels should be promoted.

Lastly, Section 2.6(4) states,

Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

It is noted that the subject lands currently contain a metal working OFDU, which the PPS permits in Rural Areas. Under the province's D-6 Guidelines, small-scale industrial uses are required to be set back a certain distance from sensitive land uses (such as neighbouring homes). OFDUs also provide additional financial support to the province's agricultural sector and help diversify the economy of Rural Areas. While portions of the land would be re-designated as 'Space Extensive Industrial and Commercial', the use of the property would not change, nor would the size of the shop building on site. The intensity of the use would generally remain consistent with the requirements of OFDUs, except that a larger outdoor storage area is required. An approval of the proposed OPA would only permit an increase to the permitted outdoor storage area, which would be located behind the shop. The proposed development would continue to use existing private water and septic servicing and it is not anticipated that servicing demands would increase with the increased outdoor storage area.

Chapter 4.5(4) of the PPS notes that,

Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact

The proposed development would not significantly impact the future extraction of aggregate material as no new permanent structures are proposed, and no new sensitive receptor would be created that may impact the potential of future aggregate operations on surrounding lands.

Other sections of the PPS and the *Planning Act* include avoiding development in hazardous areas. The proposed development is partially located within the current mapped Hazard Lands. However, comments from SVCA were received and indicated that the applications were acceptable and a permit from the SVCA was granted on April 9, 2024. The associated zoning by-law amendment has updated the Hazard Lands boundary on the property, which would also be reflected within the subject OPA. As such, the proposed development would no longer be located within the Hazard Lands.

The proposed development is generally consistent with the PPS.

County of Grey Official Plan

The subject lands are designated Rural and Hazard Lands on Schedule A of the County's official plan. Similar to the PPS, the County's official plan supports the diversification of the Rural economic base and employment opportunities, while ensuring that development is compatible with the rural landscape. The official plan permits on-farm diversified uses, provided the size requirements in the County official plan are met. Through pre-submission consultation discussions with the applicant, County staff determined that the proposed development would be slightly beyond the scale of an OFDU and suggested that an application to redesignate a portion of the property to 'Space Extensive Industrial and Commercial' may be appropriate, with sufficient planning justification and technical reports.

The Planning Justification Report states that the existing shop's size is to remain at 557.4 m^2 with the proposed outdoor storage area being 2,283 m^2. For a lot of 12.21 hectares, the maximum area of the OFDU would be limited to 2,000 m^2 under the policies of the County's Official Plan. Further, the proposed development would not remove any farmland from production and would not impact the agricultural operations of the property.

A Stage 1 and 2 Archaeological Report were submitted with the application. The Report raised no significant concerns with the proposed development, as no archaeological resources were uncovered within the archaeological report. The Report also determined that no additional study is required.

Section 5.7.2 outlines a list of permitted uses in the Space Extensive Industrial and Commercial designation and a list of criteria to establish new uses not included in the permitted uses list. A portion of these permitted uses would not be included within the site-specific exceptions under OPA 21. The Planning Justification Report determined that the OFDU would fall under the category of "Farm machinery sales and service use," which is on the list of permitted uses. The Planning Justification Report also addresses how the use meets the criteria for a new Space Extensive Industrial and Commercial use. The criteria are listed below:

a) *The use requires accessible sites to serve their market area*;

The use would have easy access to markets as it would be located on Highway 89, allowing for easy truck access. Further, it would continue to be close to the target market, being farm operations.

b) The use serves demands from highway traffic;

Similarly to the above, the use is located on Highway 89, providing a direct route for trucks delivering raw materials or shipping the metal feed storage containers.

c) The use requires a large parking or outdoor storage area or require a large volume single purpose building;

As stated previously, the proposed development is to permit a 2,283 m^2 expansion of the outdoor storage area, which would result in a total area for the use being approximately 5,980 m^2. This exceeds the permitted size requirements of the County's OFDU policies. The Province's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas recommends capping the OFDU size to 2% of the overall size of the subject property. In this case, the area of the OFDU with the expanded outdoor storage area would occupy approximately 4.9% of the

subject property. The larger outdoor storage area is required to ensure that all finished products and materials are located in one location while also improving the appearance of the site, by limiting visibility of the storage area for travelers on Highway 89 and surrounding neighbours.

> *d) The location of the proposed use in a general industrial block or general retail block in an urban centre is not feasible due to its storage area or building volume requirements;*

The proposed development would convert an existing OFDU into a Space Extensive Industrial and Commercial use. If the use were to be located in a serviced settlement area, the outdoor storage area would occupy a large portion of a serviced industrial lot. In addition, the landowners are part of the horse and buggy community, which requires that the use be located in close proximity to their homes.

> *e) New fuel distribution uses will not be permitted in areas where soil or topographic conditions make the environment particularly sensitive to fuel spills such as shallow overburden, karst, groundwater recharge and wellhead protection areas.*

The proposed development does not propose a new fuel distribution use; therefore, this section is not applicable to the proposed development. Given the above, the proposed use has planning merit as a 'Space Extensive Commercial and Industrial Use.'

Section 7.2(11) of the County Official Plan states,

> *Precise delineation of Hazard Lands will be shown in the local zoning by-laws. An amendment to the Official Plan will not be required to permit redefining of a Hazard Land boundary. Modifications to the Hazard Lands may occur through a zoning by-law amendment after consultation with the conservation authority and the approval authority.*

The Hazard Lands designation is restrictive regarding the types of development permitted. The subject proposal seeks to re-designate a portion of 'Hazard Lands' to 'Rural', as the outdoor storage area would be partially within the Hazard Lands. As per the requirements listed above, the SVCA has already provided direction in support of the proposed development and has issued a permit for the proposed outdoor storage area. The Hazard Lands boundary has already been approved through the zoning by-law amendment, and the same boundary will be reflected within the subject OPA.

A Stormwater Management Report was also submitted with the application and determined that the stormwater quantity would be equal or lower than pre-development flows and stormwater quality would be higher than pre-development flows. The Report states that the higher stormwater quality is not expected to cause downstream concerns. Further, the Report states that stormwater quality would be provided by a treatment train approach consisting of lot level control, conveyance control, and end of pipe control measures. Lastly, the Report recommend that erosion and sediment controls be implemented prior to construction to ensure that the South Saugeen River is not impacted by the construction. The subject property is subjected to site plan control, at which point the erosion and sediment controls will be implemented.

Schedule B of the County OP indicates that the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(7) notes that new non-agricultural uses that trigger an OPA shall generally require further testing to ensure that the use would not hinder future aggregate extraction opportunities. As the proposal would only extend an outdoor storage area, and no new

permanent structures nor new sensitive receptors would be created, County staff do not anticipate that any future extraction of aggregate material on the subject lands or surrounding lands would be significantly impacted by the proposed use.

Appendix B of the County Official Plan identifies 'Significant Valleylands', Significant Woodlands,' and a watercourse on the subject property. The South Saugeen River is located to the west and south of the subject property. County Planning Ecology staff determined that the potential impact to the natural heritage features would be negligible and an Environmental Impact Study would not be required, as the proposed development will be located on previously disturbed and developed lands.

Per Appendix D, the subject lands have frontage on Highway 89, which is a provincial highway under the jurisdiction of the Ministry of Transportation. The Ministry of Transportation provided supportive comments indicating that an Encroachment Permit and an Entrance Permit will be required.

Based on the above, staff would conclude that OPA 21 generally conforms to the goals and objectives of the County official plan.

Legislated Requirements

These applications will be processed in accordance with the *Planning Act.*

Financial and Resource Implications

There are no anticipated financial, staffing, or other resource considerations associated with the proposed County Official Plan Amendment, beyond those normally encountered in processing such applications. The County has collected the requisite application fee and peer review deposit for this application.

Relevant Consultation

☒ Internal: Planning, Planning Ecology, Transportation Services

☒ External: The public, Municipality of West Grey, Saugeen Valley Conservation Authority, Ministry of Transportation, and required agencies under the *Planning Act*

Appendices and Attachments

- Draft OPA 21 By-law and Schedule
- OPA 21 Martin Merit Report PDR-CW-40-24
- Public Meeting Minutes – February 25, 2025

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	CAOR-CW-22-25
Title:	Climate Change Initiatives Update July 2025
Prepared by:	Linda Scott Swanston, Climate Change Initiatives Manager and Megan Myles, Climate Change Coordinator
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	

Recommendation

1. **That Report CAOR-CW-22-25 Climate Change Initiatives Update be received for information.**

Executive Summary

This report provides Council with an annual update on the implementation of *Going Green in Grey*. It outlines key initiatives led by Grey County staff between July 2024 and June 2025, highlighting progress made towards the County's sustainability goals. This report includes a summary of priority actions, supported by relevant data and outcomes from individual projects. A shorter, designed summary snapshot is attached, which will be printed and shared with member municipalities, community partners, and the public as well as shared digitally through the County's website and social media channels. We have taken a 'digital first' approach to the annual report, creating a shorter summary document to drive readers to the *Going Green in Grey* webpage with more detailed and layered information that can be easily updated and remain evergreen.

Background and Discussion

In response to our changing climate, Grey County adopted *Going Green in Grey,* the County's Climate Change Action Plan, in April 2022. As part of the County's ongoing monitoring, staff provide an annual report of progress.

This year, staff adopted a digital first approach to this reporting – a concise, infographic style printed summary document (see Attachment 1 CAOR-CW-22-25 - Going Green in Grey Annual Snapshot 2025), supplemented by more detailed information and links within this report and on the County's website (grey.ca/climate-progress). This approach is more inclusive and accessible to a broader audience as web-based content is more searchable and mobile friendly

than a PDF, and thus, easier for readers to focus on the sections of interest to them. It also provides a more interactive experience through embedded videos and dropdown features. Lastly, a shorter printed document is more sustainable – using less paper, ink and saving printing costs. The printed summary, on FSC (Forest Stewardship Council) certified paper, aims to engage readers' interest and direct them to the website for more information.

The County's climate plan focuses on actions to mitigate and adapt to the impacts of climate change on our community, however implementing these actions offers extensive social and economic co-benefits. For example, increased affordability through investments in energy efficiency that reduce operating costs and utility bills for residents, businesses, and municipalities. These actions also help protect public health and safety, as well as stimulate the local green economy. Further, implementing these actions help support long-term fiscal responsibility and community well-being and resilience.

As a community plan, *Going Green in Grey* relies on working with other County departments, other levels of government, neighbouring counties, educational and healthcare institutions, community organizations, businesses, and residents. This annual report showcases the collaborative work of over 40 community partners who have contributed to our achievements in the past year. Given the extent of community involvement, it is especially important to share and celebrate our collective success. This report aims to demonstrate leadership and increase awareness of current initiatives and priority actions, so we can continue to leverage strategic partnerships and collaborations to maximize the County's return on investment.

Grey County Highlights

County staff across the entire corporation are pleased to highlight the following achievements:

- **Successfully securing nearly $12.9 million in external funding**, including:
    - $9.5 million over 5 years to develop a unified regional transit network.
    - $91,500 in grant funding to make County buildings more energy efficient.
    - $445,600 over 3 years towards the Future Ready Development program.
    - $100,000 towards the installation of 20 electric vehicle fleet chargers to support transition of Grey County's fleet.
    - $2.5 million of Provincial funding for public electric vehicle (EV) fast chargers across the regional Rural ReCharge fast charging network, including $600,000 for Grey County.
    - $105,000 from the Federation of Canadian Municipalities' Local Leadership for Climate Adaptation program.
    - $27,000 in free technical expertise through the Climate Ready Infrastructure Service Program to help make new builds more climate resilient.
    - $120,000 in grant funding to support Grey County home retrofit study to understand opportunities and local residential building archetypes.
- **Provided funding and support to local farms** to help improve soil health, capture more carbon and increase resilience through Experimental Acres in collaboration with Grey Agricultural Services.
    - In 2024, 7 projects supported, directly impacting 114 acres.
    - In 2025, 6 projects supported, directly impacting 265 acres.

    - Since 2023, this program has supported 19 farms, directly impacting over 440 acres of farmland.
- **Launched Resilient Grey**, the County's climate change adaptation planning process and successfully executed an extensive public engagement, resulting in over **585 engagement touchpoints** and increased public awareness of local climate risks.
- **Developed draft Future Ready Development program** in consultation with municipal planners, the development industry, and the public.
- **Empowered over 130 local youth** by supporting a community-driven Youth Climate Action Conference as well as **20 youth-led projects** through the Town of the Blue Mountains Youth Climate Action Fund.
- **Engaged County staff from 10 departments** in workplace sustainability challenge.
- **Hosted 4 work bees with 40+ volunteers** to continue naturalization at the County Administration Building in collaboration with NeighbourWoods North.
- **Continue to host regular Communities of Practice meetings** to collaborate with municipal staff and 10+ public sector organizations.

Municipal Highlights

Grey County continues to collaborate with member municipalities to advance shared sustainability goals. The County convenes regular meetings with municipal staff – one group related to climate initiatives and another related to waste management.

This year, County staff developed and circulated a short survey to municipal CAOs to collect information about current municipal climate initiatives to showcase in this annual report. The following initiatives represent some exciting highlights from the important work that local municipalities are doing to advance community sustainability and resilience.

Nature-Based Solutions & Agriculture

- The City of Owen Sound planted 150 trees in 2024, including collaborating with NeighbourWoods North to plant trees at the Kiwanis Soccer Complex and continued to promote the Boulevard Tree Planting Program.
- The Blue Mountains completed a natural asset inventory and natural heritage study and will hire a new Urban Forestry Coordinator to support implementation in 2025.
- Township of Georgian Bluffs has updated lawn maintenance practices to reduce carbon pollution and increase biodiversity.

Waste

- The City of Owen Sound launched Green Bin program in June 2025.
- Municipality of West Grey continues to distribute composters and rain barrels to residents on a cost-recovery basis.
- Town of Hanover and Township of Georgian Bluffs continued roll out of Food Cyclers with over 400 distributed across the two municipalities.

Transportation

Fleet Electrification

- Township of Georgian Bluffs co-developed a Fleet Electrification Planning Tool with Georgian Bluffs Climate Action Team and now preparing this for national roll out with support of Federation of Canadian Municipalities.
- 6 municipalities have at least one EV or hybrid fleet vehicle in their fleet.

Fast EV Chargers

- Town of Hanover has entered a private partnership agreement to install two fast EV chargers at no cost to residents.
- Township of Georgian Bluffs is installing three new fast EV chargers; one will include a solar canopy installed to offset grid electricity, expected to generate enough power annually for 200+ charges.

Active Transportation

- Municipality of Grey Highlands has directed staff to consider their Sidewalk Connectivity Plan in all future capital projects.

Buildings & Development

Municipal Building Retrofits for Improved Energy Efficiency

- The City of Owen Sound has replaced aging HVAC equipment at multiple facilities, upgraded building automation systems at two facilities, and is completing energy efficiency upgrades at the Harry Lumley Bayshore Community Centre.
- Municipality of Grey Highlands has completed Building Condition Assessments to help plan retrofits and replaced an oil HVAC system with a heat pump.
- Township of Georgian Bluffs has replaced baseboard heaters at the Fire Hall with heat pump technology.

Net-Zero & Climate Ready New Construction

- Town of Hanover completed construction of its net-zero fire hall featuring solar power and high efficiency equipment to produce as much energy as it uses.
- Town of The Blue Mountains has committed to a new net-zero Fire Hall building.
- Township of Southgate is incorporating energy efficiency and climate readiness into design and construction of the new administrative building and all other new builds with support of the Climate Ready Infrastructure Service.
- Town of The Blue Mountains is exploring feasibility of floating solar panels at Thornbury Wastewater Treatment Plant.

Climate Adaptation

- Township of Georgian Bluffs approved two permeable pavement parking lots to provide more resilience to heavy rainfall.
- Municipality of Grey Highlands has approved an Asset Management Coordinator position, which will help make infrastructure more sustainable and adaptable to climate change.

Outreach & Engagement

- Through the Youth Climate Action Fund, the Town of The Blue Mountains has funded 20 youth-led projects across Saugeen Ojibway Nation territory, with over $44,000 distributed in Round 1 and more than $73,000 awarded in Round 2.
- Town of The Blue Mountains hosted 2nd annual Sustainability Summit with 100+ attendees and continues to support the Green Economy Hub pilot.

Next Steps

The Climate Initiatives team continues to focus on implementing priorities identified in *Going Green in Grey* and by Council. Major projects include completing the County's climate adaptation plan, advancing the Future Ready Development Program, and identifying data-driven opportunities for County investments to support long-term fiscal responsibility and sustainability.

County staff will continue to seek and leverage external funding opportunities to maximize the impact of County investments. County staff will also continue to build strategic partnerships as well as broader capacity to implement specific actions. For example, the municipal Communities of Practice will continue to explore opportunities for collaboration. Further, staff will continue to routinely evaluate these partnerships as mechanism to achieve shared goals.

Financial and Resource Implications

None.

Relevant Consultation

☒ Internal: Planning, Economic Development, Transportation, Community Services, Communications

☒ AODA Compliance – The attached public report is AODA compliant.

☒ Contribution to Climate Change Action Plan Targets – This report highlights Grey County and municipal initiatives that contribute to achieving the actions identified in the County's Climate Change Action Plan.

☒ External: Member Municipalities

Appendices and Attachments

- Appendix A CAOR-CW-22-25 - Going Green in Grey Implementation Table
- Attachment 1 CAOR-CW-22-25 - Going Green in Grey Annual Snapshot 2025

Appendix A – Going Green in Grey Implementation Table

Corporate Actions

The *Going Green in Grey* action plan identifies a corporate target of a 40% reduction in greenhouse gas pollution by 2030, and net-zero by 2045, relative to 2018 levels.

Action	Partners	Progress
1. Develop Energy Efficient New Buildings	Enbridge, IESO	• Designing and building new net-zero ready facilities, including the Rockwood Terrace LTCH and Durham Paramedic Base. • Received $11,500 in financial incentives to help offset costs of sustainable design expertise (Rowe Lane Affordable Housing, Durham Paramedic Base)

2. Retrofit Existing Buildings	Enbridge, IESO	• Secured $80,000 in grant funding to make existing Grey County buildings more energy efficient, including:
		  ○ Various energy efficiency upgrades at Sydenham Campus ($18,800 received)
		  ○ Replacing boilers at Grey Gables ($10,000 received)
		  ○ Completed a commercial decarbonization assessment at Lee Manor
		  ○ Completed energy audit and training at the Administration Building, Parkway Apartments, The Pines ($17,700 received)
		• Participating in IESO's Strategic Energy Management program to realize energy savings in our five largest facilities.

3. Develop a Net-Zero Residential Demonstration Building		No recent progress. Reconsidering this action.
4. Install Renewable Energy	IESO	• Exploring options and feasibility for installing solar panels at Sydenham Campus

		• Building new paramedic bases to solar ready standards
5. Convert Outdoor Lighting to LEDs	IESO (SaveON Energy Program)	• Accessed $2,158 of incentives for lighting upgrades at the Ayton Transportation Depot
6. Reduce Single Passenger Commuting	Grey County Green Team, Human Resources	• Conducted a staff commuter survey in fall 2024 to better understand barriers and opportunities. • Included a commuter challenge in staff Earth Month challenge
7. Improve Fleet Operations	Grey County Transportation Department	• Transitioning to a new vehicle GPS and telematics provider which will provide more insight into how vehicles are being used and whether they are the correct vehicles for the task, resulting in increased efficiencies.
8. Transition to Zero Emission Fleet Vehicles	Grey County Transportation Department	• Secured $100,000 of federal funding to install 20 electric vehicle fleet chargers at County facilities. This will allow the County to begin testing electric vehicles (EVs), with two half ton EV trucks to be purchased summer 2025. • 6 municipalities have at least one EV or hybrid vehicle in their fleet
9. Implement a Corporate Waste Reduction Program	Grey County Community Services Department	Continue to collaborate with the Maintenance team to educate staff on waste diversion: • Continued use of Food Cyclers at multiple facilities • Purchased reusable dishes to reduce use of single-use items • Purchased composter to dispose of larger volumes of organic waste
10. Collaborate on Wastewater Efficiency	Municipalities	No initiatives currently underway.
11. Develop a Municipal Climate Lens	All Grey County departments	• Secured $105,000 in external funding to integrate climate adaptation across County work plans.

12. Retain Climate Change Initiatives Manager	CAO's Office	• Completed this action in August 2021.
13. Promote a Culture of Conservation	All Grey County departments	• Continue to convene the Grey County Green Team consisting of staff representatives from 4 departments. • Engaged County staff from 10 departments in workplace sustainability challenge.

Community Actions

The *Going Green in Grey* action plan identifies 21 community actions to reduce greenhouse gas (GHG) pollution by 30% by 2030 and reach net-zero by 2050, relative to 2018 levels. Nine priority community actions (marked with an *) represent 79% of this reduction.

Action / Target	Partners	Progress
1. Afforest and Protect Habitat and Biodiversity*	Grey County Planning and Transportation Services Departments, Conservation Authorities, ALUS, Neighbourwoods North	• Collaborated with NeighbourWoods North on 4 work bees with 40+ volunteers to continue naturalization at the Administration Building • Promoting the Living Snow Fence Program and planning 2026 plantings • Updating the Grey County Forest Management Bylaw. • Local Conservation Authorities and ALUS Grey Bruce continue providing tree planting services and stewardship grants to landowners.
2. Conserve and Protect Wetlands	Planning Department, ALUS	• Delineating and evaluating impacts to wetlands in proposed development areas to identify site-specific loss and appropriate mitigation measures • Developing an Ecological Replacement and Enhancement Policy

3. Build Capacity in Sustainable Agriculture Best Practices*	Grey Agricultural Services	• Providing funding and support to local farms through Experimental Acres to encourage soil health, capture more carbon and increase resilience. Through collaboration with Grey Agricultural Services, this program has supported
		  ○ 2024: 7 projects, directly impacting 114 acres
		  ○ 2025: 6 projects, directly impacting 265 acres

4. Promote Local Food	Grey County Economic Development	• Showcasing and promoting local food and local producers through the multi-year [gath-er] initiative. • Continue to feature local producers and markets through the Grey County Sustainability Asset Map.
5. Collaborate with Municipalities to Support Waste Diversion*	Municipalities	• Grey County continues to host regular Community of Practice meetings with municipal staff to share waste management knowledge and explore opportunities for collaboration. • Currently 4 municipalities have organics/green bin collection
6. Support Re-Use/Re-Build It Centres and Programs	Municipalities, community groups	• 6 municipalities have a re-use center or similar initiatives. • 5 municipalities host community repair cafes where volunteers repair broken items, diverting them from landfills.
7. Accelerate Zero-Emission Vehicle Adoption*	Bruce, Wellington, Dufferin, Huron, and Perth Counties, Community Energy Association, Ivy Network	• Continued participation in the Rural Recharge Regional EV Fast Charging Network ○ Secured $600,000 in provincial funding for 3 EV fast charging locations in Grey County, in total, $2.5 million in funding across the region to unlock private investment and a network of 12 EV fast chargers in 2025/26 at no cost to residents.
8. Promote Active Transportation	Grey County Transportation &	• Updating County policies using best practices and public input to implement paved shoulders in the most effective areas for safer cycling.

	Planning Departments	• Promoting safe cycling routes through signage, an updated cycling map, and a multi-media Share the Road campaign.
9. Expand Rural Bus, Rideshare and On-Demand Transit Programs	Bruce & Dufferin Counties, Saugeen Mobility and Rural Transit (SMART)	• Leveraging up to $9.5 million in funding to develop a collaborative, regional transit network • Supporting transit-ready neighbourhoods in Future Ready Development Program

10. Promote Compact, Mixed-Use Development in Designated Settlement Areas *	Grey County Planning Department, municipalities	• Grey County's Official Plan promotes compact, mixed use development, particularly through the following policies:
		  ○ Support for complete communities (s.1.4.1(8)) and complete streets (Section 8.2)
		  ○ Density target of 25 units/net hectare in primary settlement areas and intensification policies (s. 3.4.1)

11. Develop a Green Standard for New Buildings*	Dufferin and Wellington Counties, municipalities, development industry	• Presented a draft Future Ready Development Program to Council with a focus on recognition for high-performance new development, based on consultation with municipal staff, developers, and the public. This project is in collaboration with Dufferin and Wellington Counties and leverages $445,600 in federal funding.
12. Develop a Residential Building Energy Efficiency Retrofit Program*	Ontario Home Renovation Savings program	• Continued education and awareness on existing programs by developing Home Retrofit webpage and distributing educational postcards. • Completed Grey County home retrofit study, with $120,000 grant funding from the Federation of Canadian Municipalities, to understand opportunities and local residential building archetypes.
13. Commercial/ Industrial Energy Efficiency Retrofit Program	IESO (Save On Energy)	• Facilitate knowledge sharing on energy management with other public sector organizations through Public Sector Sustainability Community of Practice

14. Support Renewable and Emerging Energy Technology	Grey County Planning and Economic Development	• Promote federal and provincial incentive programs (i.e., Ontario Home Renovation Savings program) • Planning Department continues to monitor the IESO procurement process and related matters, as IESO work towards additional proposal intakes to increase renewable energy supply. • Three agrivoltaics projects (70 - 110 MW in total), proposed by private proponents in Grey County, subject to IESO contract award and applicable municipal and provincial approvals.
15. Promote Biogas Capture and Conversion		• No current County-driven initiatives underway to advance this action. • Privately bioenergy project proposed by Southgate Renewables in Eco-Park in Dundalk, expected to open in late 2026

16. Develop a Climate Adaptation Plan*	Climate Adaptation Working Group (Multiple County departments and 20+ organizations), ICLEI Canada	• Launched the Resilient Grey community climate adaptation planning process.
		  ○ Hosted three multi-sectorial working group sessions with 20+ participating organizations.
		  ○ Comprehensive public engagement process with 18 community events resulting in 585 engagement touch points, including 145 survey responses. The digital reach of the engagement process was over 15,000 views (including website, social media, newsletter, Spotify ad, mass SMS).

17. Reduce the Risk of Flooding	Grey County Planning Department, municipalities,	• County, municipal and Conversation Authority staff continue to collaborate to align hazard mapping with County and municipal mapping. • Updated Grey County technical guidance for development submissions for better stormwater management, erosion control and environmental impact studies.

18. Prevent Shoreline Erosion	conservation authorities	• Conservation authorities require site-specific analysis for flood-prone and erosion prone areas. • The Sustainability Project has secured funding to restore natural shorelines on 5 properties in 2025, part of The Natural Edge program.

19. Establish a Climate Action Engagement Program*	Grey Communications, community organizations, school boards, Learning for a Sustainable Future	• Connected with residents at 38 community events, sharing information on current climate action initiatives and opportunities
		• Grew our bi-monthly newsletter by 58% to over 500 subscribers
		• Co-hosted the third Youth Climate Action Conference with The Sustainability Project, Learning for a Sustainable Future, local school boards and 20+ other local organizations.
		  ○ More than doubled attendance with 130 elementary students and 30 educators from 27 local schools in 2024.
		  ○ Over $40,000 in external funding secured annually in 2024 and 2025 to support the event and youth-led projects.
		  ○ Co-developed a local toolkit and network of local educators and community mentors.
		• Developed “Going Green in Grey Stories” to share success stories from across the County, to launch in Summer 2025

20. Promote Sustainable Tourism Programs and Incentives to Operators	Grey County Planning and Economic Development, RTO7 Sustainable Tourism Working Group	• County Planning and Economic Development staff continue to convene the multi-sectorial Outdoor Management Group to support sustainable management of protected areas and attractions. • Continue to participate in RTO7 Sustainable Tourism Working Group, which aims to support tourism stakeholders in sustainability
21. Establish a Climate Action Advisory Group		• Reconsidering separate Advisory Group and continue to leverage existing groups and networks to connect with specific audiences and organizations.

Climate Change Initiatives Snapshot 2025

Going Green in Grey

Putting Our Bold Plan into Action

Going Green in Grey is Grey County's bold plan to cut carbon pollution and create a more prosperous, sustainable, and resilient community for all. This report provides a snapshot of progress so far, highlighting successes and initiatives by Grey County, municipalities, and community partners.

The plan and this report are organized into themes and actions. We've captured a few highlights for each from the past year.

For more details, visit **grey.ca/climate-action**



Leading By Example

Grey County's Corporate Actions

$91,500
in grants to make Grey County buildings more energy efficient

Net-zero ready
new builds including Rockwood Terrace Long Term Care Home and Durham Paramedic Base

10 departments
engaged in staff sustainability challenge

$100,000
in federal funding to install 20 EV fleet chargers, allowing us to test our first 2 fleet EVs in 2025

4 work bees
with NeighbourWoods North and 40+ volunteers to plant trees and native plants

Regular meetings with municipalities and
10+ organizations

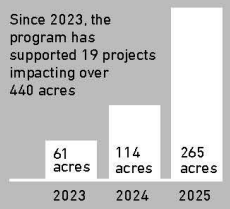
Grey County



Nature-Based Solutions & Agriculture

- Supporting farms to build soil health, capture more carbon and increase resilience through the Experimental Acres program.

Since 2023, the program has supported 19 projects impacting over 440 acres



- Showcasing local food and producers through the [gath-er] initiative.
- Promoting Living Snow Fence program and planning 2026 projects.
- Developing an Ecological Replacement and Enhancement Policy and updating the Forest Management Bylaw.

Buildings & Development

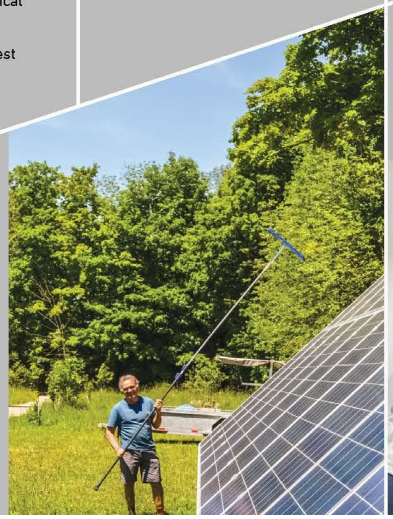
- Presented draft Future Ready Development Program to Grey County Council, based on consultation with municipal staff, industry, and the public.
  - $445,600 federal funding over 3 years to Grey, Dufferin and Wellington
- Promoting current home retrofit programs and opportunities to residents

Waste

- Regular meetings with municipal staff to share knowledge and collaborate.



- 4 municipalities have organics/green bin collection.
- 6 municipalities have re-use centres or initiatives.
- 4 community repair centres where volunteers fix broken items, diverting from landfill.



Transportation

Zero-Emission Vehicles

- Through the Rural Recharge Regional EV Fast Charging Network, secured $600,000 in provincial funding for 3 EV fast chargers in Grey County. In total, secured $2.5 million in funding across the region to unlock private investment and a network of 12 EV fast chargers in 2025/26 at no cost to residents.



- 6 municipalities with 1+ EV or hybrid fleet vehicles

Active Transportation & Rural Transit

- Leveraging $9.5 million in government funding and data to develop a regional transit network.
- Updating County policies to implement paved shoulders in the most effective areas for safer cycling based on best practices and public input.
- Safer cycling routes through signage, an updated map, and a multi-media Share the Road campaign.



Outreach & Engagement

- 58% growth in newsletter following to over 500 subscribers
- 38 community events to connect with residents
- Co-hosted the 3rd Youth Climate Action Conference with The Sustainability Project, school boards and 20+ organizations.
  - 130 students
  - 30 educators
  - 27 local schools
  - Over $40,000 in local donations



Climate Adaptation

- Launched Resilient Grey, the County's climate adaptation planning process
  - 3 working group sessions, 20+ participating organizations
  - Comprehensive public consultation with 18 community events resulting in 585 interactions
- Updated guidance for planning applications for better stormwater management, erosion control and environmental impact studies.
- Continued collaboration with conservation authorities to align mapping and site-specific analysis to protect flood and erosion prone areas.

Celebrating Success across Grey County

Township of Georgian Bluffs

- 3 new fast EV chargers, including one with a future solar canopy to offset grid electricity, expected to generate enough power for 200+ charges annually
- 2 permeable pavement parking lots to provide more resilience to heavy rain
- Updated lawn maintenance practices to reduce fossil fuels and increase biodiversity
- New green fleet tool developed with Georgian Bluffs Climate Action Team, anticipating for national roll out with Federation of Canadian Municipalities and Nuclear Innovation Institute
- Continued roll out of Food Cyclers with more than 300 in use

Township of Chatsworth

- Through the Experimental Acres program, a local flower farm will be using pastured poultry to increase soil fertility



Town of Hanover

- New net-zero fire hall with solar power and high efficiency equipment to produce as much energy as it uses
- 2 new fast EV chargers through a private partnership agreement

City of Owen Sound

- Launched Green Bin program in 2025
- Planted 150 trees in 2024, including a planting at the Kiwanis Soccer Complex, and continued the Boulevard Tree Planting Program
- Upgraded building automation systems at two facilities
- Completing energy retrofits and replacing ice surface at the Harry Lumley Bayshore Community Centre
- Considering expanding EV use in new fleet management strategy

Municipality of West Grey

- Distributing composters and rain barrels to residents on a cost-recovery basis
- Through Experimental Acres program, local farms are:
  - Trying late-summer hay to maintain living roots and increase soil health
  - Overseeding turnip to extend fall grazing



Municipality of Meaford

- Through Experimental Acres program, local farms are:
  - Trying new grazing sources to better support cattle in hot, dry summer months
  - Creating apple guilds, a method to reduce disease and produce higher yield

Township of Southgate

- Energy efficiency and climate resilience incorporated into new administrative building
- New hybrid vehicle for the building department

Town of The Blue Mountains

- Completed a natural asset inventory and natural heritage study, with a new Urban Forestry Coordinator role to support implementation starting in 2025
- Supported 20 Youth Climate Action Fund projects
  - Over $45,000 distributed in Round 1 and $73,000 distributed in Round 2
- 2nd annual Sustainability Summit with 100+ attendees
- Exploring feasibility of floating solar panels at Thornbury Wastewater Treatment Plant
- Committed to a new net-zero fire hall



Municipality of Grey Highlands

- Assessed buildings to help plan retrofits and replaced oil HVAC with a heat pump
- Approved Asset Management position to help make infrastructure more sustainable and resilient
- Aligning all capital projects with Sidewalk Connectivity Plan, including Lorne Street extension


Going Green in Grey
Grey County
To bring this community plan to life, we work closely across Grey County departments, municipalities, other counties, other levels of government, education and healthcare institutions, community organizations, businesses, and residents.
Thank you to the 40+ partners who are helping make this plan a reality!
Highlights from the Past Year
40+
community partners
$91,500
in grant funding to make County buildings more energy efficient
6 pilot projects to help local farms improve soil health and resilience, directly impacting
265 acres of farmland
$2.5 million
in provincial funding to install 12 new fast EV chargers across the region
585 interactions
with residents to prepare for warmer, wetter, and wilder weather
58% growth
in newsletter distribution to over 500 subscribers
47 youth-led action projects
across the region
For more details about Going Green in Grey, our projects, and how you can help, visit grey.ca/climate-action or drop us a line at climate@grey.ca
Printed on recycled paper

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	EDTC-CW-07-25
Title:	Options for Schoolhouse Roofing Materials
Prepared by:	Jill Paterson – Manager, Museum and Archives
Reviewed by:	Savanna Myers, Director of Economic Development, Tourism & Culture
Lower Tier(s) Affected:	All

Recommendation (motion deferred from June 12, 2025)

1. **That Report EDTC-CW-06-25 regarding Grey Roots Village Unanticipated Capital Projects 2025 be received; and**
2. **That the schoolhouse portion of the 2027 cedar shingle capital project be advanced to 2025 due to failed inspection.**

Recommendation #2

1. **That the schoolhouse roof replacement be funded from a combination of year end surplus and "Grey Roots – Moreston Village Building Improvements" reserve.**

Executive Summary

In June 2025, staff brought forward report EDTC-CW-06-25, recommending the advancement of capital funds from 2027 to 2025 due to the poor condition of the Schoolhouse roof following a difficult winter. Red cedar shingles were proposed as per the 10-year capital plan, to maintain the building's historical character and longevity. Council deferred the motion, requesting more information on alternative roofing materials. This report presents those options and seeks Council's direction for the material of choice.

Background and Discussion

As per report EDTC-CW-06-25 and the 10-year capital plan, staff recommended red cedar shingles for the Schoolhouse roof replacement, based on their historical accuracy and consistency with the original replica. However, it's recognized that cedar is a more costly option.

Following Council's discussion, staff conducted additional research to understand what alternatives might be appropriate, outside of the original replica plans. Although "*Plans for Rural School Buildings: Ontario Department of Education*, 1909", recommends "best British Columbia [cedar] shingles", by 1925, this had evolved to, "asphalt shingles, sheet metal shingles, and slate shingles were also options."

The following estimates have been provided for consideration. A request for quotation process will still be required as per purchasing policy. Staff are seeking Council's direction on which material to proceed with.

Material	**Estimate**	**Comments**
Asphalt	$22,557.00+HST	Available in the period but unlikely to have been used on a schoolhouse. Shortest life expectancy. 15-20 years estimated.
Ribbed Steel	$46,400.00 + HST	Available in the period. Similar to the barn. 50 years estimated, requires maintenance.
Euroshield	$51,800.00 + HST	Not period appropriate but looks very similar to cedar or slate. Secondary recommendation. 50 years estimated.
Diamond Steel	$52,200.00 + HST	Similar to the General Store roof. 50 years estimated.
Red Cedar	$60,900.00+HST	Original material on replica. Primary recommendation. 30-50 years estimated.
Enviroshake	$69,600.00 + HST	Not period appropriate but looks very similar to cedar or slate. 50 years estimated.

Staff continue to recommend red cedar shingles as the preferred roofing material for the Schoolhouse, as they are historically accurate and consistent with the original intentions of the community-built replica. However, in recognizing the higher costs associated ($2,030 per year of estimated lifecycle) with these, staff have reviewed the above estimates with a view to cost efficiency and longevity, while remaining true to the intent of both the schoolhouse building and the principles of the collection at Moreston. As such, the following alternative is suggested:

- Euroshield (a highly durable recycled rubber shingle roofing material), provides a modern alternative with a long-estimated life span, while maintaining the aesthetic of the original cedar shingles. It also provides one of the lowest cost options at $1,036 per year (over its estimated lifespan).

Staff are not recommending advancing other options due to higher costs and/or the lack of connection to the schoolhouse. While asphalt shingles were in use on schoolhouses by the mid 1920's, the shorter lifespan makes their cost approximately $1,503 per year over estimated life and means they will need to be replaced at least once to meet the minimum expectancy of any other option.

Ribbed steel offers the most cost-efficient roofing material at $928 per year of lifecycle, however, it requires ongoing maintenance to maintain the lifecycle and was not the intent of the replica design for the village and is not recommended.

Financial and Resource Implications

Staff recommend items be funded through the Grey Roots – Moreston Village Building Improvements Reserve (BCA) as per the 10-year capital plan. The current balance of the reserve is $65,943 at the end of 2024. With the budgeted transfer to reserve of $18,500 this year, the anticipated 2025 year-end balance is $84,443.

The 2027 Heritage Village - Replace Roofing (Farmhouse, Log Cabin, Log House, Pioneer Blacksmith, School House) capital project will be updated to reflect the completion of the schoolhouse in 2025 with Council's approval.

Relevant Consultation

☒ Internal - Director EDTC, Grey Roots Facilities Technicians, Purchasing, Director of Finance.

☐ AODA Compliance

☐ Contribution to Climate Change Action Plan Targets

☒ External – AMGROUP Exteriors

Appendices and Attachments

None.