County Council
Agenda

July 24, 2025

10:00 a.m.

Council Chambers - Grey County Administration Building

Pages

1. Call to Order
2. O Canada
3. Roll Call
4. Land Acknowledgement
5. Declaration of Interest
6. Adoption of Minutes

6.a County Council and Committee of the Whole minutes dated July 10, 2025 — 3

That the minutes of the County Council meeting and Committee of the Whole meeting dated July 10, 2025, and the resolutions contained therein, be adopted as presented.

6.b Closed Committee of the Whole meeting minutes dated July 10, 2025

That the closed session Committee of the Whole meeting minutes dated July 10, 2025, be adopted as provided.

6.c Long-Term Care Committee of Management meeting minutes July 3, 2025 — 13

That the Long-Term Care Committee of Management meeting minutes dated July 3, 2025, be adopted as presented; and

That the following resolutions contained therein be endorsed:

i. **That report LTCR-CM-10-25 regarding a Long-Term Care Director Update be received for information.**

ii. **That report LTCR-CM-11-25 regarding the Long-Term Care Operational Report dated April 15 to June 14, 2025, be received for information.**

iii. **That report titled LTCR-CM-12-25 Long Term Care Financial Update as of April 30, 2025, be received for information.**

6.d Long-Term Care Committee of Management closed meeting minutes dated July 3, 2025

That the closed session Long-Term Care Committee of Management meeting minutes dated July 3, 2025, be adopted as provided.

7. **Closed Meeting Matters**

8. **Reports**

9. **By-laws** 19

That By-laws 5243-25, 5244-25 and 5245-25 be introduced and be taken as read a first, second and third time, finally passed, signed by the Warden and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book.

i. **5243-25 - A By-law to authorize the disposition of certain lands in the City of Owen Sound as described in Schedule 'A'**

ii. **5244-25 - A By-law to amend Schedules D, G, H, O, and U of By-law 4788-13, being a by-law to regulate traffic and parking on highways within the Grey County roads system**

iii. **5245-25 - A By-law to confirm all actions and proceedings of the Council**

10. **News and Celebrations**

11. **Adjournment**

Minutes
Council

July 10, 2025

Call to Order

Grey County Council met at the call of the Warden on the above date at 10:00 a.m. at the County Administration Building. The Warden called Council to order and assumed the Chair.

O Canada

The Warden invited members of Council to stand for O Canada.

Roll Call

The Clerk called the Roll with all members present with the exception of Councillors Boddy and Carleton. Councillor Koepke attended as an alternate for Councillor Boddy. Councillor Bordignon participated electronically.

Randy Scherzer, Chief Administrative Officer; Tara Warder, Clerk; and Brittany Rier, Deputy Clerk were also in attendance.

The following staff members were also participating:

Niall Lobley, Deputy Chief Administrative Officer; Jennifer Cornell, Director of Long-Term Care; Anne-Marie Shaw, Director of Community Services; Jennifer Moreau, Director of Human Resources; Jody MacEachern, Director of Information Technology; Kevin McNab, Director of Paramedic Services; Mary Lou Spicer, Director of Finance/Treasurer; Pat Hoy, Director of Transportation Services; Savanna Myers, Director of Economic Development, Tourism and Culture; Becky Hillyer, Intermediate Planner; Rob Hatten, Communications Manager; and Katrina Peredun, Communications Officer.

Sue Murray, Deputy Treasurer, participated electronically.

Land Acknowledgement

The Warden read the land acknowledgement.

Declaration of Interest

There were no declarations of interest.

Adoption of Minutes

County Council and Committee of the Whole minutes dated June 26, 2025

CC48-25
Moved by: Councillor McKay
Seconded by: Councillor Nielsen

That the minutes of the County Council meeting and Committee of the Whole meeting dated June 26, 2025, and the resolutions contained therein, be adopted as presented.

Carried

Closed Committee of the Whole meeting minutes dated June 26, 2025

CC49-25
Moved by: Councillor Paterson
Seconded by: Councillor Hutchinson

That the closed session Committee of the Whole meeting minutes dated June 26, 2025 regarding a training session on the Code of Conduct be adopted as provided to County Council.

Carried

CC50-25
Moved by: Councillor Dobreen
Seconded by: Councillor Eccles

Whereas during the June 26, 2025 Committee of the Whole meeting, there was a miscalculation of the recorded vote to hold a closed session for training on the code of conduct; and

Whereas the vote was declared as Carried when it should have been Lost;

Now Therefore Be It Resolved That Grey County Council release the minutes of the closed meeting held under section 239 (3.1) dated June 26, 2025, in recognition of the will of County Council to hold the training in open session.

Carried

Closed Meeting Matters

There were no closed meeting matters.

Reports

Board of Health minutes dated May 23, 2025

Dr. Arra highlighted the 25th year since the Walkerton tragedy and noted the lessons learned from this for future protection of residents.

Dr. Arra also shared that measles activity is trending favourably with 53 cases recovered, no current cases and no deaths. He noted that there could be a surge in the fall with the colder weather, but Public Health is prepared for the possible surge.

CC51-25
Moved by: Councillor Dickert
Seconded by: Councillor Pringle

That the Board of Health minutes dated May 23, 2025, be received for information.

Carried

By-laws

CC52-25
Moved by: Councillor Keaveney
Seconded by: Councillor Milne

That By-laws 5240-25, 5241-25 and 5242-25 be introduced and be taken as read a first, second and third time, finally passed, signed by the Warden and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book.

i. **5240-25 - A By-law to authorize a donation agreement between the Corporation of the County of Grey and the Township of Southgate to convey lands part of the CP Rail Trail to the Township of Southgate**

ii. **5241-25 - A By-law to authorize the disposition of certain lands in the Municipality of West Grey to support a municipal well**

iii. **5242-25 - A By-law to confirm all actions and proceedings of the Council**

Carried

News and Celebrations

Warden Matrosovs noted the passing of past Grey County Warden Murray Betts on July 4th in his 89th year. He served as the Grey County Warden in 1975 and dedicated much of his life to public service.

Randy Scherzer took a moment to congratulate Grey Ag Services for their 25th anniversary and thanked them for being an essential non-profit resource educating generations of farmers within the area.

Councillor Kentner shared that next Friday July 18th starting at 10:00 a.m., the Municipality of Meaford is hosting a Freedom of the City ceremony recognizing the strong bond between the municipality and the military base. Following this event, there will be a public reception at the Community Centre.

He further shared that on Saturday July 19th, The Canadian Division Training Centre will be open to the public starting at 9:00 a.m. with a variety of activities.

Councillor Bordignon shared that on Saturday at 11:00 a.m., the Town of The Blue Mountains is hosting its annual Art Walk featuring local art from 11:00 a.m. to 4:00 p.m.

He also noted the Warden's Golf Tournament is scheduled tomorrow at Tomahawk Golf in Thornbury.

Councillor Keaveney shared that on Saturday starting at 9:00 a.m., the Meaford Hospital Foundation is hosting the 29th Annual Harbour 5K Run and Walk to support the hospital.

Adjournment

On motion by Councillors Dobreen and McQueen, Council adjourned at 10:24 a.m. to the call of the Warden.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes

Committee of the Whole

July 10, 2025

Call to Order

Grey County Council met on the above date at the County Administration Building. Warden Matrosovs assumed the Chair and called the meeting to order at 10:24 a.m. with all members present with the exception of Councillors Boddy and Carleton. Councillor Koepke attended as an alternate for Councillor Boddy. Councillor Bordignon participated electronically.

Declaration of Interest

There were no declarations of interest.

Business Arising from Minutes

There was no business arising from the minutes.

Delegations

SOS Western University Delegation by Dr Don Eby and Dr Sayra Cristancho

Councillor McQueen left the meeting at 10:24 a.m. and returned at 10:27 a.m.

Dr. Cristancho, Scientist for the Centre for Education Research & Innovation at Western University, presented on the findings from the research herself and Dr. Eby prepared. She noted that 31 interviews were conducted with a diverse group of participants including members of the mobile team, staff and leaders from partner organizations.

Dr. Cristancho noted that the Supportive Outreach Services (SOS) initiative began in a crisis at a rooming house back in 2022. What followed was remarkable and has since evolved into a mobile multi-agency team. The people that the SOS team supports often face multiple levels of care. Their goal was to listen closely and analyze carefully to bring findings back to the report where six key lessons emerged.

First, trust cannot be rushed. SOS reminds us that trust is the real intervention and is what makes care possible.

Second, partnerships are rooted in relationships. She noted that many partner organizations come together to solve problems and build relationships.

Third, leadership creates room for action. The team is clearing the path so others can act while flattening hierarchy's and removing red tape.

Fourth, flexibility is essential. The team meets people on their terms. She noted that when one agency hits a wall another steps in, and when care is flexible it becomes human.

Fifth, mobility bridges gaps. SOS doesn't wait for people to come to them, they go to where they are. The team meets people emotionally and relationally in spaces where they feel most like themselves. This makes access possible and trust achievable.

Last, sustainability requires investment noting that the team can't rely on good-will alone and needs stable funding to continue this great work.

SOS has shown what is possible with the effort and impact they are bringing each day. She noted that belief needs to be nurtured not through force but trust and that human connection still matters.

Dr. Eby noted that the SOS team is very special. He thanked Council for the support given to the SOS team over the last four years and thanked the team for their ongoing dedication.

Determination of Items Requiring Separate Discussion

There were no items on the consent agenda pulled for further discussion.

Consent Agenda

CW75-25
Moved by: Councillor Hutchinson
Seconded by: Councillor Nielsen

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.

Carried

PDR-CW-42-25 Eden Oak Subdivision - Draft Plan Extension 42T-2018-06

That report PDR-CW-42-25 be received; and

That all written submissions received on the proposed draft plan extension for plan of subdivision 42T-2018-06 known as the Eden Oak Subdivision were considered; the effect of which helped make an informed recommendation and decision; and

That in consideration of the draft plan extension request, with The Town of The Blue Mountains' recommended draft plan conditions, and the matters to have regard for under subsection 51(24) of the Planning Act, that Grey County Committee of the Whole hereby approves the revised draft plan approval on lands described as Part of Lot 26, Concession 6 North, geographic Township of Collingwood, now in The Town of the Blue Mountains, subject to the revised conditions set out in Appendix 1 to this report.

PDR-CW-43-25 Homefield Communities - Request for Joint Legal Peer Review

That report PDR-CW-43-25 be received; and

That staff be directed to invite the Town of The Blue Mountains to retain legal counsel on a joint retainer for the review of the 'Homefield Communities' development, to facilitate cost savings, process efficiency, and collaboration between the County and Town.

Message from the Ministry of Tourism, Culture and Gaming Regarding the Ontario Staycation Tax Credit

That the letter received from the Ministry of Tourism, Culture and Gaming regarding the Ontario Staycation Tax Credit be received for information.

Items For Direction and Discussion

PSR-CW-04-25 SOS Funding Report

CW76-25
Moved by: Councillor Dickert
Seconded by: Councillor Mackey

That Report PSR-CW-04-25 regarding the Supportive Outreach Services Expansion Funding Opportunity be received; and

That the Warden and Clerk be authorized to sign the funding agreement when received, to the satisfaction of the CAO and Director of Paramedic Services; and

That action be taken prior to Council approval, as per Section 26.6 b of the Procedural By-law.

Carried

TR-CW-20-25 Amendments to By-Law 4788-13 Regulating Traffic and Parking

CW77-25
Moved by: Councillor Eccles
Seconded by: Councillor Milne

That report TR-CW-20-25 be received; and

That a by-law be brought forward for Council's consideration to amend Schedule "D", Schedule "G", Schedule "H", Schedule "O", and Schedule "U" of By-Law 4788-13, being the By-law to Regulate Traffic and Parking on Highways within the County of Grey Roads System, to reflect the proposed revisions included within TR-CW-20-25.

Carried

ITR-CW-01-25 Approval of Over Budget IT Capital Project

Council took a brief recess from 11:17 a.m. to 11:30 a.m.

CW78-25
Moved by: Councillor Hutchinson
Seconded by: Councillor Pringle

That report ITR-CW-01-25 be received; and

That the budget shortfall of up to $42,500 be funded from IT Technology Infrastructure Needs Reserve to cover a one-year licensing extension on server hardware at the administration building and long-term care homes.

Carried

Budget and Finance Committee Minutes dated June 25, 2025

CW79-25
Moved by: Councillor Dobreen
Seconded by: Councillor Dickert

That the County of Grey Budget and Finance Committee meeting minutes dated June 25, 2025 be adopted as presented and the following resolutions contained therein be endorsed:

i. That the Financial Statements for the year ending December 31, 2024 be received; and

That the Treasurer be hereby authorized to approve and sign the Financial Statements; and

That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.

ii. That report regarding the 2024 Development Charges Reserve Fund Statement be received; and

That Council accepts the Treasurer's declaration that the County is in compliance with the reporting requirements of the Development Charges Act, 1997 and any additional reporting requirements identified by the Smart Growth for our Communities Act, 2015 (Bill 73); and

That the report and related attachments be made available on the County's website or upon request.

iii. That report FR-BFC-11-25 regarding the 2024 Investment Report be received for information.

iv. That report FR-BFC-12-25 Lease Financing Report as of December 31, 2024 be received for information.

Carried

Closed Meeting Matters

Council proceeded into closed session at 11:40 a.m.

Council returned to open session at 11:49 a.m. The Warden confirmed that only the items stated in the resolution to move into closed session were discussed and that direction was provided to staff.

CW80-25
Moved by: Councillor Mackey
Seconded by: Councillor Koepke

That the Committee of the Whole does now go into closed session pursuant to Section 239 (2) of the Municipal Act, 2001, as amended, to discuss a staff matter:

i. **Personal matters about an identifiable individual, including municipal or local board employees.**

Carried

CW81-25
Moved by: Councillor Milne
Seconded by: Councillor McKay

That a By-law be prepared and brought forward for Council's consideration, authorizing the Warden and Clerk to execute an agreement with the Federation of Canadian Municipalities, in a form satisfactory to the CAO and Treasurer, to receive $105,000 in grant funding through the Local Leadership for Climate Adaptation program.

Carried

Other Business

There was no other business.

Notice of Motion

There were no notices of motion.

Adjournment

On motion of Councillors Eccles and Nielsen, Committee of the Whole adjourned at 11:52 a.m. to the call of the Chair.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes

Long-Term Care Committee of Management

July 3, 2025

Tour of New Rockwood Terrace Site (9:00 a.m.)

The Committee had a tour of the new site, prior to the meeting.

Call to Order

The Long-Term Care Committee of Management met at Rockwood Terrace on the above date. The Chair called the meeting to order at 10:20 a.m. with all members present.

Present: Councillors Carleton, Hutchinson, Keaveney, Mackey, Nielsen, Paterson, Warden Matrosovs

Staff Present: Jennifer Cornell, Director of Long-Term Care and Seniors Services; Karen Kraus, Executive Director Rockwood Terrace; Shannon Cox, Executive Director Grey Gables; Tolleen Parkin, Executive Director Lee Manor; Denna Leach, Clinical Specialist, Markus Hawco, Long-Term Care Finance Manager; Niall Lobley, Deputy CAO; Tara Warder, Clerk; and Brittany Rier, Deputy Clerk

Declaration of Interest

There were no declarations of interest.

Delegations

Items For Direction or Discussion

LTCR-CM-10-25 Long Term Care Director's Update May 1 - June 30, 2025

Director of Long-Term Care and Seniors Services, Jennifer Cornell, highlighted some of the recent changes from the Ministry of Long-Term Care (MLTC). She shared that the new Support for Seniors and Caregivers Act's goal is to provide support for caregivers, residents and families, enhancing social connections and improved dementia care. The More Convenient Care Act is another that is being re-introduced. The MLTC outlined the

Amendments to Infection Prevention and Control (IPAC) on lead certification requirements. IPAC managers will need to complete training to meet this new requirement.

Manager of Long Term Care Finance, Markus Hawco provided a financial update for May 1st to June 30th. He shared that the MLTC provided their annual accommodation rate increases effective July 1st. The increases amount to a $1.61 per day increase and the semi-private an private accommodation rate will increase by 2.4%. He noted that this will provide $185,000 in additional revenue on an annual basis. Residents were notified of these increases on May 24th. He also noted that Ontario Health shared their Operation Direction and that their priorities for the spring/summer included maintaining 97% occupancy.

In continuation of the Personal Support Worker Permanent Wage Enhancement, the MLTC will provide retroactive payment and the funding will continue into March 2026.

He shared that based on the Level of Care funding summary, the MLTC is providing a 2.1% increase over the 2025-2026 funding year which is higher than the historical increase.

The Committee sought clarification on the provincial contribution to the resident's monthly cost. Staff noted that rate reductions are dependent on what the client is receiving currently from the government, such as CPP, and that this is calculated specific to each resident based off of their most recent tax return.

Staff noted that the team is embarking on a transition to the new documentation system Inter-Rai, with Lee Manor having gone live yesterday and Grey Gables and Rockwood Terrace to follow in the new year. The new system will provide quicker updates to the province.

The County held their quarterly family call on July 2nd where residents and families were provided with an update on Grey County Long-Term Care's approach to Measles. The Silver Fox Pharmacy team who was recently awarded as the County's new pharmacy in the recent RFP process also joined the call and summarized their services.

In terms of staffing and training, the homes are continuing to recruit. The homes welcomed back a number of students going to school for RN and RPN designations. Director Cornell noted that the LTC leadership team recently spent a day at Sydenham campus for a training day listening to leadership coach speaker Penny Paucha and participating in a workshop.

On May 14, the Ontario Centres for Learning, Research and Innovation in Long-Term Care (CLRI) partnered with Grey County to renew the Personal Support Worker Education Fund offering enhanced skills training for PSW's across Grey Bruce where six education options will be available to the team.

Director Cornell shared that the Colour It Coach program will continue into 2026 offering a positive environment for students to receive mentorship. She also shared that Karen Kraus has accepted a new role as Project Lead for Operational Readiness for the Rockwood Terrace Redevelopment where she will help with the County and residents in

the transition to the new location. Recruitment to backfill her position as Executive Director is currently ongoing.

CM13-25
Moved by: Councillor Keaveney
Seconded by: Councillor Hutchinson

That report LTCR-CM-10-25 regarding a Long-Term Care Director Update be received for information.

Carried

LTCR-CM-11-25 LTC Operational Report April 15 - June 14, 2025

Director Cornell noted that the Quality Indicator Charts that are typically included in the report aren't included as the information is the same as the last operational update.

Denna Leach, Clinical Specialist, noted that the homes are enhancing end-of-life and palliative practices for residents also noting the distinct difference between the two. She shared that palliative care relates to early identification and effective pain and symptom management whereas end-of-life care relates to the last days and hours of life. She shared that team members from all three homes attended a workshop in Toronto offering staff valuable opportunities to learn, connect and grow in related to palliative and end-of-life care. She noted that new assessment tools will be used to better support residents on their palliative and end-of-life journeys.

It was noted that Denna Leach is representing all the LTC homes in Grey Bruce on the Grey Bruce Ontario Health Team Palliative Care Steering Committee. She encouraged everyone to start discussions early in regards to end of life decisions.

The Committee asked if it is a requirement to have a will before moving into Long-Term Care where staff confirmed it is not a requirement.

Karen Kraus, Executive Director of Rockwood Terrace, gave an update on Ministry inspections for the reporting period. She noted that all three homes had visits during the reporting period. Grey Gables received a written notification to follow up on a critical incident regarding infection prevention and control specific to documentation where corrective actions were implemented. Lee Manor received a written notification to follow up on reporting certain matters to the Director where corrective actions were implemented.

A Proactive Compliance Inspection was conducted at Rockwood Terrace. Two inspectors stayed for 12 days where they spoke to staff and residents as well as family members about the home. The inspectors noted the conversations were positive around resident care received and all staff-to-resident interactions were positive. Staff noted that they have not yet received a public report to share with the Committee. Areas of non compliance are being addressed.

Councillor Keaveney left the meeting at 11:16 a.m.

Shannon Cox, Executive Director of Grey Gables, noted that both Rockwood Terrace and Grey Gables had emergencies within the reporting period. Grey Gables had an electrical fire which resulted in the use of a fire extinguisher. All residents and staff were removed safely. The fire department came and gave the all clear for residents and staff to return to the building. As an extra precaution, residents were kept out of area for the weekend to have service master come in and set up an air scrubber.

At Rockwood Terrace, staff could smell an electrical smell but the incident did not trip the fire alarm. Staff evacuated the entire second floor while waiting for the fire department and maintenance to arrive.

Warden Matrosovs left the meeting at 11:20 a.m.

Tolleen Parkin, Executive Director of Lee Manor shared a Colour-It story of making a new resident of another Country comfortable in their transition into the home. The resident lost their English skills overtime, but staff stepped up learning words in the residents native language and had a team member who was familiar in this language chat with the employee during their transition.

CM14-25
Moved by: Councillor Carleton
Seconded by: Councillor Paterson

That Report LTCR-CM-11-25 regarding the Long-Term Care Operational Report dated April 15 to June 14, 2025, be received for information.

Carried

LTCR-CM-12-25 Long-Term Care Financial Update as of April 30, 2025

Markus Hawco advised to the Committee that the department doesn't have a year end projection in April as it's too early in the year. He noted that 85% of the total operating budget is based on salaries and benefits and that the department will have a better idea of the position the homes are in around the end of the summer when a majority of the budget has been used with respect to vacation. He noted that Case Mix Index adjustments have been made based on this information.

He shared that the Long-Term Care administration costing flows through to each of the three homes and is applied to residents as an administrative charge. The department is expected to be on budget at the end of the year.

He shared that Grey Gables presents to be over budget by approximately $122,000, noting that the home is over budget with snow removal due to the harsh winter season. $5000 of the total annual budget is left for November and December. PSW agency staff usage for the first quarter was higher than anticipated at $92,000.

The Committee asked staff to confirm if snow removal is done for Grey Highlands and the daycare. Staff advised that a portion of rent is allocated for snow removal and the Municipality is not billed for this directly.

The Committee asked staff to elaborate on staffing at Grey Gables where Shannon Cox, Executive Director of Grey Gables, noted this is an ongoing issue. She confirmed to the Committee that all staffing lines are currently full and the agency is only used when the homes can't get County staff to cover unanticipated vacancies such as sick days or leaves of absences.

Markus Hawco advised that Lee Manor is currently under budget by $86,800 due to higher revenue and vacancies in positions for short periods. Rockwood Terrace is currently under budget by $185,800 due to higher revenue and vacancies in positions for short periods. He also noted the current Collective Agreement expired January 31st of this year contributing to a further supplement at the home. The new Rockwood Terrace project remains on budget and on time.

CM15-25
Moved by: Councillor Nielsen
Seconded by: Councillor Hutchinson

That report titled LTCR-CM-12-25 Long Term Care Financial Update as of April 30, 2025, be received for information.

Carried

Closed Meeting Matters

The meeting took a brief recess from 11:38 a.m. to 11:40 a.m.

The Committee proceeded into closed session at 11:40 a.m.

The Committee returned to open session at 12:03 p.m.

Moved by: Councillor Nielsen
Seconded by: Councillor Paterson

That the Long-Term Care Committee of Management does now go into closed session pursuant to Section 239 (2) of the Municipal Act, 2001, as amended, to discuss a staff matter:

i. **Personal matters about an identifiable individual, including municipal or local board employees.**

ii. **Labour relations or employee negotiations**

Carried

Correspondence

There was no correspondence.

Other Business

There was no other business.

Next Meeting Date

Thursday, September 18, 2025, at 9:00 a.m.

Adjournment

On motion of Councillors Paterson and Hutchinson, the Long-Term Care Committee of Management adjourned at 12:06 p.m. to the call of the Chair.

Corporation of the County of Grey
By-law 5243-25

A By-law to Authorize the Disposition of Certain Lands in the City of Owen Sound as described in Schedule 'A'

WHEREAS the Corporation of the County of Grey ("County of Grey") is the sole shareholder of Grey County and Owen Sound Housing Corporation (the "Housing Corporation");

WHEREAS the Council of the County of Grey has adopted the recommendations of the Committee of the Whole from its meeting dated September 19, 2023, authorizing the disposition of 1325 8th Avenue West, Owen Sound, legally described as Lot 23, Registered Plan 444, City of Owen Sound, County of Grey;

AND WHEREAS the County of Grey is required to act as an intermediary in that disposition to create certain easements in respect of the Property in compliance with subsections 50(3)(c) and 50(5)(b) of the Planning Act;

AND WHEREAS Section 11 of the Municipal Act, 2001, as amended, provides that a municipality may pass by-laws respecting public assets of the municipality acquired for the purpose of exercising its authority under the Act and any other Act;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF
THE CORPORATION OF THE COUNTY OF GREY HEREBY ENACTS AS FOLLOWS:

1. The sale of the land described in Schedule "A" by the Grey County and Owen Sound Housing Corporation (the "Housing Corporation") pursuant to the Agreement of Purchase and Sale attached hereto (the "Agreement") is authorized.

2. That the Corporation of the County of Grey is authorized to acquire legal title to the land described in Schedule "A" from the Housing Corporation for the purposes of 1.) granting and obtaining the easements described therein and 2.) disposing of that title in accordance with the terms of the Agreement.

3. That the Warden and Clerk and the Directors of the Housing Corporation are hereby authorized and directed to execute all documents as may be necessary to give effect to this By-law; and

4. The Agreement referred to in Clause 1 is attached hereto as Schedule ‘B’ and forms and becomes part of this By-law; and

5. This By-law shall come into force and effect upon the final passing thereof.

ENACTED AND PASSED this 24th day of July 2025.

_____	_____
WARDEN: Andrea Matrosovs	CLERK: Tara Warder

Schedule ‘A’ to By-law 5243-25

1325 8th Avenue West, Owen Sound legally described as Lot 23, registered plan 444, City of Owen Sound, County of Grey (all of PIN 37049-0044) together with a mutual driveway easement over Part of Lot 24, Registered Plan 444, City of Owen Sound, County of Grey, and subject to a mutual driveway easement benefitting Lot 24, Registered Plan 444; City of Owen Sound, County of Grey

Schedule ‘B’ to By-law 5243-25

OREA Ontario Real Estate Association — Agreement of Purchase and Sale

Form 100
for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 13th day of June 20 25

BUYER: [redacted] agrees to purchase from
(Full legal names of all Buyers)

SELLER: Grey County and Owen Sound Housing Corporation, the following
(Full legal names of all Sellers)

REAL PROPERTY:

Address 1325 8th Avenue West, Owen Sound

fronting on the East side of 8th Avenue West

in the City of Owen Sound

and having a frontage of 60 feet more or less by a depth of 100 feet more or less

and legally described as Lot 23 Plan 444; Owen Sound

(the "property")
(Legal description of land including easements not described elsewhere)

PURCHASE PRICE: Dollars (CDN$) $250,000.00

TWO HUNDRED AND FIFTY THOUSAND Dollars

DEPOSIT: Buyer submits Upon Acceptance
(Herewith/Upon Acceptance/as otherwise described in this Agreement)

Two Hundred Dollars (CDN$) 200.00

by negotiable cheque payable to the sellers solicitor, in trust "Deposit Holder" to be held in trust pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Buyer is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

Buyer agrees to pay the balance as more particularly set out in Schedule A attached.

SCHEDULE(S) A B and C **attached hereto form(s) part of this Agreement.**

1. **IRREVOCABILITY:** This offer shall be irrevocable by Buyer (Seller/Buyer) until 4:30 (a.m./p.m.) on the 30th day of July 20 25, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.

2. **COMPLETION DATE:** This Agreement shall be completed by no later than 6:00 p.m. on the 20th day of August 20 25. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S): [redacted] **INITIALS OF SELLER(S):** [redacted]

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3. **NOTICES:** The Seller hereby appoints the Listing Brokerage as agent for the Seller for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Buyer's Brokerage) has entered into a representation agreement with the Buyer, the Buyer hereby appoints the Buyer's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **The Brokerage shall not be appointed or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices where the Brokerage represents both the Seller and the Buyer (multiple representation) or where the Buyer or the Seller is a self-represented party.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: 226-256-8419 (For delivery of Documents to Seller)

FAX No.: 519-372-1602 (For delivery of Documents to Buyer)

Email Address: legal@grey.ca (For delivery of Documents to Seller)

Email Address: andrew@drurylaw.ca (For delivery of Documents to Buyer)

4. **CHATTELS INCLUDED:**

None

Unless otherwise stated in this Agreement or any Schedule hereto, Seller agrees to convey all fixtures and chattels included in the Purchase Price free from all liens, encumbrances or claims affecting the said fixtures and chattels.

5. **FIXTURES EXCLUDED:**

6. **RENTAL ITEMS (Including Lease, Lease to Own):** The following equipment is rented and **not** included in the Purchase Price. The Buyer agrees to assume the rental contract(s), if assumable:

Hot Water Tank

The Buyer agrees to co-operate and execute such documentation as may be required to facilitate such assumption.

7. **HST:** If the sale of the property (Real Property as described above) is subject to Harmonized Sales Tax (HST), then such tax shall be included in (included in/in addition to) the Purchase Price. If the sale of the property is not subject to HST, Seller agrees to certify on or before closing, that the sale of the property is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.

INITIALS OF BUYER(S): [redacted] **INITIALS OF SELLER(S):** [redacted]

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8. **TITLE SEARCH:** Buyer shall be allowed until 6:00 p.m. on the 3rd day of August, 20 25, (Requisition Date) to examine the title to the property at Buyer's own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy Buyer that there are no outstanding work orders or deficiency notices affecting the property, and that its present use (Single Family Detached) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

9. **FUTURE USE:** Seller and Buyer agree that there is no representation or warranty of any kind that the future intended use of the property by Buyer is or will be lawful except as may be specifically provided for in this Agreement.

10. **TITLE:** Provided that the title to the property is good and free from all registered restrictions, charges, liens, and encumbrances except as otherwise specifically provided in this Agreement and save and except for (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, or security has been posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any minor easements for the supply of domestic utility or telecommunication services to the property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telecommunication lines, cable television lines or other services which do not materially affect the use of the property. If within the specified times referred to in paragraph 8 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to Seller and which Seller is unable or unwilling to remove, remedy or satisfy or obtain insurance save and except against risk of fire (Title Insurance) in favour of the Buyer and any mortgagee, (with all related costs at the expense of the Seller), and which Buyer will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies paid shall be returned without interest or deduction and Seller, Listing Brokerage and Co-operating Brokerage shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, Buyer shall be conclusively deemed to have accepted Seller's title to the property.

11. **CLOSING ARRANGEMENTS:** Where each of the Seller and Buyer retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, Chapter L4 and the Electronic Registration Act, S.O. 1991, Chapter 44, and any amendments thereto, the Seller and Buyer acknowledge and agree that the exchange of closing funds, non-registrable documents and other items (the "Requisite Deliveries") and the release thereof to the Seller and Buyer will (a) not occur at the same time as the registration of the transfer/deed (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said lawyers. The Seller and Buyer irrevocably instruct the said lawyers to be bound by the document registration agreement which is recommended from time to time by the Law Society of Ontario. Unless otherwise agreed to by the lawyers, such exchange of Requisite Deliveries shall occur by the delivery of the Requisite Deliveries of each party to the office of the lawyer for the other party or such other location agreeable to both lawyers.

12. **DOCUMENTS AND DISCHARGE:** Buyer shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of Seller. If requested by Buyer, Seller will deliver any sketch or survey of the property within Seller's control to Buyer as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Trust And Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by Buyer on completion, is not available in registrable form on completion, Buyer agrees to accept Seller's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registrable form and to register same, or cause same to be registered, on title within a reasonable period of time after completion, provided that on or before completion Seller shall provide to Buyer a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, and, where a real time electronic cleared funds transfer system is not being used, a direction executed by Seller directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

13. **INSPECTION:** Buyer acknowledges having had the opportunity to inspect the property and understands that upon acceptance of this offer there shall be a binding agreement of purchase and sale between Buyer and Seller. **The Buyer acknowledges having the opportunity to include a requirement for a property inspection report in this Agreement and agrees that except as may be specifically provided for in this Agreement, the Buyer will not be obtaining a property inspection or property inspection report regarding the property.**

14. **INSURANCE:** All buildings on the property and all other things being purchased shall be and remain until completion at the risk of Seller. Pending completion, Seller shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, Buyer may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion. If Seller is taking back a Charge/Mortgage, or Buyer is assuming a Charge/Mortgage, Buyer shall supply Seller with reasonable evidence of adequate insurance to protect Seller's or other mortgagee's interest on completion.

INITIALS OF BUYER(S): [redacted] **INITIALS OF SELLER(S):** [redacted]

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15. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if Seller complies with the subdivision control provisions of the Planning Act by completion and Seller covenants to proceed diligently at Seller's expense to obtain any necessary consent by completion.

16. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registrable form at the expense of Seller, and any Charge/Mortgage to be given back by the Buyer to Seller at the expense of the Buyer. If requested by Buyer, Seller covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50(22) of the Planning Act, R.S.O.1990.

17. **RESIDENCY:** (a) Subject to (b) below, the Seller represents and warrants that the Seller is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Seller shall deliver to the Buyer a statutory declaration that Seller is not then a non-resident of Canada; (b) provided that if the Seller is a non-resident under the non-residency provisions of the Income Tax Act, the Buyer shall be credited towards the Purchase Price with the amount, if any, necessary for Buyer to pay to the Minister of National Revenue to satisfy Buyer's liability in respect of tax payable by Seller under the non-residency provisions of the Income Tax Act by reason of this sale. Buyer shall not claim such credit if Seller delivers on completion the prescribed certificate.

18. **ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Buyer.

19. **PROPERTY ASSESSMENT:** The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.

20. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective lawyers who may be specifically authorized in that regard.

21. **TENDER:** Any tender of documents or money hereunder may be made upon Seller or Buyer or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the *Canadian Payments Act (R.S.C., 1985, c. C-21)*, as amended from time to time.

22. **FAMILY LAW ACT:** Seller warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Seller has executed the consent hereinafter provided.

23. **UFFI:** Seller represents and warrants to Buyer that during the time Seller has owned the property, Seller has not caused any building on the property to be insulated with insulation containing urea formaldehyde, and that to the best of Seller's knowledge no building on the property contains or has ever contained insulation that contains urea formaldehyde. This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.

24. **LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the brokerage is not legal, tax or environmental advice.

25. **CONSUMER REPORTS: The Buyer is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.**

26. **AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between Buyer and Seller. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. For the purposes of this Agreement, Seller means vendor and Buyer means purchaser. This Agreement shall be read with all changes of gender or number required by the context.

27. **ELECTRONIC SIGNATURES:** The parties hereto consent and agree to the use of electronic signatures pursuant to the *Electronic Commerce Act, 2000*, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

28. **TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF BUYER(S [redacted] **INITIALS OF SELLER(S)** [redacted]

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29. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

[redacted] (Seal) June 25, 2025 (Date)

[redacted] (Seal) June 25, 2025 (Date)

I, the Undersigned Seller, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) [redacted] (Seller) (Seal) 02/07/2025 (Date)

(Witness) (Seller) (Seal) (Date)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness) (Spouse) (Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at ..... (a.m./p.m.) this ..... day of ....., 20.....

(Signature of Seller or Buyer)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ..... (Tel.No.)

(Salesperson/Broker/Broker of Record Name)

Co-op/Buyer Brokerage ..... (Tel.No.)

(Salesperson/Broker/Broker of Record Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

[redacted] (Seller) 02/07/2025 (Date)

(Seller) (Date)

Address for Service 595 9th Avenue East, Owen Sound, ON N4K3E3

548 877-0823 (Tel. No.)

Seller's Lawyer Jill Sampson, The Alliance Lawyers

Address 142 10th Street West, Owen Sound, ON N4K 3P9

Email .....

519- 376-7450 (Tel. No.) 519- 376-8288 (Fax. No.)

I acknowledge receipt of my signed copy of this accepted Agreement of [redacted] and a copy to my lawyer.

[redacted] (Buyer) June 25, 2025 (Date)

June 25, 2025 (Date)

Address for Service .....

..... (Tel. No.)

Buyer's Lawyer Andrew Drury, Andrew Drury Law Professional Corp

Address 945 3rd Avenue East, Unit 12, Owen Sound, ON N4K 2K8

Email andrew@drurylaw.ca

519 372-1850 (Tel. No.) 519 372-1602 (Fax. No.)

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement of Purchase and Sale:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement of Purchase and Sale, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement of Purchase and Sale. Acknowledged by:

(Authorized to bind the Listing Brokerage) (Authorized to bind the Co-operating Brokerage)

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OREA Ontario Real Estate Association

Form 100
for use in the Province of Ontario

Schedule A
Agreement of Purchase and Sale

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: [redacted], and

SELLER: Grey County and Owen Sound Housing Corporation

for the purchase and sale of 1325 8th Avenue West, Owen Sound

dated the 13th day of June, 20 25

Buyer agrees to pay the balance as follows:

1. The Buyer agrees to pay and deliver the deposit, being a certified cheque payable to the Seller's Lawyer, in trust within 5 (five) days of this offer becoming firm and binding.

2. The Buyer agrees to pay the balance of the purchase price, subject to adjustments, to the Seller on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, or certified cheque.

3. The Buyer acknowledges and agrees that they are acquiring the above property "as is, where is" as further outlined in Schedule "C".

4. The Buyer and Seller hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time, with respect to this Agreement and any other documents respecting this transaction.

This form must be initialled by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): [redacted] **INITIALS OF SELLER(S):** [redacted]

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SCHEDULE B

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: [redacted] **and**

SELLER: **Grey County and Owen Sound Housing Corporation**

For the purchase and sale of Lot 23, Plan 444 together with and subject to the interests described in this Schedule "B"; City of Owen Sound, County of Grey dated the 13th day of June, 2025.

LEGAL DESCRIPTION

1. The property that is the subject of this agreement is legally described as and presently bears the associated Property Identification Number(s) (PIN(s)):

   Lot 23, Plan 444, City of Owen Sound, County of Grey (all of PIN 37049-0044)

   Together with a mutual driveway easement over Part of Lot 24, Plan 444, City of Owen Sound, County of Grey depicted as Part 3 on Reference Plan 16R-11973 (part of PIN 37049-0045)

   Subject to a mutual driveway easement over that land depicted as Part 4 on Reference Plan 16R-11973 in favour of Lot 24, Plan 444, City of Owen Sound, County of Grey

[redacted]

COMMON DRIVEWAY EASEMENTS

Dominant Lands: PIN 37049-0044

Lot 23, Plan 444 City of Owen Sound, County of Grey

Servient Lands: Part of PIN 37049-0045

Part of Lot 24, Plan 444 City of Owen Sound, County of Grey, depicted as Part 3 on Reference Plan 16R-11973

Subject to the following non-exclusive easements in perpetuity over the Servient Lands to the benefit of the Dominant lands for a common driveway accessing both Lot 23 and Lot 24, Plan 444 City of Owen Sound, County of Grey:

a. an easement for ingress and egress of pedestrians and vehicles of all types to and from public roads across over, along, upon and through the Servient Lands to and from the Dominant Lands; and
b. an easement over, along, upon and through the Servient Lands for the purposes of completion of the construction and/or the inspection, maintenance, repair and/or replacement of the common driveway provided the use of the Servient Lands is not unreasonably and significantly impaired on account thereof.

This easement does not restrict, impair or affect any right of future construction or use on or of any part of the Servient Lands which has the predominant right to occur despite the existence of this easement.

GENERAL

ENUREMENT

The parties hereby agree that:

1. this agreement and the rights granted herein shall pass with and extend and be annexed to, and run with and bind the Servient Tenement, as servient tenement, and every part thereof and shall also bind the Grantor and the successors, assigns, legal representatives, lessees, sublessees and licensees of the Grantor, all successors in title to all or any portion of the Servient Tenement, and any other persons, firms, corporations or organizations having at any time any right of use, occupancy or possession of all or any portion of the Servient Tenement or of all or any portion of any existing or future building or buildings situate upon the Servient Tenement or any part thereof (all of which shall be deemed for the purposes of this Agreement to be included within the term "Grantor" as the context requires); and

2. these presents and restrictions shall pass with, extend to, run with and benefit each and every part of the Dominant Tenement, as the dominant tenement, and shall also extend to and be enforceable by the Grantee and its successors and assigns who have acquired

all or any portion of the Grantee's interest in the Dominant Tenement, so as to enure to each and every successor and assign of the Grantee deriving all or any portion of Grantee's interest in the Dominant Tenement (all of which shall be deemed for the purposes of this Agreement to be included within the term "Grantee" as the context requires).

GRANT NOT TO AFFECT POSSESSION

Nothing in this Agreement shall be construed as affecting the right of the Grantor to ownership in fee simple and possession of the Servient Tenement and the Grantor shall have the right to use and enjoy the Servient Tenement except to the extent that the use and enjoyment by the Grantor constitutes an unreasonable interference with the rights of the Grantee under this Agreement.

LIABILITY OF PARTIES

The parties acknowledge and agree that nothing in this agreement shall create any liability on the part of one party to the other party to this agreement (or to any of their respective employees, invitees, tenants, servants, agents, licensees, contractors and/or occupants) for any personal injury or death or property damage or loss incurred or occasioned by the exercise of the rights granted hereunder, unless resulting from the actual wilful misconduct or negligence of said party or its employees (or others to whom it is responsible for in law or otherwise), and both parties covenant to indemnify and save harmless the other and their respective successors and assigns in respect of such damage or injury.

GRANTOR NOT TO CONSTRUCT UPON EASEMENT LANDS

The Grantor covenants and agrees not to hereafter erect or construct upon the Servient Tenement any building or structure, permanent or otherwise, nor hereafter plant or maintain or allow to be planted or maintained thereon, any trees, landscaping or other structure which would or could unreasonably prevent or hinder the rights of the Grantee under this Agreement. Nor shall the Grantor close in or alter the right of way herein granted, except for reasonable maintenance, without the prior written consent of the Grantee.





COMMON DRIVEWAY EASEMENTS

Dominant Lands: PIN 37049-0045

Lot 24, Plan 444 City of Owen Sound, County of Grey

Servient Lands: Part of PIN 37049-0044

Part of Lot 23, Plan 444 City of Owen Sound, County of Grey, depicted as Part 4 on Reference Plan 16R-11973

Subject to the following non-exclusive easements in perpetuity over the Servient Lands to the benefit of the Dominant lands for a common driveway accessing both Lot 23 and Lot 24, Plan 444 City of Owen Sound, County of Grey:

a. an easement for ingress and egress of pedestrians and vehicles of all types to and from public roads across over, along, upon and through the Servient Lands to and from the Dominant Lands; and
b. an easement over, along, upon and through the Servient Lands for the purposes of completion of the construction and/or the inspection, maintenance, repair and/or replacement of the common driveway provided the use of the Servient Lands is not unreasonably and significantly impaired on account thereof.

This easement does not restrict, impair or affect any right of future construction or use on or of any part of the Servient Lands which has the predominant right to occur despite the existence of this easement.

GENERAL

ENUREMENT

The parties hereby agree that:

1. this agreement and the rights granted herein shall pass with and extend and be annexed to, and run with and bind the Servient Tenement, as servient tenement, and every part thereof and shall also bind the Grantor and the successors, assigns, legal representatives, lessees, sublessees and licensees of the Grantor, all successors in title to all or any portion of the Servient Tenement, and any other persons, firms, corporations or organizations having at any time any right of use, occupancy or possession of all or any portion of the Servient Tenement or of all or any portion of any existing or future building or buildings situate upon the Servient Tenement or any part thereof (all of which shall be deemed for the purposes of this Agreement to be included within the term "Grantor" as the context requires); and

2. these presents and restrictions shall pass with, extend to, run with and benefit each and every part of the Dominant Tenement, as the dominant tenement, and shall also extend to and be enforceable by the Grantee and its successors and assigns who have acquired



all or any portion of the Grantee's interest in the Dominant Tenement, so as to enure to each and every successor and assign of the Grantee deriving all or any portion of Grantee's interest in the Dominant Tenement (all of which shall be deemed for the purposes of this Agreement to be included within the term "Grantee" as the context requires).

GRANT NOT TO AFFECT POSSESSION

Nothing in this Agreement shall be construed as affecting the right of the Grantor to ownership in fee simple and possession of the Servient Tenement and the Grantor shall have the right to use and enjoy the Servient Tenement except to the extent that the use and enjoyment by the Grantor constitutes an unreasonable interference with the rights of the Grantee under this Agreement.

LIABILITY OF PARTIES

The parties acknowledge and agree that nothing in this agreement shall create any liability on the part of one party to the other party to this agreement (or to any of their respective employees, invitees, tenants, servants, agents, licensees, contractors and/or occupants) for any personal injury or death or property damage or loss incurred or occasioned by the exercise of the rights granted hereunder, unless resulting from the actual wilful misconduct or negligence of said party or its employees (or others to whom it is responsible for in law or otherwise), and both parties covenant to indemnify and save harmless the other and their respective successors and assigns in respect of such damage or injury.

GRANTOR NOT TO CONSTRUCT UPON EASEMENT LANDS

The Grantor covenants and agrees not to hereafter erect or construct upon the Servient Tenement any building or structure, permanent or otherwise, nor hereafter plant or maintain or allow to be planted or maintained thereon, any trees, landscaping or other structure which would or could unreasonably prevent or hinder the rights of the Grantee under this Agreement. Nor shall the Grantor close in or alter the right of way herein granted, except for reasonable maintenance, without the prior written consent of the Grantee.

SCHEDULE C

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: [redacted] **and**

SELLER: **Grey County and Owen Sound Housing Corporation**

For the purchase and sale of Lot 23, Plan 444 together with and subject to the interests described in Schedule "B"; City of Owen Sound, County of Grey dated the 13th day of June, 2025.

SELLER

1. The Seller declares and the Buyer acknowledges the following:
    a. that the Seller is a corporation wholly owned and controlled by the Corporation of the County of Grey ("Grey County"), an upper-tier municipality within the meaning of the Municipal Act, 2001;
    b. that the sale of the Property may require the creation of an interest in the land that may be subject to the subdivision control provisions of the Planning Act;
    c. that the Seller may, prior to the conclusion of this Agreement, transfer the Property or some interest in it to Grey County in order to comply with those subdivision control provisions; and
    d. that if it makes such a transfer, the Seller shall ensure that Grey County transfers the Property or the interest in it to the Buyer upon completion of this agreement.

BUYERS INDEMNITY

2. The Buyer acknowledges and agrees that it shall acquire the Property on an "As Is Where Is" basis including improvements, structures, trees and shrubs, including any encroachments except as provided in Schedule "B", and as further set out below.

3. In agreeing to purchase the Property, on an "As Is, Where Is" basis, the Buyer acknowledges and agrees that:

    a. The Seller shall have no responsibility whatsoever to remedy any defect, comply with any work order or complete any unfinished work.

    b. The Seller shall have no obligations or responsibility to the Buyer after Closing with respect to any matter relating to the Property or the condition thereof. The provisions of Section 2 and this Section 3 shall survive and not merge on Closing.

[redacted]

c. The Seller makes no representations or warranties whatsoever, either expressed or implied, as to the existence or non-existence of any asbestos, PCB's, radioactive substances or any other substances, liquids or materials or contaminants which may be hazardous or toxic (collectively, "Hazardous Substances") or require removal and disposal pursuant to the provisions of any applicable legislation (all of the foregoing being hereinafter called "Environmental Matters"), and that the Buyer is relying upon its own investigations, if any, in this regard.

d. The Buyer acknowledges having inspected the property prior to the Closing Date and is relying on its own due diligence as to the condition of the Property and improvements.

4. The Buyer covenants and agrees that, effective as of the Closing Date, the Buyer shall:

e. forever release and covenant not to sue the Seller and its affiliates, shareholders, subsidiaries, related legal entities, and any of their elected officials, directors, officers, employees, appointees and agents with respect to anything in connection with, arising from or in any way related to:

i. the state and quality of title;

ii. the condition of the soil, subsoil, ground and surface water, or any other environmental matters, the condition of the Lands, suitability for development, physical characteristics, profitability, or any other matters in relation to the Property whatsoever, including, without limitation, compliance with any provincial or federal law or municipal by-law regulating or protecting the natural environment ("Environmental Law"), the existence of any Hazardous Substances in, on, under, or emanating from or onto the Property, regardless of whether such environmental conditions or the presence of Hazardous Substances is known or unknown by the Buyer.

which release and covenant not to sue shall apply to all claims at law or in equity, including, but not limited to, claims or causes of action for personal injury or death, property damage, statutory claims under Environmental Laws and claims for contribution and shall survive and not merge on Closing; and

f. be responsible for, and hereby agree to indemnify, defend and save harmless the Seller from, any and all costs whatsoever (including, without limitation, legal, consultant and witness costs and fees), claims, demands, actions, prosecutions, administrative hearings, fines, losses, damages,

penalties, judgments, awards (including awards of costs) and liabilities (including sums paid in settlement of claims) in connection with, arising from or in any way related to the following, without limitation:

i. the state of repair or the condition of the Property;

ii. the state and quality of title, occupancy and current use of the Property;

iii. any non-compliance with Environmental Law or the existence of Hazardous Substances in, on or under the Lands, the Buildings or any structure or paved surface, or in any environmental medium (including, but not limited to, the soil, groundwater, or soil vapour on or under, or emanating from or onto the Property);

iv. any order issued by any governmental or regulatory authority in connection with the condition of the Property; or

v. any loss, damage, or injury caused either directly or indirectly as a result of the condition of the Property.

Without limiting the generality of the foregoing, this indemnification shall specifically extend to include and cover costs incurred in connection with any claim for personal injury, death, property damage, investigation of site conditions, any clean-up, remedial, removal, monitoring or restoration work required by any governmental or regulatory authority because of any non-compliance with Environmental Law or the existence of any Hazardous Substances on the Property.

g. This Section 4 shall not merge but shall survive the Closing Date and shall be a continuing obligation of the Buyer.

CONDITIONS – COUNTY COUNCIL APPROVAL

5. This Agreement is conditional, for a period of sixty (60) days from the date of acceptance of this agreement upon the municipal Council of the County, as sole shareholder of the Seller, enacting such resolutions or by-laws as may be required to approve the terms contemplated by this Agreement (the "County Council Approval Condition"). This condition has been inserted for the sole benefit of the Seller and is a condition precedent to the obligation of the Seller to complete this Agreement on the Closing Date. If this condition is not fulfilled within the applicable time period, and the Seller fails to notify the Buyer or its solicitors in writing that such condition has been fulfilled, this Agreement shall terminate and the Seller shall refund to the Buyer the deposit paid.

[redacted]

GENERAL

6. The Buyer and Seller hereby acknowledge that the Buyer is already in possession of the property pursuant to the terms of the Lease agreement between the Buyer and the Seller dated the 31st day of January, 2001. The Buyer further acknowledges that it shall maintain any insurance required under that agreement until completion of this agreement.

7. The Buyer warrants to the Seller, its affiliates, shareholders, subsidiaries, related legal entities, and any of their elected officials, directors, officers, employees, appointees and agents that the Buyer is not prohibited from purchasing the property pursuant to the provisions of the Prohibition on the Purchase of Residential Property by Non-Canadians Act (Canada). The Buyer confirms that this warranty shall not merge and shall survive closing.

Corporation of the County of Grey
By-law 5244-25

A By-law to Amend Schedules D, G, H, O, and U of By-law 4788-13, being a By-law to Regulate Traffic and Parking on Highways within the Grey County Roads System

WHEREAS the County of Grey adopted By-law 4788-13 to regulate traffic and parking on highways within the Grey County Roads System;

AND WHEREAS the Council of the County of Grey adopted the recommendations of the Committee of the Whole from its July 10, 2025, meeting to amend Schedules D - No Parking For Restricted Length of Times, G - No Parking Except by Disability Parking Permit, H – No parking – Restricted Times – Winter Season, O - Rates of Speed in School Zones for Restricted Times, and U - No Parking Where Signs Posted.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF
THE CORPORATION OF THE COUNTY OF GREY HEREBY ENACTS AS FOLLOWS:

1. That Bylaw 4788-13 be amended by repealing Schedules D, G, H, O, and U and replacing them with the attached Schedules D, G, H, O and U to this By-law.

ENACTED AND PASSED this 24th day of July, 2025.

_____ _____

WARDEN: Andrea Matrosovs CLERK: Tara Warder

Schedule "D"

By-Law 4788-13
Amended by By-law 5176-24 and 5244-25
Section 4.2 (f)

Parking For Restricted Length of Times

Column 1	Column 2	Column 3	Column 4
Grey Road No.	**Description**	**Parking Time Limit**	**Time of Day That Parking Limit is Applicable**
4 (10th Street, Hanover)	On north side from 6th Avenue to 10th Avenue	2 hour parking	9 a.m. to 6 p.m., except for Sundays and/or Holidays
4 (10th Street, Hanover)	On north side from 11th Avenue to 13th Avenue	2 hour parking	9 a.m. to 6 p.m., except for Sundays and/or Holidays
4 (10th Street, Hanover)	On south side from 6th Avenue to 13th Avenue	2 hour parking	9 a.m. to 6 p.m., except for Sundays and/or Holidays
13 (Bruce Street S., Thornbury)	On both sides from King's Highway No. 26 southerly to approximately 100 metres south of Louisa St. E. and W.	2 hour parking	8 a.m. to 6 p.m.
13 (Marsh Street S., Clarksburg)	On both sides from the intersection of Hillcrest Drive to a point approximately 100 metres south of Clark Street	2 hour parking	9 a.m. to 4 p.m., except for Mondays and Tuesdays
15 (3rd Ave. E., Owen Sound)	On the east side from a point 14.9 metres northerly of the intersection of 9th Street East to a point 30.5 metres northerly of the intersection of 9th Street East	10 minute parking	anytime

Schedule "G"

By-Law 4788-13
Amended by By-law 5176-24 and 5244-25
Section 4.2 (i)

No Parking Except by Disability Parking Permit

COLUMN 1	COLUMN 2
GREY ROAD NO.	**DESCRIPTION**
4 (Lambton Street E, Durham)	First two parking spaces east of Albert Street S on south side of Lambton St E (in front of 205 Lambton St E)
4 (10th Street, Hanover)	16.76 metres west of 10th Avenue on north side of 10th Street (in front of 330 10th Street)
4 (10th Street, Hanover)	143.26 metres east of 7th Avenue on south side of 10th Street (in front of 267 10th Street)
4 (10th Street, Hanover)	First parking space west of 10th Avenue on south side of 10th Street (in front of 323 10th Street)
4 (10th Street, Hanover)	First parking space west of 8th Avenue on north side of 10th Street (in front of 264 10th Street)
4 (10th Street, Hanover)	First parking space west of 13th Avenue on south side of 10th Street (in front of 433 10th Street)
10 (Mill Street Neustadt)	64 metres south of Queen Street on west side of Mill Street parking space (in front of 506 Mill Street)
12 (Nelson Street, Meaford)	Appropriately signed spaces between Sykes Street North and Cook Street
12 (Main Street West Markdale)	On the north side of Main Street West (Grey Road 12), 15.5 metres west of Toronto Street (Highway 10)
13 (Bruce Street, Thornbury)	Appropriately signed spaces between King's Highway No. 26 and Louisa Street East and West
13 (Marsh Street, Clarksburg)	Appropriately signed spaces between Clark Street and Hillcrest Drive
13 (Marsh Street, Clarksburg)	First two parking spaces on the west side of, north of Clark Street

COLUMN 1	COLUMN 2
GREY ROAD NO.	**DESCRIPTION**
13 (Marsh Street, Clarksburg)	First two parking spaces on the west side of Marsh Street, 100 metres north of Clark Street
15 (3rd Avenue East, Owen Sound)	The west side of 3rd Avenue East from a point 63.5 metres north of the north curb face of 17th Street East to a point 6.5 metres northerly

Schedule "H"

By-Law 4788-13 Amended by 4905-15, 4993-17, 5039-19 and 5244-25
Section 4.2 (j)

No Parking – For Restricted Times – During Winter Season

Grey Road No.	Description	Time of Day that No Parking is Applicable	Dates that No Parking is Applicable
1 (2nd Ave. W., 3rd Ave. W., Eddie Sargent Parkway, Owen Sound)	Both sides of the road within the limits of the City of Owen Sound	1 a.m. to 7 a.m.	December 1 to March 31
4 (10th Street, Hanover)	Both sides of the road within the limits of the Town of Hanover	1 a.m. to 6 a.m.	December 1 to March 31
4 (Lambton St. E. and W., Bruce St. N., and Durham Road West, Durham)	Both sides of the road within the limits of the geographic Town of Durham except on the east side of Bruce St. N from Lambton St. W. to Chester St. W	12 a.m. to 7 a.m.	November 15 to April 15
4	**North and south sides from 30 metres west of the intersection of Grey Road 2/Road 45 to 200 metres west of intersection of Grey Road 2/Road 45**	**12 a.m. to 7 a.m.**	**November 15 to April 15**
4	**North and south sides from 30 metres east of the intersection of Grey Road 2/Road 45 to 250 metres east of intersection of Grey Road 2/Road 45**	**12 a.m. to 7 a.m.**	**November 15 to April 15**
5 (2nd Ave. E, 6th Street East, 8th Street East and 28th Street East, Owen Sound)	Both sides of the road within the limits of the City of Owen Sound	1 a.m. to 7 a.m.	December 1 to March 31
7 (St. Vincent St., Meaford)	Both sides of the road within the limits of the geographic Town of Meaford	2 a.m. to 6 a.m.	December 1 to April 1
9 (Neustadt)	Both sides of the road from A point 50 metres west of Bridge No. 009399 to a point 800 meters east of Bridge No. 009399	1 a.m. to 7 a.m.	December 1 to March 31

Grey Road No.	Description	Time of Day that No Parking is Applicable	Dates that No Parking is Applicable
10 (Neustadt)	Both sides of the road from the Neustadt Fire Hall to a point 150 metres south of the Lutheran Church. A distance of 1200 metres	1 a.m. to 7 a.m.	November 15 to April 15
10 (7th Avenue, Hanover)	Both sides of the road within the limits of the Town of Hanover	1 a.m. to 6 a.m.	December 1 to March 31
12 (Nelson Street W., Meaford)	Both sides of the road within the limits of the geographic Town of Meaford	2 a.m. to 6 a.m.	December 1 to April 1
13 (Bruce Street South, Thornbury)	Both sides of the road within the limits of the geographic Town of Thornbury	2 a.m. to 7 a.m.	November 1 to April 1
13 (Marsh Street, Clarksburg)	Both sides of the road within the limits of the geographic Village of Clarksburg	2 a.m. to 7 a.m.	November 1 to April 1
15 (3rd Avenue East, Owen Sound)	Both sides of the road within the limits of the City of Owen Sound	1 a.m. to 7 a.m.	December 1 to March 31
19	Both sides of the road from the intersection of King's Highway No. 26 to the intersection of Grey Road No. 21	2 a.m. to 7 a.m.	November 1 to April 1
27 (Durham Road West, Durham)	Both sides of the road within the limits of the geographic Town of Durham.	12 a.m. to 7 a.m.	November 15 to April 15
28 (24th Avenue, Hanover)	Both sides of the road within the limits of the Town of Hanover	1 a.m. to 6 a.m.	December 1 to March 31
113 (Alfred Street West, Thornbury)	Both sides of the road within the limits of the geographic Town of Thornbury	2 a.m. to 7 a.m.	November 1 to April 1
124	East and West Sides from the intersection of Grey Road 4 southerly for 200 m and from the intersection of Grey Road 4 northerly for 150 m.	12 a.m. to 7 a.m.	November 15 to April 15

Schedule "O"

By-Law 4788-13
Amended by 4818-13, 4874-14, 4905-15, 5039-19, 5096-20, 5119-21, 5132-22, 5176-24 and 5244-25
Section 5.3 (a) (iv)

Rates of Speed in School Zones for Restricted Times
40 kilometers per hour

Grey Road No.	Location	Effective Time
4	Osprey Central School 145 metres east of the intersection to 590 metres east of the intersection of County Road No. 2 and County Road No. 4 in the village of Maxwell	During school days 8:15 a.m. to 9:00 a.m. 10:55 a.m. to 11:40 a.m. 1:20 p.m. to 2:10 p.m. 3:20 p.m. to 3:50 p.m.
7 (St. Vincent St)	St. Vincent Euphrasia Elementary School 103 metres south to 382 metres south of the intersection of County Road 7 and King's Highway No. 26 in Meaford	During school days 8:00 to 9:00 a.m. 3:00 to 4:00 p.m.
9 (Main St W)	Highpoint Community School, Dundalk from the intersection of Ida Street to 25 metres north of Dundalk Street	During school days 8:15 to 9:00 a.m. 11:10 a.m. to 11:50 p.m. 1:20 to 1:50 p.m. 3:20 p.m. to 4:00 p.m.
10 (7th Ave)	Dawnview Public School, Hanover 300 metres north to 250 metres south of the intersection of 3rd Street and County Road No. 10 in Hanover	During school days 8:00 to 9:00 a.m. 3:00 to 4:00 p.m.
12 (Main St E)	Beavercrest Community School 20 metres west of the intersection of Sproule Street and Grey Road No. 12 to 98 metres west of the intersection of Lawler Drive and Grey Road No. 12 in the geographic Village of Markdale	During school days 7:45 to 9:00 a.m. 10:45 – 11:45 a.m. 1:00 – 2:00 p.m. 3:00 – 4:00 p.m.

Grey Road No.	Location	Effective Time
13 (Bruce St S)	Beaver Valley Community School 330 metres south of the southerly property limit to a point 170 metres north of the northerly property limits of Beaver Valley Community School, Thornbury	During school days 7:45 to 9:00 a.m. 10:55 to 11:35 a.m. 1:15 to 1:55 3:00 to 4:00 p.m.
40	Sullivan Community School, Desboro 95 metres north of the north entrance to 422 metres south of the south entrance of the school	During school days 8:15 to 9:00 a.m. 3:15 to 4:00 p.m.

Rates of Speed in School Zones for Restricted Times
60 kilometres per hour

Grey Road No.	Location	Effective Time
14	Cedarville Breezes School From 200 metres west of Southgate SR 7 to 570 metres west of Southgate SR 7	During school days 8:30 a.m. to 9:00 a.m. 3:40 p.m. to 4:10 p.m.
109	From 150 metres south of Southgate Road 8 to 300 metres north of Southgate Road 8	During school days 8:30 a.m. to 9:00 a.m. 3:40 p.m. to 4:10 p.m.

Schedule "U"

By-Law 4788-13
Amended by By-law 4901-15, 4905-15, 4921-16, 4934-16, 4993-17, 5039-19, 5072-20, 5096-20, 5119-21, 5132-22, 5157-23, 5176-24 and 5244-25
Section 4.2 (c)

No Parking Where Signs Posted

Grey Road No.	Side of Road	From	To
1	Both sides	A point 120 m south of the junction of County Road 17A	A point 120 m north of the junction of County Road 17A
1	Both sides	A point 300 m north of the junction of County Road 17A	A point 600 m north of the junction of County Road 17A
1	Both sides	The north limit of bridge # 1-021 at Balmy Beach Road at Lot 17, Concession 3, Township of Georgian Bluffs (former Township of Sarawak)	The south limit of the bridge #1-021
1 (2nd Ave. W., Owen Sound)	Both sides	The intersection of 10th Street West	The Pottawatomi River Bridge
1 (Eddie Sargent Parkway, Owen Sound)	Both sides	The Pottawatomi River Bridge	The intersection of 23rd Street West
1 (3rd Ave. W., Owen Sound)	Both sides	The intersection of 23rd Street West	A point 45.7 metres southerly of the intersection
1	Both	100 metres south of the Bruce's Caves parking lot entrance	Old Mill Road
1	East Side	300m north of the intersection of Concession 20 and Grey Road 1	A point 400m north of the intersection of Concession 20 and Grey Road 1
1	West Side	East Linton Road West	30 metres north of East Linton Sideroad West
2 (Ravenna)	Both Sides	The intersection of Grey Road 119	A point 30 m south of the intersection of Grey Road 119
2	Both	200 metres south of the Kolapore Uplands parking lot entrance	400 metres north of the Kolapore Uplands parking lot entrance

Grey Road No.	Side of Road	From	To
2	Both	A point 1,100 metres south of the Intersection of Grey Road 2 and Grey Road 19	A point 690 metres south of the Intersection of Grey Road 2 and Grey Road 19
3 (Keady)	Both sides	The intersection of County Road 16	A point 200 metres northerly of Grey Road 16
3 (Louisa Street, Ayton)	West side	The intersection of Grey Road #3 (Mary Street)	A point 40 metres north of the intersection
3 (Louisa Street, Ayton)	East side	The intersection of Grey Road #3 (Mary Street)	A point 20 metres north of the intersection
3 (Mary Street, Ayton)	North side	The intersection of Grey Road #3 (Louisa Street)	A point 25 metres east of the intersection
4	South side	Intersection of Grey Road 2/Road 45	30 metres east and west of intersection of Grey Road 2/Road 45
4	North side	Intersection of Grey Road 2/Road 45	30 metres east and west of intersection of Grey Road 2/Road 45
4 (Flesherton)	Both sides	A point 20 metres north-east of King's Highway #10	A point 20 metres south-west of King's Highway #10
4 (Flesherton)	South side	A point 20 metres north-east of King's Highway #10	The intersection of Peter Street, Flesherton
4	South side	The intersection of Grey Road No. 14	A point 50 metres east of the intersection
4	South side	The intersection of Grey Road No. 14	A point 50 metres west of the intersection
4 (Bruce Street North)	East Side	The intersection of Lambton Street West	The intersection of Chester Street West
4 (west of Durham)	Both sides	A point 61 metres east of the most easterly entrance to Interforest (being Lot 55, and Part Lot 56, Concession 2 West of Garafraxa Road, Municipality of West Grey (geographic Township of Bentinck)	A point 500 metres west of the entrance

Grey Road No.	Side of Road	From	To
4 (10th Street, Hanover)	South side	The intersection of 5th Avenue	The intersection of 6th Avenue
4 (10th Street, Hanover)	North side	The intersection of 10th Avenue	The intersection of 11th Avenue
4 (10th Street, Hanover)	Both sides	The intersection of 15th Avenue	The intersection of 24th Avenue
4 (10th Street, Hanover)	Both sides	The intersection of 17th Avenue	The intersection of Grey Road 28
5 (2nd Ave. E., Owen Sound)	Both sides	The intersection of 6th Street East	The entrance to Harrison Park
5 (2nd Ave. E., Owen Sound)	West side	A point 184.3 metres south of the intersection of 3rd Street "A" West	The southerly limits of the City of Owen Sound
5 (6th Street E., Owen Sound)	Both sides	The intersection of 2nd Avenue East	The intersection of 9th Avenue East
5 (8th Street E., Owen Sound)	Both sides	The intersection of 9th Avenue East	The intersection of 28th Avenue East
7 (Fairmount)	East side	A point 15 metres south of the intersection of Grey Road #40	A point 50 metres south of the intersection
7	Both	175 m south of the intersection of Highway 26	450 m south of the intersection of Highway 26
9 (Neustadt)	North side	The western intersection of Grey Road No. 10 (Mill Street)	A point 500 metres east of the intersection
9 (Main St. E., Dundalk)	Both sides	The intersection of Main & Proton Streets	A point 15 metres west of the intersection
9 (Main St. W., Dundalk)	Both sides	The intersection of Main & Proton Streets	A point 15 metres east of the intersection
9 (Main St. E Dundalk)	South side	Provincial Highway 10 westerly	Sinclair Street
10 (Hanover)	Both sides	The intersection of Grey Road No. 28	A point 100 metres south of the intersection of 11th Avenue
10 (Neustadt)	West side	A point 130 metres south of the intersection of Stephana Street	A point 235 metres south of the intersection of Stephana Street

Grey Road No.	Side of Road	From	To
10 (Neustadt)	East side	The intersection of Stephana Street	Points 18 metres north and 18 metres south of the intersection of Stephana Street
10 (Neustadt)	East side	The intersection of Grey Road #9 (Queen Street, west intersection)	A point 22 metres south of the intersection of Grey Road No. 9 (Queen Street, west intersection)
10 (Neustadt)	West side	A point 80 metres south of William Street	A point 105 metres south of William Street
10 (Neustadt)	East side	A point 75 metres south of William Street	A point 130 metres south of William Street
12 (Nelson Street West, Meaford	North Side	Nelson Street, easterly	The entrance of the Meaford-St. Vincent Community Centre
12 (Nelson Street West, Meaford	South Side	Pearson Street, easterly	The entrance at 145 Nelson St. W.
12 (Markdale)	Both sides	A point 20 metres north-east of King's Highway #10	A point 20 metres south-west of King's Highway #10
13 (Heathcote)	East side	The north limit of Old Mail Road in Heathcote	A point 115 metres northerly
13 (Marsh Street, Clarksburg)	Both sides	The intersection of Clark Street	A point 24 metres north of the intersection
13 (Marsh Street, Clarksburg)	East side	The intersection of Clark Street	A point 24 metres south of the intersection
13 (Bruce Street S., Thornbury)	West side	A point 15 metres north of the driveway of Grace United Church (being Town plot pt lot 5 pt lot 6; Napier e/s, Town of The Blue Mountains, geographic Town of Thornbury)	A point 15 metres south of the driveway
14	Both sides	The intersection of King's Highway No. 89 (Conn)	A point 100 metres north of the intersection
14	Both sides	The intersection of Grey Road No. 4	A point 75 metres south of the intersection

Grey Road No.	Side of Road	From	To
15	Both sides	A point 480 metres southwest of the main entrance to Hibou Park	A point 480 metres northeast of the main entrance to Hibou Park
15	East side	The north limit of Leith Bridge	A point 40 metres south of the bridge
15 (3rd Ave. E., Owen Sound)	East side	The intersection of 6th Street East (Grey Road 5)	The intersection of 8th Street East
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 6th Street East (Grey Road 5)	A point 22.9 metres northerly of the intersection
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 7th Street East	A point 21.3 metres northerly of the intersection
15 (3rd Ave. E., Owen Sound)	East side	The intersection of 8th Street East	A point 22.9 metres southerly of the intersection
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 8th Street East	A point 12.2 metres southerly of the intersection
15 (3rd Ave. E., Owen Sound)	East side	The intersection of 9th Street East	A point 22.9 metres southerly of the intersection
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 9th Street East	A point 17.4 metres northerly of the intersection
15 (3rd Ave. E., Owen Sound)	East side	The intersection of 10th Street East (King's Highway 6 & 21)	A point 51 metres southerly of the intersection
15 (3rd Ave. E., Owen Sound)	East side	The intersection of 10th Street East (King's Highway 6 & 21)	The intersection of 18th Street East
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 10th Street East (King's Highway 6 & 21)	A point 53.3 metres northerly of the intersection
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 11th Street East	A point 18.3 metres northerly of the intersection
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 11th Street East	A point 18.3 metres southerly of the intersection
15 (3rd Ave. E., Owen Sound)	West side	The intersection of 12th Street East	A point 59.4 metres northerly of the intersection
15 (3rd Ave. E., Owen Sound)	West side	38 metres south of the intersection of 14th Street East	The intersection of 16th Street East

Grey Road No.	Side of Road	From	To
15 (3rd Ave. E. Owen Sound)	East and West Side	50m north of the intersection 21st Street	100m north of the intersection Bayshore Road
15 (3rd Avenue East, Owen Sound)	West	The north curb line of 17th Street East	To a point 63.5 metres northerly
16	Both Sides	A point 300 metres west of the intersection of Grey Road 3	A point 650 metres west of the intersection of Grey Road 3
18	South side	The intersection of King's Highway #6 and #10	A point 600 metres east of the intersection
18	Both	A point 100 metres east of Inglis Falls Road	A point 180 metres west of the Grey Roots Museum Entrance
19	Both sides	The intersection of Helen Street	The intersection of Mountain Drive
28	Both sides	The intersection of Grey Road No. 4	A point 350 metres south of the intersection
28	Both sides	The intersection of Grey Road No. 4	A point 230 metres north of the intersection
30	Both sides	400 metres west of Grey Road 13	650 metres south of Grey Road 13
31	Both sides	The driveway of Ice River Springs, Municipality of Grey Highlands (geographic Township of Osprey)	Points 100 metres west and 40 metres east of the driveway
109	East side	The intersection of Centre Street (Holstein)	Points 18 metres north and 18 metres south of the intersection
109	Both sides	A point 500 metres south of Township of Southgate S/R 14 (geographic Township of Egremont)	A point 700 metres south of Township of Southgate S/R 14 (geographic Township of Egremont)
109	West side	A point 18 metres north of the intersection of Church Street	A point 18 metres south of the intersection of Church Street
112	Both sides	North of Kings Hwy 26 from a point 650 metres south of Meaford S/R 25 (geographic Township of St. Vincent)	A point 900 metres south of Meaford S/R 25 (geographic Township of St. Vincent)

Grey Road No.	Side of Road	From	To
113 (Alfred Street, Thornbury)	Both sides	The intersection of Beaver Street South	The intersection of Elma Street South
119	Both sides	The intersection of Swiss Meadows Boulevard	The intersection of Mountain Drive

Corporation of the County of Grey
By-law 5245-25

A By-law to confirm all actions and proceedings of the Council

WHEREAS Section 5 of the *Municipal Act, 2001*, as amended, states that the powers of a municipality shall be exercised by its Council;

AND WHEREAS Section 5 (3) of the *Municipal Act, 2001*, as amended, provides that municipal powers shall be exercised by by-law;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF
THE CORPORATION OF THE COUNTY OF GREY HEREBY ENACTS AS FOLLOWS:

1. The actions of the Council of the Corporation of the County of Grey at its meetings held from July 10, 2025, to date, in respect of each recommendation contained in the Reports to Committee of the Whole, and each motion and resolution passed, and any other actions taken by Council at these meetings are hereby adopted and confirmed as if such proceedings were expressly embodied in this By-law.

2. The Warden and proper officers of the Corporation of the County of Grey are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required and to execute all documents necessary in that behalf.

ENACTED AND PASSED this 24th day of July, 2025.

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WARDEN: Andrea Matrosovs CLERK: Tara Warder