Grey County
Colour It Your Way

Committee of the Whole
Agenda

October 23, 2025

Following Council

Council Chambers - Grey County Administration Building

Pages

That report EDTC-CW-12-25 regarding the Grey Bruce Local Immigration Partnership Memorandum of Understanding with Bruce County 2025-2028 be received; and
That the Warden and Clerk be authorized to sign the memorandum of understanding.

That report PDR-CW-62-25 regarding an overview of County Official Plan Amendment 28 (County file number 42-05-010-OPA-28), known as H. Bye Construction, to redesignate a portion of lands from the 'Rural' and 'Hazard Lands' designations to the 'Industrial Business Park Settlement Area' and 'Hazard Lands' designations, on lands legally described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; geographic Township of Normanby, now in the Municipality of West Grey be received for information.

7. Items For Direction and Discussion

That report PSR-CW-08-25 be received; and
That staff be directed to begin necessary background studies at the former Patrol D location in Dundalk to inform the development of a new Paramedic base at the location; and
That staff be directed to establish a project budget in advance of the 2026 budget process, of $2,472,000 to be funded by debenture and that an RFP be issued prior to 2026 budget approval.

That report PDR-CW-60-25 regarding the Town of The Blue Mountains request for further planning approval authority delegations be received; and

That staff be directed to:

i. **work with the Town to consult with the public,**

ii. **to research options for delegating planning approvals for subdivisions, condominiums, and part lot control, from the County to the Town,**

iii. **to prepare a draft memorandum of understanding for future consideration by Town and County Councils.**

That report LTCR-CW-22-25 Ministry Survey in Respect to Repurposing Rockwood Terrace Long-Term Care Home be received; and

That staff be directed to advise the Ministry of Long-Term Care that the existing Rockwood Terrace Long-Term Care Home may have potential for future redevelopment and reuse as a Long-Term Care facility; and

That any such future use be subject to further feasibility studies to assess viability; and

That staff advise the Ministry that extending the operational lifespan of the current Rockwood Terrace facility would present significant operational and financial constraints; and

That staff provide an additional response to the Ministry, alongside the survey response, that indicates that Grey County does not have capacity to operate a fourth Long Term Care facility, unless such operation has no short or long term impacts on the property tax levy; and,

That action be taken in advance of County Council approval, in accordance with Section 26.6 (b) of the Procedural By-law

8. Closed Meeting Matters

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:

i. information explicitly supplied in confidence to the municipality or local board by Canada, a province, or territory or a Crown Agency of any of them (information supplied in confidence from the Province of Ontario)

ii. a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (negotiations with the Province of Ontario)

9. Other Business

10. Notice of Motion

11. Adjournment

Federal Government Plan: Canada Post Corporation Review

WHEREAS the Federal Government has announced a planned Canada Post Corporation Review from October 1, 2025 to March 31, 2026 as follows:

> *Notionally, public consultations may be undertaken to consider the Canadian Postal Service Charter (2009) and to get a pulse on Canadians' needs and use of the postal service. Should engagement be necessary, the goal would be obtain [sic] views from Canadians and stakeholders to redefine the government's service-oriented vision for Canada Post, in a context where the postal industry landscape has changed, the needs of Canadians have evolved, and the volume of mail and letters has declined significantly to the point where Canada Post's sustainability has been undermined.*[1]

WHEREAS the current plan does not ensure that there will be any public consultation or engagement with all stakeholders, and the process and terms of reference for the mandate review have yet to be announced.

WHEREAS the recent Industrial Inquiry Commission report recommended service cuts in the form of post office closures and the reintroduction of the community mailbox conversion plans of the last Federal Conservative government.

WHEREAS it will be crucial for the mandate review to hear the views from municipalities on key issues, including maintaining Canada Post as a public service, the importance of maintaining the moratorium on post office closures, improving the Canadian Postal Service Charter, home mail delivery, parcel delivery, keeping daily delivery, improving postal banking, greening Canada Post, EV charging stations, food delivery, improving delivery to rural, remote and Indigenous communities, and developing services to assist people with disabilities and help older Canadians to remain in their homes for as long as possible – and at the same time, helping to ensure that good jobs stay in their communities and that Canada Post can remain financially self-sustaining.

THEREFORE, BE IT RESOLVED that (name of municipality) formally writes the Minister of Government Transformation, Public Works and Procurement, Joël Lightbound, to demand that no mandate review takes place until Canada Post returns to stabilized operations, until the full impact of the stamp price increase is realized, and until parcel volumes reflect sectoral demand.

THEREFORE, BE IT RESOLVED that (name of municipality) will include in its letter to Minister Lightbound that any review of Canada Post and the Canadian Postal Service Charter must be done through a full and thorough transparent public review of Canada Post, including public hearings, with all key stakeholders, in every region of Canada.

THEREFORE, BE IT RESOLVED that (name of municipality) will make a written submission and/or participate in hearings to provide input in the upcoming mandate review of Canada Post.

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[1] Secretariat, Treasury Board of Canada. 2025. "Consulting with Canadians." Canada.ca. https://www.canada.ca/en/government/system/consultations/consultingcanadians.html. Accessed September 5, 2025. Search term "Canada Post Corporation Review"

MAILING INFORMATION

1) Please send your resolution to the Minster responsible for Canada Post, and your Member of Parliament:

   - Joël Lightbound, Federal Minister of Government Transformation, Public Works and Procurement, House of Commons, Ottawa, Ontario, K1A 0A6
   - Your Member of Parliament

   Note: Mail may be sent postage-free to any member of Parliament. You can get your MP's name, phone number and address by going to the Parliament of Canada website at https://www.ourcommons.ca/Members/en

2) Please send copies of your resolution to:

   - Jan Simpson, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
   - Rebecca Bligh, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario, K1N 5P3

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	October 23, 2025
Subject / Report No:	FR-CW-19-25
Title:	Quarterly Purchasing Report Quarter 3 2025
Prepared by:	Mike Alguire, Purchasing Manager Sherri Adams, Buyer
Reviewed by:	Mary Lou Spicer, Director of Finance
Lower Tier(s) Affected:	N/A

Recommendation

1. **That Report FR-CW-19-25 regarding the quarterly purchasing report for Quarter 3 2025 be received for information.**

Executive Summary

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

Background and Discussion

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

Transportation Services

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFP-TS-36-25	Consultant Services for the Replacement of Structures 900-188	5	Keystone Bridge	$91,800	$89,218.50

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
Canoe Procurement # 011723-JDC	Skid steer	1	Huron Tractor	$142,000	$131,060
Canoe Procurement # 042221-FLO	EV Chargers	1	Service Flo Inc.	$140,000	$92,479.25

Paramedic Services

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFQ-PS-03-25	Power Stretchers	2	Rowland	$148,000	$125,329
RFT-PS-05-25	Outreach Van	1	Mercedes Benz Burlington	$100,000	$90,040
RFT-PS-06-25	Outreach Van Upfitting	2	Vancini Conversions	$200,000	$140,211

Housing – Community Services

Contract	Description	# of Bids	Awarded Bid	Budget Amount	Awarded Amount (excl. HST)
RFQ-HOU-10-25	Parking Lot replacement at 490 7th Ave Owen Sound	3	EC King	$75,000	$112,650*
RFT-HOU-11-25 Schedule 2	Window Replacement at 50 McNab	12	Living Stone	$75,000	$80,580*
RFT-HOU-11-25 Schedule 3	Window Replacement at 85 Lemon	12	Enerfrees Window and Wall Systems Ltd	$108,000	$78,567
RFQ-HOU-12-25 Schedule 2	Patio Door Replacements at 81 Bruce St	1	Van Dolder's Custom Exteriors	$80,000	$92,400*

Legislated Requirements

There are no legislated requirements.

Legal Considerations

There are no legal considerations.

Financial and Resource Implications

* Shortfalls will be funded by savings in 2025 housing capital surplus, or if unavailable, from Housing General Capital Reserve. In year capital surplus that hasn't been previously committed at the time this report was prepared is $53,200.

Relevant Consultation

☒ Internal

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

☐ External

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	October 23, 2025
Subject / Report No:	PDR-CW-61-25
Title:	East Mountain Subdivision, Eugenia 42T-2023-01 – Information Report
Prepared by:	Becky Hillyer
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Municipality of Grey Highlands

Recommendation

1. **That report PDR-CW-61-25 regarding a proposed plan of subdivision application (County file number 42T-2023-01), known as the East Mountain Subdivision, on lands legally described as Concession 11, Part Lot 26, Registered Plan 16R8373 Part 3, in the geographic Township of Artemesia, now in the Municipality of Grey Highlands, be received for information.**

Executive Summary

The County has received an application for a draft plan of subdivision (County file number 42T-2023-01), known as the East Mountain Subdivision, in the Secondary Settlement Area of Eugenia, in the Municipality of Grey Highlands. The proposed development would create a total of 34 single-detached residential units on private wells and septic systems. The concept plan also includes two new municipal access roads, a stormwater management block, and a pedestrian walkway. The subject lands are presently vacant, and partially tree covered. The lands have frontage on Grey Road 13 and North Street. A concurrent zoning by-law amendment has been submitted to Grey Highlands, to support the proposed development.

Following the public and agency review process, a thorough planning analysis and recommendation will be provided. A public meeting for the applications has not yet been scheduled. Staff are recommending that this report be received for information purposes at this time.

Background and Discussion

The subject land consists of a single parcel of land approximately 17.85 hectares in size. The parcel is vacant, with approximately half of the property used for farming purposes, while the remainder is partially tree covered. The property has frontage on Grey Road 13, to the east and North Street, to the south.

The proposed subdivision would consist of a total of 34 single-detached residential units located on individual lots. The proposed lots range in size from 0.4 hectares (1 acre) up to 0.77 hectares, with most lots being closer to 0.4 hectares. The lots would be serviced by private wells and septic systems. The concept plan also includes a 0.8-hectare stormwater management block and public walkway block to facilitate pedestrian access to lands to the west, which includes links to the Bruce Trail and a nature reserve. New internal public roads would be constructed to service the proposed development, including new road connections to Grey Road 13 and North Street.

It should be noted that there is an inactive plan of subdivision application for the subject lands, which was originally submitted to the County in 2005. The applicants have confirmed that the current proposal would replace the existing application on file. The County will require the applicants to formally withdraw the earlier application prior to a decision on this file, or as a condition of draft plan approval.

The subject lands are designated ‘Secondary Settlement Area’ on Schedule A of the Grey County official plan and are adjacent to lands designated ‘Niagara Escarpment Plan Area.’ It should be noted that the entirety of the village of Eugenia is indicated as a ‘Niagara Escarpment Minor Urban Centre’ within the Niagara Escarpment Plan. The lands are designated ‘Secondary Settlement Area’ in the Grey Highlands official plan, with a site-specific provision to limit the overall density of the site to a maximum of 34 units. This site-specific amendment is known as official plan amendment (OPA) 9, and was approved by Grey Highlands and the County during the review of the previous 2005 subdivision application.

The property is currently zoned Development (D) in the Municipality of Grey Highlands’ zoning by-law 2004-50. An amendment to the Grey Highlands zoning by-law has been submitted concurrently with the draft plan of subdivision application. The purpose and effect of the proposed zoning by-law amendment is to rezone the lands from ‘Development’ to ‘Site-Specific Residential’ (R-XX) to facilitate single-residential uses and affiliated stormwater infrastructure. The site-specific zoning pertains to reduced lot frontage requirements for some of the pie-shaped corner lots proposed within the draft plan.

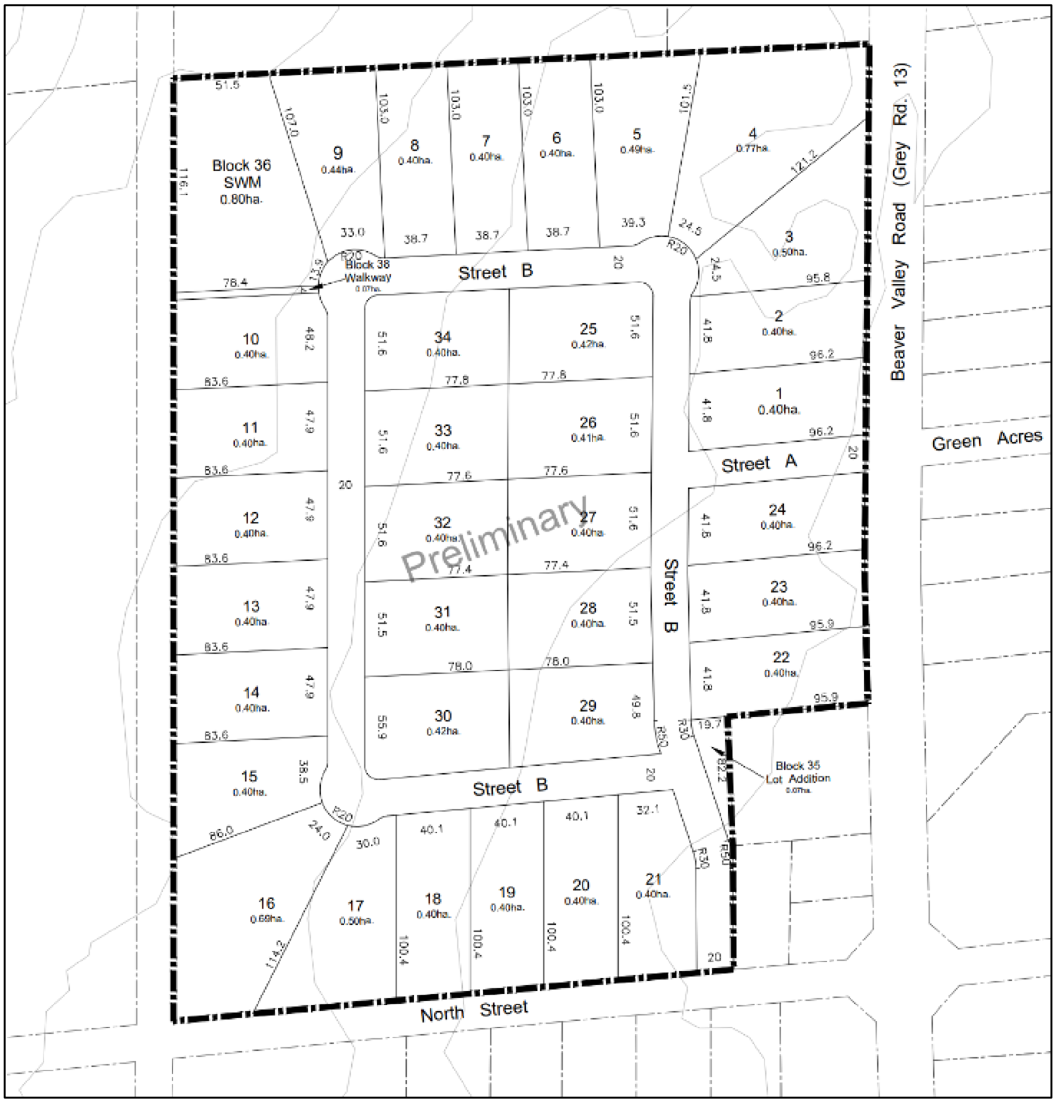
Surrounding land uses include low-density residential uses to the east and south, local commercial uses (grocery store/restaurant, pet supply shop) to the south, and Eugenia Woods Nature Reserve to the north and west. The shoreline of Lake Eugenia is located approximately 260 metres east of the subject property.

Various studies have been submitted in support of the development, and copies of all background reports and plans can be found on the [County of Grey website.](#)

Pre-submission consultation between the developer and Municipality identified the submission requirements for the applications.

Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.

Map 1: Subject Lands



Map 2: Proposed Draft Plan of Subdivision

(Map 2 Courtesy of GSP Group)

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of provincial interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024 and conform to any provincial plans or County/Municipal official plans that govern the subject lands. In this case, the County of Grey official plan and the Municipality of Grey Highlands' official plan have jurisdiction over the subject property. The lands also fall within the Niagara Escarpment Plan.

A detailed planning analysis has yet to be undertaken for this development. A public meeting for the zoning by-law amendment and subdivision application will be scheduled as a next step. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

Section 2 of the *Planning Act* speaks to the need to have regard for matters of provincial interest, including (a) the protection of ecological systems; (b) the protection of agricultural resources; (e) the supply, efficient use and conservation of energy and water; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; (h) the orderly development of safe and healthy communities, (j) the adequate provision of a full range of housing, including affordable housing; and the (p) appropriate location for growth and development, amongst other matters. A full review of the relevant provincial interests will be undertaken through a future recommendation report for the development.

The PPS provides policy direction to enable the guiding principles of the *Planning Act.* Chapter 2.5 of the PPS notes that in rural areas, 'rural settlement areas' shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Within rural settlement areas, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development, and provision of appropriate service levels.

Chapter 2.1 directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents.

Chapter 3.6 of the PPS stipulates that full municipal services are the preferred form of servicing for new development within settlement areas, to support protection of the environment and minimize potential risks to human health and safety. Where municipal services are not available, private communal well and septic systems are preferred. Where both of these options are not available, planned or feasible, individual private wells and septic systems may be used provided that site conditions are suitable for the long-term without negative impacts. All development within Eugenia relies on private individual wells and septic systems as municipal servicing is not available. As such, the development is proposed to rely on private on-site individual services.

Chapter 4 of the PPS speaks to the wise use and management of resources, including natural heritage features. The subject lands contain approximately 5.5 hectares of significant woodlands and an Environmental Impact Study has been undertaken in support of the proposed development.

The PPS also requires the protection of archaeological and heritage resources throughout the province, and a Stage 1 and 2 Archaeological Report has been completed in this regard.

Niagara Escarpment Plan

The subject lands are under the jurisdiction of the Niagara Escarpment Plan (NEP). The NEP maps the village of Eugenia (including the subject lands) as a 'Minor Urban Centre.' The land use objectives of 'Minor Urban Centres' include recognizing, maintaining and enhancing existing rural settlements and providing concentration points for development in rural areas; ensuring long-term environmentally sustainable servicing; conserving cultural heritage resources; and directing growth to settlement areas, away from more sensitive Escarpment Natural Areas, etc. All municipal and County official plans shall not be in conflict with the Niagara Escarpment Plan.

New lot creation within Minor Urban Centres is permitted, subject to those development policies indicated within an approved municipal official plan.

The subject lands are also within the 'Niagara Escarpment Protection Area.' Niagara Escarpment Commission staff will be circulated for comments as part of the review of this development. County staff anticipate further discussion and review from NEC staff with regard to conformity with the Niagara Escarpment Plan.

County of Grey Official Plan

The subject lands are designated 'Secondary Settlement Area' on Schedule A of the County's official plan. Like the PPS, the County's official plan directs most growth to fully serviced settlement areas but recognizes opportunity for in-fill development in Secondary Settlement Areas, where long-term sustainable servicing can be achieved.

The County plan promotes complete communities that offer a mix of land uses and a full range of housing types within settlement areas. The proposed development offers only single-detached housing, which is common for development on private servicing, given the long-term servicing requirements related to sustainable supply of groundwater and lot size requirements for private septic systems. However, there are several small-scale commercial and recreational uses within Eugenia that residents of the proposed community could easily access. Affordable housing has not been expressly noted at this time.

The subject lands contain approximately 5.5 hectares of 'significant woodlands' and feature a small pond, per Appendix B of the County's Official Plan. The lands are also located approximately 260 metres west of Lake Eugenia. Schedule C indicates that the lands to the west and north form part of a 'Natural Heritage Core Area' and are under the jurisdiction of the Niagara Escarpment Plan (NEP). An Environmental Impact Study has been conducted in accordance with Section 7 of the County Plan.

Section 8 of the County's Official Plan provides policies on roads and transportation. As noted, a new local access road is proposed off Grey Road 13 to the east and North Street, to the south. Given the relatively small number of units proposed, a Traffic Impact Study was not requested by County Transportation Services nor Grey Highlands during the pre-submission consultation stage.

A Stage 1-2 Archaeological Assessment has been submitted by the applicant. Staff have encouraged the applicant to undertake early engagement with Indigenous communities, including the Saugeen Ojibway Nation (SON) and others.

Municipality of Grey Highlands Official Plan

As noted, the subject lands are designated as 'Secondary Settlement Area,' with a site-specific policy to limit the overall density of the site to 34 units. No further amendment to the Grey Highlands official plan is proposed through the proposed development. Many of the policy themes in the Grey Highlands' plan mimic those discussed above in the County official plan and Provincial Legislation and Policy sections of the report.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, Niagara Escarpment Plan, County and Municipal official plans will be undertaken with a staff recommendation.

Legislated Requirements

This subdivision application will be processed in accordance with the *Planning Act.*

Financial and Resource Implications

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

Relevant Consultation

☒ Internal: Planning and Planning Ecology

- ☒ AODA Compliance: To be determined during fulsome assessment.
- ☒ Contribution to Climate Change Action Plan Targets: To be determined during fulsome assessment.

☒ External: The public and agencies / public bodies as required by the *Planning Act*

Appendices and Attachments

None

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	October 23, 2025
Subject / Report No:	EDTC-CW-12-25
Title:	GBLIP Memorandum of Understanding with Bruce County 2025-2028
Prepared by:	Savanna Myers, Director of Economic Development, Tourism and Culture
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	All

Recommendation

1. **That report EDTC-CW-12-25 regarding the Grey Bruce Local Immigration Partnership Memorandum of Understanding with Bruce County 2025-2028 be received; and**
2. **That the Warden and Clerk be authorized to sign the memorandum of understanding.**

Executive Summary

The Grey Bruce Local Immigration Partnership (GBLIP) is a joint initiative, between Bruce and Grey Counties, funded by Immigration, Refugees and Citizenship Canada (IRCC).

The first five-year contract (2020-2025) was hosted by Grey County, and the second three-year contract (2025-2028) is now hosted by Bruce County. This report recommends Grey County enter the renewed Memorandum of Understanding with Bruce County to formalize the operational transition and collaboration of this program.

Background and Discussion

The Grey Bruce Local Immigration Partnership was developed to strengthen regional collaboration and improve outcomes locally for newcomers. As the lead agency for the term 2025-2028, Bruce County is now responsible for program delivery, reporting and financial management.

Bruce County has entered into the Contribution Agreement with Immigration, Refugees and Citizenship Canada (IRCC) to lead the Grey Bruce Local Immigration Partnership from 2025 to 2028. This program previously ran from 2020 to 2025 and was hosted by Grey County. During that time Grey and Bruce Counties entered a memorandum of understanding (MOU) to formalize the collaborative relationship related to the operations of this program. That MOU has expired.

A new MOU has been developed to now recognize Bruce County as the lead organization on the partnership and outlines shared responsibilities, governance, and branding under the Grey Bruce LIP identity.

On July 7, 2025, Grey County received notification that it had successfully fulfilled all obligations required by the 2020-2025 agreement. As such, Immigration, Refugees and Citizenship Canada now has officially closed this agreement and all remaining monies have been received.

Financial and Resource Implications

None.

Relevant Consultation

☒ Internal: Agreements Group

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

☒ External: Bruce County

Appendices and Attachments

Grey Bruce Local Immigration Agreement

Grey Bruce Local Immigration Partnership Agreement

THIS AGREEMENT made this _______ day of ____________________, 2025, in triplicate between:

The Corporation of the County of Grey

referred to in this Agreement as “Grey County”

-And-

The Corporation of the County of Bruce

referred to in this Agreement as “Bruce County”

WHEREAS Bruce County has entered into an agreement with Immigration, Refugees and Citizenship Canada (IRCC) for the delivery of a Grey Bruce Local Immigration Partnership (2025 – 2028).

AND WHEREAS Grey County and Bruce County intend to collaborate in the Grey Bruce Local Immigration Partnership.

NOW THEREFORE in consideration of the mutual terms and covenants herein contained, and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties covenant and agree as follows:

1.0 Definitions

In this Agreement:

1.1 “Agreement” means this Agreement and any amendment entered into in writing and duly signed between all of the parties and includes Schedule A, being the Contribution Agreement entered into between Bruce County and IRCC.

1.2 “Contribution Agreement” means Agreement Number: S263930420 between HIS MAJESTY THE KING IN RIGHT OF CANADA, as represented by the Minister of Citizenship and Immigration, and the Corporation of the County of Bruce and schedules which form part of the Contribution Agreement.

1.3 “Grey Bruce LIP” means the Grey Bruce Local Immigration Partnership referred to in the Contribution Agreement.

1.4 “Initiative” or “Project” means the Grey Bruce LIP Program as described in the Contribution Agreement and in this Agreement.

2.0 Term

2.1 This Agreement shall be effective as of the date of execution and run to March 31, 2028 (the “Term”).

2.2 Should the Project be renewed by IRCC for an additional two years, this Agreement will also extend for an additional two years.

3.0 Responsibilities of Grey County

3.1 To work with Bruce County to execute the Grey Bruce LIP Initiative as per the Contribution Agreement.

3.2 To provide in-kind satellite office space, as needed, to Grey Bruce LIP staff.

3.3 To ensure all messaging is consistent, co-branded and published under the Grey Bruce LIP brand.

3.4 To ensure final approval is provided by Bruce County for all facets of the Initiative.

3.5 To participate on the steering committee that oversees the partnership.

3.6 Nothing in this contract or in work done pursuant to it is to be construed as creating a contractual relationship of any kind between IRCC and Grey County.

3.7 To make available supporting documentation and books and records to IRCC representatives for inspection and audit.

3.8 To be bound to the same privacy and security obligations that apply to Bruce County under section 7.0 of the Contribution Agreement.

4.0 Responsibilities of Bruce County

4.1 To execute the Grey Bruce Local Immigration Partnership as per the Contribution Agreement.

4.2 To execute the Contribution Agreement, providing office space, technology, maintaining financials, reporting requirements, and human resource management.

4.3 To coordinate and participate on the steering committee that oversees the partnership.

4.4 As the lead agency in the Contribution Agreement, to have final approval over decisions, press releases or policy changes related to the Grey Bruce Local Immigration Partnership.

4.5 To ensure all messaging is consistent, co-branded and published under the Grey Bruce LIP brand.

5.0 Financial Arrangements

5.1 The Grey Bruce Local Immigration Partnership is fully funded by the IRCC as outlined in the Contribution Agreement.

5.2 Administrative costs associated with the agreement, as well as any costs not covered by agreement are the responsibility of Bruce County.

6.0 Indemnification

6.1 Grey County shall indemnify and hold harmless Bruce County, its officers, elected officials, servants, agents, employees and volunteers from and against any and all liabilities, claims, demands, losses, expenses, costs, damages, actions, suits or other proceedings by whomsoever made, directly or indirectly arising out of this Agreement attributable to bodily injury, sickness, disease or death or damage to or destruction of tangible property caused by any acts or omissions of Grey County, its officers, agents, servants, employees, customers, volunteers, invitees or licensees, as a result of activities under this Agreement including all services provided, purported to be provided or required to be provided by Grey County pursuant to this Agreement, except in the case of negligence on the part of Bruce County. This clause shall survive the termination of this Agreement.

6.2 Bruce County shall indemnify and hold harmless Grey County, its officers, elected officials, servants, agents, employees and volunteers from and against any and all liabilities, claims, demands, losses, expenses, costs, damages, actions, suits or other proceedings by whomsoever made, directly or indirectly arising out of this Agreement attributable to bodily injury, sickness, disease or death or damage to or destruction of tangible property caused by any acts or omissions of Bruce County, its officers, agents, servants, employees, customers, volunteers, invitees or licensees, as a result of activities under this Agreement including all services provided, purported to be provided or required to be provided by Bruce County pursuant to this Agreement, except in the case of negligence on the part of Grey County. This clause shall survive the termination of this Agreement.

6.3 Both parties agree to provide proof of such insurance the time of execution of this agreement and to notify the other party of any changes to their insurance coverage during the term of this agreement.

7.0 Insurance

7.1 Beginning April 1, 2025, Grey County and Bruce County, at their own expense, shall obtain and keep in force during the term of this Agreement, commercial general liability insurance with a limit of liability of not less than $5,000,000/occurrence naming the other party as additional insured for the purposes of this Agreement and shall provide a copy of such upon request by the other party.

8.0 Termination

8.1 This Agreement will terminate upon the acceptance, by HIS MAJESTY THE KING IN RIGHT OF CANADA, as represented by the Minister of Citizenship and Immigration, of the financial audits required in Section 5.1 of this Agreement.

8.2 In the event that IRCC exercises its right to terminate the Contribution Agreement pursuant to section 14.6 of the Contribution Agreement, this Agreement will terminate on the same date.

9.0 Notice

9.1 Any notice required to be given, served or delivered must be in writing and sent to the other party at the address indicated below, or to such other address as may be designated by notice provided by either party to the other.

For Grey County:
County Clerk
County of Grey Administration Building
595 9th Ave E
Owen Sound, ON N4K 3E3
Fax Number: 519-376-8998
Email: countyclerk@grey.ca

For Bruce County:
County Clerk
Bruce County Administration Building
30 Park Street
Walkerton, ON N0G 2V0
Email: clerk@brucecounty.on.ca

a) Any notice to be given by either party to the other shall, in the absence of proof to the contrary, be deemed to have been received by the addressee if:

   i) delivered personally on a business day, then on the day of delivery;

   ii) sent by prepaid registered post, then on the second day following the registration thereof;

iii) sent by ordinary mail, then on the fifth business day following the date on which it was mailed; or

iv) sent by facsimile or email, upon confirmation of successful transmission of the notice.

10.0 Counterparts

10.1 This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which, taken together shall constitute one and the same instrument.

11.0 Governing Law

11.1 This Agreement is governed and interpreted by the laws of the Province of Ontario and the laws of Canada. The courts of Ontario have jurisdiction over any matter related to this Agreement.

12.0 Severability

12.1 Each of the clauses in this Agreement is distinct and severable. If any clause is found to be invalid or not enforceable, it will not affect the validity or enforceability of the other clauses in this Agreement.

13.0 Entire Agreement

13.1 This Agreement forms the entire agreement between the parties with respect to the Local Immigration Partnership and replaces all prior agreements, understandings, negotiations and discussions.

14.0 Successors and Assigns

14.1 This agreement benefits and binds the parties and their respective successors and permitted assigns.

14.2 Neither party may assign all or any part of this Agreement without the written approval of the other parties.

15.0 No Partnership

15.1 Nothing in this Agreement means that a partnership, joint venture or employment relationship exists between Grey County and Bruce County.

16.0 Adherence to Laws

16.1 The parties agree to abide by all applicable federal and provincial laws in carrying out the terms of this Agreement.

17.0 No Waiver

17.1 No term, agreement, provision, obligation or condition of this Agreement shall be deemed to have been waived by any party, unless such waiver is in writing and signed by the parties.

17.2 No waiver of any provision of the Agreement shall be deemed to or shall constitute a waiver of any other provisions, whether or not similar, nor shall such waiver constitute a continuing waiver unless expressly provided.

18.0 Dispute Resolution

18.1 A dispute between the parties relating to the interpretation or implementation of this Agreement will be addressed though good faith negotiation, with or without the assistance of a mediator. The parties agree that in the event that they are not able to reach a resolution of all the matters in dispute after mediation, then the matters remaining in dispute will be finally determined by arbitration in accordance with the provisions of the *Ontario Arbitrations Act*.

18.2 The location for any such arbitration hearing will be within the County of Grey at a location to be determined by Grey County.

IN WITNESS WHEREOF THE PARTIES hereunto attested by the hands of the proper officers duly authorized in that behalf as of the day and year first written above.

The Corporation of the County of Grey

____

Andrea Matrosovs, Warden

____

Tara Warder, Clerk

I/We have authority to bind Grey County

The Corporation of the County of Bruce

____

Luke Charbonneau, Warden

____

Linda White, Clerk

I/We have the authority to bind <u>the County of Bruce</u>

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	October 23, 2025
Subject / Report No:	PDR-CW-62-25
Title:	Grey County Official Plan Amendment 28 – H. Bye Construction
Prepared by:	Scott Taylor, Director of Planning
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	Municipality of West Grey

Recommendation

1. **That report PDR-CW-62-25 regarding an overview of County Official Plan Amendment 28 (County file number 42-05-010-OPA-28), known as H. Bye Construction, to redesignate a portion of lands from the 'Rural' and 'Hazard Lands' designations to the 'Industrial Business Park Settlement Area' and 'Hazard Lands' designations, on lands legally described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; geographic Township of Normanby, now in the Municipality of West Grey be received for information.**

Executive Summary

Grey County has received a County official plan amendment application (known as OPA 28) submitted by H. Bye Construction. This OPA would facilitate the expansion of an existing industrial business (Viking-Cives) and the relocation of an industrial business (Yardistry). The Viking-Cives portion of the development is approximately 7.6 hectares in size, while the Yardistry portion is approximately 2.5 hectares in size. OPA 28 proposes to redesignate a portion of the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Industrial Business Park Settlement Area' and 'Hazard Lands' designations. The remainder of the subject lands would remain in the Rural designation. There is no development proposed within the Hazard Lands portion of the property. A corresponding zoning by-law amendment (ZBLA) has also been submitted to the Municipality of West Grey. Future consent and site plan control applications would also be required for this development.

The subject lands are located north of Mount Forest and immediately adjacent to the Industrial Business Park Settlement Area. These businesses would gain access from Viola May Crescent, Harry Bye Boulevard, and could also have future access to a Coral Lea Drive extension (shown as Watson Drive in some of the supporting materials). This development is proposed to be serviced via individual well and septic systems, similar to the other businesses in the Industrial Business Park Settlement Area.

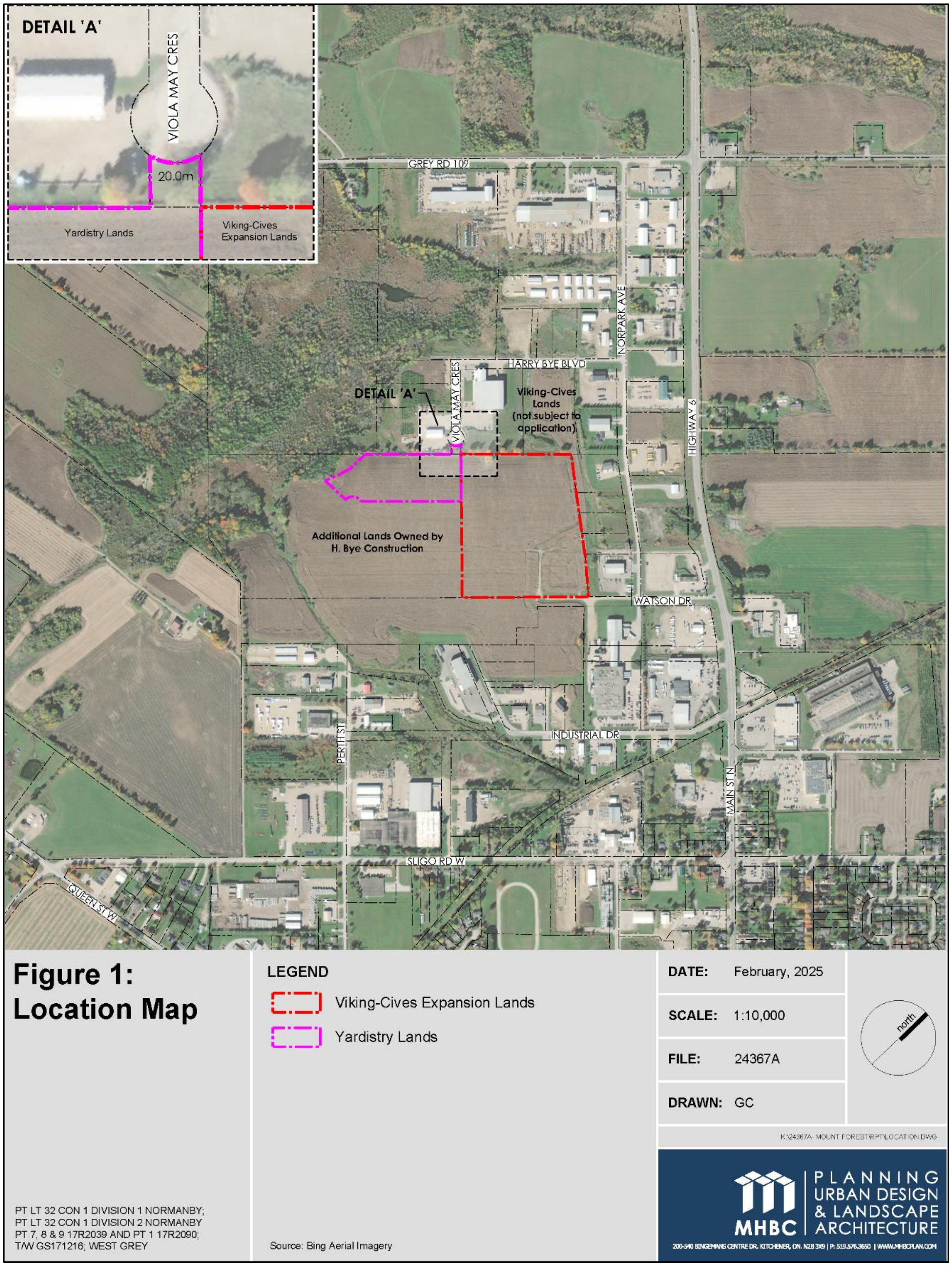
This report recommends that the Committee receive the report for information. A thorough planning analysis and recommendation report will follow the agency and public review process.

Background and Discussion

Grey County has received a County official plan amendment application (OPA 28) to permit the expansion of Viking Cives, which produces snowplow equipment, and the relocation of Yardistry, which produces gazebos and outdoor shade structures. The Viking Cives expansion, on approximately 7.6 hectares, would facilitate *“a new 3,900 m^2 manufacturing building (with additional space to accommodate a future 3,900 m^2 expansion), and 448 truck body staging spots where finished products are parked until they are shipped or delivery is taken.”* The Yardistry relocation, on approximately 2.5 hectares, would facilitate “*a 4,645 m^2 manufacturing building with ancillary parking and loading spaces.”*

Proposed OPA 28 would redesignate a portion of the subject lands from the ‘Rural’ and ‘Hazard Lands’ designations to the ‘Industrial Business Park Settlement Area’ and ‘Hazard Lands’ designations. A portion of the Viking Cives lands are already in the designated settlement area and zoned for industrial development. It’s only a portion of the Rural designation that requires the OPA, and the remainder of the subject lands would remain in the Rural designation. There is no development proposed within the Hazard Lands portion of the property. Appendix B to the County plan maps some other wetlands and watercourses on or near the subject lands.

Map 1 below shows the lands proposed to be redesignated, as well as the surrounding area. The subject lands are legally described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; geographic Township of Normanby, now in the Municipality of West Grey. The lands are north of Mount Forest immediately adjacent to the Industrial Business Park Settlement Area. Access to the subject lands would be from an extension of Viola May Crescent, Harry Bye Boulevard, and potentially a future extension of Coral Lea Drive (shown as Watson Drive on map 1).



Map 1: OPA 28 Subject Lands and Surrounding Area

(Map 1 courtesy of MHBC Planning)
The development is proposed to be serviced via private on-site wells and septic systems.

Land uses surrounding the subject property include industrial development to the north and east, a wooded wetland area to the west, and a mix of farmland and further industrial uses to the south.

A corresponding zoning amendment application has been submitted to the Municipality of West Grey. Future consent and site plan control applications would also be required for this development.

Pre-submission consultation between the proponent, West Grey, Wellington North, Wellington County, and Grey County staff identified the submission requirements for the County OPA. A copy of all submitted reports and studies can be found on the County website.

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard for matters of provincial interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024, and conform to any provincial plans or County/Municipal official plans that govern the subject lands. In this case, the County of Grey official plan has jurisdiction over the subject property. There are no provincial plans or Municipal official plans in effect for this area of the County, as the West Grey official plan only covers Durham and Neustadt.

A future joint public meeting will be required for the two planning applications i.e., the County OPA 28 and the West Grey zoning by-law amendment.

At this time, a detailed planning analysis has not been undertaken. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

Section 2 of the *Planning Act* speaks to the need to have regard for matters of provincial interest, such as:

a) the protection of ecological systems, including natural areas, features and functions,
f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems,
h) the the orderly development of safe and healthy communities,
k) the adequate provision of employment opportunities,
m) the co-ordination of planning activities of public bodies,
o) the protection of public health and safety, and
p) the appropriate location of growth and development.

A fulsome review of the above-noted provincial interests will be undertaken in a future recommendation report for the proposed OPA.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS directs most new non-farm growth to settlement areas. OPA 28 is proposing a settlement area expansion to the abutting Industrial Business Park Settlement Area. Chapter 2.3 of the PPS contains policies on settlement area expansions which will have to be addressed as part of the proposed OPA.

Chapter 2.8 of the PPS contains policies on employment and supporting a modern economy.

Chapter 3.6 of the PPS notes that full municipal services are the preferred form of servicing, for new development within settlement areas. Where municipal services are not available, private communal well and septic systems are preferred. If both of these options are not available, planned, or feasible; individual private wells and septic systems may be utilized provided site conditions are suitable. This development is proposed on private on-site individual services, similar to the other industrial development in the adjacent business park. Servicing Options and Nitrate Attenuation Studies were prepared in support of this development.

Chapter 4.6 requires the protection of archaeological resources throughout the province, and a Stage 1 and 2 Archaeological Assessment has been completed in this regard.

Chapters 4.1 and 5.2 contain policies on natural heritage and natural hazards respectively. An Environmental Impact Study (EIS) was prepared for this development. Saugeen Valley Conservation Authority will review and provide comments on the natural hazard elements of this development.

County of Grey Official Plan

The subject lands are identified as the following in the Grey County official plan:

- Schedule A: Land Use Types – Rural and Hazard Lands, in addition to the Industrial Business Park Settlement Area on a portion of the Viking Cives development lands not subject to OPA 28.
- Appendix B: Constraint Mapping – portions identified as other wetlands and watercourses.
- Appendix D: Functional Road Classification and Planned Corridors – in close proximity to County Road 109 and Highway 6.

The County official plan contains policies similar to those in the PPS with respect to settlement area expansions, servicing, employment, and natural heritage. Proposed OPA 28, if approved, would expand the Industrial Business Park Settlement Area by approximately 10 hectares. The subject lands are currently ‘sandwiched’ between the settlement area of Mount Forest to the south and the Industrial Business Park Settlement Area to the north and east. Should OPA 28 be approved there will still be a portion of lands between the two settlement areas which will remain in the Rural designation. Staff anticipate that there could be future requests for an OPA on the remaining Rural lands for industrial development.

A Traffic Impact Brief was also prepared in support of the development, which will be reviewed by the Municipality, County, and Ministry of Transportation.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, and County official plan will be undertaken with a staff recommendation.

Legislated Requirements

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

Financial and Resource Implications

There are no anticipated financial, staffing, or other resource considerations associated with the proposed County official plan amendment, beyond those normally encountered in processing such applications. The County has collected the requisite application fee.

Relevant Consultation

☒ Internal: Planning, Planning Ecology, Transportation Services

☒ External: the public, Municipality of West Grey, Saugeen Valley Conservation Authority, Ministry of Transportation, Township of Wellington North, Wellington County, and prescribed agencies/bodies as required by the *Planning Act*

Appendices and Attachments

None

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	October 23, 2025
Subject / Report No:	PSR-CW-08-25
Title:	Dundalk Paramedic Base
Prepared by:	Niall Lobley, Deputy CAO
Reviewed by:	Kevin McNab, Director of Paramedic Services
Lower Tier(s) Affected:	Southgate

Recommendation

1. **That report PSR-CW-08-25 be received; and**
2. **That staff be directed to begin necessary background studies at the former Patrol D location in Dundalk to inform the development of a new Paramedic base at the location; and**
3. **That staff be directed to establish a project budget in advance of the 2026 budget process, of $2,472,000 to be funded by debenture and that an RFP be issued prior to 2026 budget approval.**

Executive Summary

Grey County Paramedics operate from a number of locations across Grey with bases in Craigleith, Meaford, Owen Sound, Chatsworth, Markdale, Durham, Dundalk and Hanover currently. New bases are proposed for Feversham (operational late 2026), Ayton, Thornbury and Cobble Beach as part of the redeployment review, designed to ensure adequate coverage is maintained as Grey County's population grows and changes.

The bases in Meaford (at the hospital), Hanover (municipal), and Markdale (municipal, alongside fire dept), are not owned by Grey County and are leased. In Craigleith, while the County owns the base, the land is leased from the Town of The Blue Mountains. In Dundalk, the base is co-located with Southgate's fire department in municipally owned properties on Dundalk Street. Southgate, and particularly Dundalk, have experienced and continue to see significant growth. This growth is driving growth pressures within the Southgate fire department and has resulted in the need for Southgate to request that Grey County Paramedic services move from their existing location over the next 12 – 18 months.

Staff are recommending the development of a new Dundalk Paramedic Base built to the same specifications, size and design as the Feversham base being developed in 2026, in Dundalk, located on County owned lands associated with the Operations Yard and Sand Dome in Dundalk, on Glenelg Street/Grey Street West. This new base is not considered part of the deployment plan and is an unanticipated capital pressure for 2026. Based on the tendered price for Feversham, staff recommend that a budget of $2,472,000 be established for the new base and that this be debt financed.

Background and Discussion

Grey County's paramedics respond to more than 15,000 calls for service annually; 2024 saw 15,796 calls, a record high and call volumes are predicted to increase with annual growth anticipated at almost 6%. 2025 has already seen significant growth in calls with a more than 8% increase over the same period in 2024.

This growth is occurring across the County, however, the highest call volumes remain directly tied to urban areas. Dundalk faces similar pressures served from the existing base within the municipality and the Deployment Review noted that Dundalk is anticipated to face significant growth in call volume over coming years; relocating the base outside of Dundalk is not recommended due to this growth and the strategic location of Dundalk in close proximity to Highway 10.

The Paramedic base in Dundalk consists of a shared space with Southgate Fire Department. Grey County Paramedics have an administrative space, crew room and occupy a bay of the shared garage, within a single building utilized by Southgate Fire Department. This space is leased in agreement with the Township of Southgate for $26,600 annually plus utilities.

Dundalk is growing and as growth is occurring, the Dundalk fire team is experiencing pressures on its service and has identified the need for new equipment. As a result, the Township of Southgate has advised Grey County of the need to end the lease, as the Fire Department needs to make full use of the fire hall. As such, a new location and base is required to continue to provide service to Dundalk.

Grey County has an active operations depot in Dundalk, located on Glenelg Street with a secondary entry on Grey Street West. The property is a little over 3 acres in size and currently consists of a five-bay garage, a sand dome, above ground fuel tanks and some older office space. The location in Dundalk is less than ideal for transportation operational needs, however, it is still used as a touch down space for operators and as a base for winter operations. The sand dome is still in use.

Staff are recommending that this site be utilized for a new Paramedic Base.

There is existing space on the property to locate a standalone paramedic base to the same design as the Feversham base. This area was previously used for underground fuel tanks and has had initial geotechnical work completed. Through this work, the need for some remediation has been identified which will involve removal of fill material and replacement with structural soils. An alternative option to renovate the existing operations facility into a shared paramedic/operations facility is also under consideration.

As a result of the Deployment Review several new bases are to be constructed to support growth pressures across Grey. Feversham is due to be constructed in 2026. The base design for Feversham has been completed to serve as a template for the remaining additional bases, and it is proposed to replicate this base in Dundalk, if a new build, rather than a renovation is required. If a renovation is determined a more efficient use of the site, then a design will need to be developed.

Based on the recent tender for Feversham, staff are utilizing the budget and construction costs for Feversham as a direct parallel to Dundalk and proposing a project budget of $2,472,000. It is suggested that similar to bases being built as part of the implementation of the Deployment Review, that this project be financed by debenture.

Financial and Resource Implications

Based on the current pricing for the Feversham base, the estimated total project cost including construction, site remediation and professional fees is estimated to be $2.472 million. The project would be included in the 2026 budget to be funded by debenture. Payments would begin in the 2027 budget at a cost of $175,400 per year. There would be savings in operating as there would no longer be rent payments, however, there would be offsetting increases to building maintenance and snow removal costs. Staff currently expect the net operating savings to be approximately $18,000. Therefore, the net costs of the new Dundalk base beginning in the 2027 budget would be $157,400

Relevant Consultation

☒ Internal (list)

- ☐ AODA Compliance (describe)
- ☒ Contribution to Climate Change Action Plan Targets – the new base will be designed to be net-zero ready. The site is currently owned by Grey County and underutilized, as such this represents brownfield development and adaptive reuse of Grey County property. The design will be informed by adaptation work, incorporating elements that ensure long term building and operational sustainability with predicted changes to climate accounted for.

☐ External (list)

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	October 23, 2025
Subject / Report No:	PDR-CW-60-25
Title:	Town of The Blue Mountains Delegated Planning Approval Authority Request
Prepared by:	Scott Taylor, Director of Planning Services
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	Town of The Blue Mountains

Recommendation

1. **That report PDR-CW-60-25 regarding the Town of The Blue Mountains request for further planning approval authority delegations be received; and**
2. **That staff be directed to:**
    a. **work with the Town to consult with the public,**
    b. **to research options for delegating planning approvals for subdivisions, condominiums, and part lot control, from the County to the Town,**
    c. **to prepare a draft memorandum of understanding for future consideration by Town and County Councils.**

Executive Summary

In 2022, County Council endorsed potentially delegating planning approvals relating to plans of subdivision, condominium, and part-lot control, to municipalities where;

(a) municipalities submitted a motion requesting such delegated approvals, and
(b) a memorandum of understanding (MOU) is entered into by the municipality and County to delegate the approvals via by-law.

Earlier this year Town of The Blue Mountains Council endorsed a motion requesting further delegated planning approvals. Town and County staff have since met to discuss next steps and to map out processes towards a draft MOU. Staff are recommending that this report be received, and that County staff be directed to work with the Town on public consultation, conduct additional research on delegation options, and prepare a draft MOU for future consideration by Town and County Councils.

Background and Discussion

In February 2022, through report PDR-CW-07-22, County Committee of the Whole supported the following staff recommendation, which was later endorsed by County Council.

1. *"That Report PDR-CW-07-22 regarding the delegation of planning approvals and process efficiencies, be received; and*
2. *That staff be directed to share the report with member municipalities in Grey County; and*
3. *That any municipality seeking delegated planning approvals for subdivisions, condominiums, condominium exemptions, and/or part lot control submit a motion from municipal council indicating their request for additional planning approval responsibilities; and*
4. *Should a request for delegation of the above-noted planning approvals be received, that County staff be directed to prepare a memorandum of understanding, in consultation with municipal staff, containing criteria discussed in this report, with respect to delegating approval, for consideration by County and Municipal Councils; and*
5. *That regardless of any delegation requests, that staff be directed to move forward with further improvements to the planning process, to streamline the timing of approvals, and minimize any duplication of efforts."*

In June 2025, through Town staff report ADM.25.020, Town of The Blue Mountains endorsed the following motion.

> *"THAT Council receive Staff Report ADM.25.020, entitled "Planning Services Delegated Approval Authorities";*
>
> *AND THAT Council support a request to the County of Grey to investigate additional planning approval responsibilities to be delegated to the Town;*
>
> *AND THAT Council direct staff to work with the County of Grey in the development of a Memorandum of Understanding outlining the approvals to be delegated and responsibilities in the development review process."*

In October 2025, through Town staff report PBS.25.084, Town of The Blue Mountains endorsed an additional motion as follows.

> *"THAT Council receive Staff Report PBS.25.084, entitled "Delegation of Subdivision and Condominium Authority";*
>
> *AND THAT Council direct Town Staff to host a joint Public Meeting with the County of Grey to outline the delegated planning approvals from the County to the Town to be considered, to outline the available transition options to implement delegated approvals, and to obtain feedback from County Council, Town Council and the Public on the proposed framework."*

Links to the past staff reports at the Town and County level have been included in the Attachments section of this report.

Leading up to both the Town's June and October 2025 staff reports, Town and County staff met to discuss the delegation request, including next steps towards a potential memorandum of understanding to be considered by Town and County Councils. Between the Town and County, staff are in agreement on next steps, including the following, as summarized in Town staff report PBS.25.084.

a. ‘Finalize a proposed list of planning approvals that can be considered for delegation from the County to the Town (which at the Town level may also later include potential delegations from Town Council to Town Staff).
b. Determine the range of options on how the delegated authority may be transitioned (i.e., on a go forward basis only vs. also including a retroactive basis).
c. Hold a joint Town/County Public Meeting to obtain the views of Council and the Public.
d. Prepare recommendation reports for Town Council and County Council with a framework for a Memorandum of Understanding between the County and the Town.
e. Finalize and execute a Memorandum of Understanding.
f. Enact by-laws and/or obtain Council resolutions as required to formally delegate certain planning approval authority.’

With respect to item (a) above, staff envision the following approvals being potentially delegated to the Town.

i. Draft approval for plans of subdivision and condominium,
ii. Redline revisions to draft plan approvals,
iii. Draft plan approval extensions,
iv. Final approval / registration of subdivisions and condominiums,
v. Part lot control, and
vi. Condominium exemptions.

Currently, items (i) – (vi) above are all approved by the County, either at the Council / Committee of the Whole or staff levels. Although the County is currently the approval authority for each of the above-noted items, such approvals are never issued without first consulting the Town. In some cases, such as part-lot control or subdivisions and condominiums, formal approvals are also required from the Town, e.g., passing by-laws or entering into agreements.

As it pertains to item (b) above, as noted in staff report PDR-CW-07-22, County staff initially recommended an option to *“delegate all subdivision or condominium files on a go-forward and retroactive basis to the member municipality”*. However, at this time there is no firm direction provided by either Town or County Council. This matter can be further considered after hearing feedback from the public. After receiving input, staff at the Town and County can discuss options further, ahead of preparing draft MOUs.

Should such approvals be delegated to the Town, the County would be a commenting agency on such planning applications versus being an approval authority. The County currently holds the commenting agency role for subdivisions and condominiums in the City of Owen Sound, whereas in the rest of the County, Grey is the approval authority for such applications.

Legislated Requirements

Planning matters are governed by the *Planning Act.* Any delegation of planning approvals will need to meet the requirements of the *Act*. Staff are satisfied that the County has the ability to enter into a MOU to delegate approvals via by-law for subdivisions, condominiums, condominium exemptions, and part-lot control.

Financial and Resource Implications

Financial impacts will be reviewed in a future staff report and will be based in part on the transition plans that are proposed. A retroactive delegation of past subdivision and condominium files could require additional resources as it pertains to records management and the transfer of files.

Should the County delegate such planning approvals, the County will need to update its fees and services by-law to reflect the fact that the County is no longer the approval authority. The delegation would result in less application revenue by the County, but would also result in slightly less staff time being needed for such applications. In report PDR-CW-07-22, staff estimated the following on a very 'ballpark' basis. *"Planning staff would suggest that planners would save approximately 1/3 of the time normally spent processing a subdivision or condominium application (or possibly slightly more on certain files). Staff would estimate that Transportation Services staff time would be nearly identical regardless of the approval authority."* The 2022 staff report was written prior to the County assuming planning ecology services. Similar to the Transportation Services staff role, staff anticipate the role of the planning ecologists to be unchanged regardless of who the approval authority is, but the funding model may need to be re-examined for the review of such applications if approval is delegated.

Relevant Consultation

☒ Internal: Clerks, Planning

☒ External: Town of The Blue Mountains, agencies, and the public.

Appendices and Attachments

County Staff Report PDR-CW-07-22 Planning Approval Delegation

Town Staff Report ADM.25.020 Planning Services Delegated Approval Authorities

Town Staff Report PBS.25.084 Delegation of Subdivision and Condominium Authority

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	October 23, 2025
Subject / Report No:	LTCR-CW-22-25
Title:	Ministry Survey in Respect to Repurposing Rockwood Terrace Long Term Care Home
Prepared by:	Jennifer Cornell, Director Long Term Care
Reviewed by:	Niall Lobley, Deputy CAO
Lower Tier(s) Affected:	West Grey

Recommendation

1. **That report LTCR-CW-22-25 Ministry Survey in Respect to Repurposing Rockwood Terrace Long-Term Care Home be received; and**
2. **That staff be directed to advise the Ministry of Long-Term Care that the existing Rockwood Terrace Long-Term Care Home may have potential for future redevelopment and reuse as a Long-Term Care facility; and**
3. **That any such future use be subject to further feasibility studies to assess viability; and**
4. **That staff advise the Ministry that extending the operational lifespan of the current Rockwood Terrace facility would present significant operational and financial constraints; and**
5. **That staff provide an additional response to the Ministry, alongside the survey response, that indicates that Grey County does not have capacity to operate a fourth Long Term Care facility, unless such operation has no short or long term impacts on the property tax levy; and,**
6. **That action be taken in advance of County Council approval, in accordance with Section 26.6 (b) of the Procedural By-law.**

Executive Summary

The Province of Ontario has made an historic commitment of $6.4 billion to create 30,000 new long-term care beds and redevelop more than 28,000 existing beds to support an aging population. Within Grey County, this includes support for 28 new beds and 100 upgraded beds at Rockwood Terrace, as part of the redevelopment of the existing facility into a new 128-bed home. Additionally, the Province has approved 62 new beds at Grey Gables, contributing to the potential development of a new 128-bed facility there.

In September 2025, the Province requested that the County complete a survey regarding the beds allocated at Grey Gables to assess the County's readiness to proceed with development. County Council provided direction to staff to inform the response, which was submitted by the September 29, 2025, deadline.

The Province has since issued an additional survey, due October 24, requesting feedback on the potential continued use of the existing Rockwood Terrace building as an operating long-term care home. This survey is focused on the existing buildings potential and is not seeking confirmation, or otherwise, of whether the County would be interested in operating the existing Rockwood Terrace as a fourth Long Term Care facility at this time. Staff are now seeking Council's direction to inform the County's response to this latest request.

Background and Discussion

Grey County currently operates three long-term care homes: Grey Gables in Markdale, Lee Manor in Owen Sound, and Rockwood Terrace in Durham, providing a total of 319 beds. With the redevelopment of Rockwood Terrace, the County will increase its total capacity to 345 beds by early 2027.

The County was allocated significant capital funds toward providing a total of 28 new beds and the redevelopment of 100 beds at Rockwood in 2020. These are supporting the development of the new Rockwood Terrace, to which the existing 100 residents and 28 new residents will move into in early 2027. This project is Grey County's largest capital investment to date, with a total project budget of $96M. Once completed the existing Rockwood Terrace building will be vacated, pending Council direction on future use or disposal.

In 2019, the province approved 62 new long-term care beds for Grey Gables, based on plans to build a new 128-bed facility. This plan included the repurposing of the existing Grey Gables building as a retirement home. At the time, Grey County chose not to pursue funding for this project, opting instead to prioritize the redevelopment of Rockwood Terrace.

In 2025, the province introduced a new enhanced capital funding program to support long-term care development, offering up to 85% funding for eligible new beds. Grey County's unused allocation remains for the 62 additional beds at Grey Gables, which could be pursued under this new funding model as part of a future 128-bed redevelopment.

In September 2025, Grey County responded to a provincial survey confirming interest in keeping the 62-bed allocation at Grey Gables but noted that it could not commit to the construction timelines set out in the new capital funding program at this time. Staff are awaiting a response from the Ministry and will report back once it is received.

The Ministry has since issued another survey, due October 24, asking for feedback on the future use of the current Rockwood Terrace site. It is understood that the province is exploring ways to reactivate existing beds to help meet long-term care targets, and that reusing existing spaces may be a cost-effective option. The survey is specific to the use of the existing Rockwood building; it is not exploring at this time a potential future operator which could be the County or a private operator through a potential future sale or lease. The survey does not explore future potential operating models and is focused on seeking to understand the future potential use of the building as a Long-Term Care home.

The current Rockwood Terrace home provides 100 resident beds spaces, plus one temporary bed. Built in 1984, the beds are classified as Class C. The newly developed Rockwood Terrace will offer 128 Class A beds, with previous capital funding focused on maximizing the number of Class A beds available.

While the existing building has been well maintained, it is approaching 50 years of age and increasingly unable to meet the modern requirements of a long-term care home. No decisions have yet been made regarding the reuse, redevelopment, retention, or sale of the current Rockwood Terrace. These discussions are expected to take place in 2026 or 2027. The facility will remain in use until sometime after the transition to the new Rockwood Terrace, anticipated in early 2027.

Previous Considerations of Re-Use

A review of Rockwood Terrace was completed in 2012, highlighting Grey County's strong track record in asset maintenance and excellence in care. The report noted that the building was well maintained and had a solid initial design. Conducted in response to a capital funding program available at the time, the review explored options for upgrading the existing facility from Class C to Class A beds, as well as full redevelopment alternatives.

Although no action was taken immediately, the report informed later discussions that led to the development of the new Rockwood Terrace. It also confirmed that redevelopment and reuse of the existing building was feasible. In 2012, the estimated cost to redevelop the existing facility was $14 million. However, this figure would be significantly higher today due to the building's age, evolving regulatory and legislative requirements, and construction inflation, which has consistently outpaced consumer inflation over the past decade.

In 2023, a follow-up study was completed to explore the potential repurposing of the existing Rockwood Terrace building once the new facility is completed and occupied. The proposal considered converting the building into 54 affordable rental units. The report noted that while the structure is generally in good condition, repurposing would require a full replacement and renewal of most mechanical, electrical, plumbing, and sprinkler systems, many of which are nearing the end of their serviceable lifespans.

A Class D cost estimate of approximately $20 million was provided for the internal renovations, with the report emphasizing that substantial architectural work would be needed to refine this estimate and improve cost certainty.

There remains potential for future use of the existing Rockwood Terrace facility. Options include continued County ownership and operation, maintained ownership with leased uses, or sale and redevelopment of the property. To date, no consideration has been given to operating Rockwood Terrace as an additional, fourth long-term care home. However, with adequate capital investment and long-term funding to support the increasing asset management needs of an aging building, continued long-term care at this location may be feasible either through the County or an alternative operating model, if Grey County deems no other use for the site or building.

Operational and Financial Constraints

Significant operational and financial constraints may make continued use of the existing Rockwood Terrace as a long-term care home unfeasible, by either the County, or indeed, an external operator through a lease or sale. Key challenges include:

- **Capital Reinvestment Needs:** Redevelopment to support continued long-term care use would require substantial capital investment. While no formal plans or cost estimates have been developed, the scale of investment is expected to be significant. Under current provincial funding models, capital redevelopment costs are only partially offset, meaning Grey County would need to contribute considerable funding to support such efforts.
- **Aging Infrastructure**: The building is nearly 50 years old. Although reinvestment could extend its useful life, ongoing asset management costs will rise as infrastructure continues to age.
- **Staffing Requirements**: The current Rockwood Terrace employs approximately 190 specialized staff, all of whom will transition to the new facility. Operating both homes would require an additional 190 trained professionals. Given the sector-wide staffing shortages already experienced by Grey County, recruitment would be a major challenge. New staff may also face barriers related to local, accessible, and affordable housing.
- **Operational Funding Gaps**: Grey County currently supports 319 long-term care beds, with provincial funding covering a significant portion but not all of the operational costs. The County contributes between $25,000 and $30,000 per bed annually from the levy. Extending operations at Rockwood would significantly increase the County's budget.
- **Feasibility Review Pending**: County staff have not conducted a formal feasibility review regarding the continued operation of the existing Rockwood Terrace alongside the new facility. The challenges outlined above are preliminary and do not represent the full scope of potential costs and obstacles.

The province request for information is cursory and high level currently and a response is requested on or before October 24, 2025.

Staff are recommending that a response be sent noting the following:

1. **Current Status**
   There are no confirmed plans for the existing Rockwood Terrace building following the completion and transition to the new Rockwood Terrace facility. Discussions regarding future use are anticipated to begin in 2026 or 2027.
2. **Facility Age and Asset Management Needs**
   The existing building is nearly 50 years old and increasingly requires significant asset management investment. A modern, efficient long-term care home would require extensive redevelopment to meet current standards and regulatory requirements.
   - **Operational Constraints**
     Continued operation of the existing facility as a long-term care home presents substantial challenges:
   - **Capital Investment**: Redevelopment would require significant capital funding. Under current provincial models, only partial funding is available, leaving Grey County responsible for a substantial portion of the cost.

- **Staffing**: Operating both facilities would require approximately 190 additional specialized staff. Given sector-wide staffing shortages and local housing constraints, recruitment would be a major hurdle.
- **Financial Impact**: Grey County currently contributes $25,000 - $30,000 per bed annually from the levy to support long-term care operations. Adding beds would significantly increase the County's financial burden.

3. **Potential for Redevelopment**
Should the above challenges be addressed, and pending extensive feasibility analysis, *there may be potential to redevelop* the existing building to support continued long-term care use over the next 25 - 50 years. This would require sustained investment in asset management to extend the building's lifespan, and, if the County were to be considered as an operator, an alternative operating and capital funding model would be required to address significant concerns with additional burden on County property tax supported budgets. Any future reuse would be subject to County Councils further review, evaluation and approval.

In addition to the response to the survey, and recognizing that the current funding framework for Long Term Care requires investment by the County, staff recommend including a clear statement that Grey County is not in the position to consider operating the existing Rockwood Terrace as a fourth Long Term Care home - unless such an operation can be fully supported without any immediate or long term funding impact to the County. Specifically, all capital and operating costs would need to be funded entirely from external sources. Even with such assurances, the significant constraints identified may render future operation as a long-term care home unfeasible.

Financial and Resource Implications

Staff are not currently considering or planning for the extended use of the existing Rockwood Terrace, and no budget or resources have been allocated or are required at this time. Any future exploration of potential uses for the facility will be subject to Council direction before proceeding.

Relevant Consultation

None

Appendices and Attachments

- Snyder and Associates Rockwood Terrace Redevelopment Review March 2012
- Building Condition Assessment – WalterFedy Project No. 2020-0441-10 – June 2021