Committee of the Whole
Revised Agenda

August 14, 2025

Following Council

Council Chambers - Grey County Administration Building

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1. Call to Order
2. Declaration of Interest
3. Business Arising from Minutes
4. Delegations
   - 4.a Sarah Cassidy - Cass Audio (Beacalm)
   - 4.b Courtney Janssen Grieve (Beacalm)
   - 4.c Kristine Loft, on behalf of Beacalm Inc.
5. Determination of Items Requiring Separate Discussion
6. Consent Agenda

   That the following Consent Agenda items be received; and

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

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

   - 6.a Correspondence on Beacalm/Highland Estate

     That the correspondence received from Paul Capobianco, Carla Soncin, John-Daniel Soncin and Luciana Soncin on the Beacalm/Highland Estate file be received for information.

   - 6.b Pending List

     That the pending list be received for information.

   - 6.c CAOR-CW-25-25 Future Ready Program Update

     That report CAOR-CW-25-25 regarding an update on the Future Ready Program, be received for information.

   - 6.d CSR-CW-16-25 Homelessness Prevention Plan Funding

That report CSR-CW-16-25 regarding a transfer payment agreement for Homelessness Prevention Plan funding be received;
That the Warden and the Clerk sign the transfer payment agreement for Homelessness Prevention Plan (HPP) funding in the amount of $3,282,800 between the County of Grey and the Province of Ontario; and
That the agreement be signed prior to County Council approval in accordance with Section 26.6 (b) of Procedural Bylaw 5134-22.

6.e CSR-CW-15-25 Transfer Payment Agreement COCHI and OPHI Funds

That report CSR-CW-15-25 regarding signing the Provincial three-year transfer payment agreement for funding be received;
That the Warden and the Clerk be authorized to sign the three-year transfer payment agreement between the County of Grey and the Province for the Canada Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) programs; and
That the funding be approved for use in 2025-26; and
That the agreement be signed prior to County Council approval in accordance with Section 26.6 (b) of Procedural Bylaw 5134-22.

7. Items For Direction and Discussion

7.a 42-08-180-OPA-22 Beacalm Inc. (Highland Estate) PDR-CW-52-25

That report PDR-CW-52-25 regarding OPA 22, Beacalm Inc. (Highland Estate) be received; and
That Official Plan Amendment 42-08-180-OPA-22 (OPA 22 - Beacalm Inc. also known as Highland Estate), which proposes a site-specific exception to the Rural designation to permit a 'special events venue' on approximately 1.05-hectares of lands legally described as Part Lot 33, Concession 13, in the geographic Township of Artemesia, now in the Municipality of Grey Highlands, be supported and that staff be directed to prepare a by-law for approval by County Council.

7.b PDR-CW-44-25 Paid Parking Options for the Rail Trail and County Forests Report

That report PDR-CW-44-25 be received; and
That no paid parking system for County-owned parking lots along the Rail Trail and County Forests be implemented at this time.

7.c CSR-CW-12-25 Affordable Housing Funds for Lutheran Social Service Building

That report CSR-CW-12-25 regarding Affordable Housing Funding for Lutheran Social Services affordable housing build be received;
That Grey County enter into an agreement with Lutheran Social Services Owen Sound Inc for $1,600,000 in Affordable Housing Funds for 40 units of affordable and market housing;
That upon occupancy Grey County enter into an agreement for operating funds totaling $1,400,000 to be dispersed quarterly from the County for the next 20 years;
That the funding letter be signed prior to County Council approval in accordance with Section 26.6 (b) of Procedural By-law 5134-22 and a by-law be prepared authorizing the agreements for Council's consideration.

7.d CSR-CW-26-25 Transitions to Permanent Housing Pilot Project Funding

That report CSR-CW-26-25 regarding Transitions to Permanent Housing Pilot Project be received;
That the Warden and Clerk sign the funding agreement for $362,420 between the Canadian Alliance to End Homelessness - Homelessness Reduction Innovation Fund and the Corporation of the County of Grey, in the form substantially provided in this report;
That the funding of $362,420 be approved for use in 2025-26; and
That the agreement be signed prior to County Council approval in accordance with Section 26.6 (b) of Procedural By-law according to Procedural Bylaw 5134-22.

7.e CSR-CW-14-25 Architectural Services for EarlyON Redevelopment

That report CSR-CW-14-25 regarding architectural services for EarlyON redevelopment be received;
That JPM Architecture Inc be awarded the architectural services project for the redevelopment of EarlyON Centre in Hanover, in the amount of $119,750 exclusive of HST; and
That the architectural fees be funded from the EarlyON reserve fund; and
That the services be awarded prior to County Council approval in accordance with Section 26.6 (b) of Procedural Bylaw according to Procedural Bylaw 5134.22.

7.f Grey County Joint Accessibility Advisory Committee minutes dated July 17, 2025

That the Grey County Joint Accessibility Advisory Committee meeting minutes dated July 17, 2025 be adopted as presented and the following resolutions contained therein be endorsed:

i. That Report CCR-JAAC-07-25 regarding the updated Accessible Customer Service Policy be received; and

ii. That Policy 5-1, the Accessible Customer Service Policy be amended as outlined in this report by amending the policy statement, including Grey Transit Route considerations, incorporating assistive devices and noting expanded training requirements; and

iii. That in consideration of Staff Report CS-25-078 respecting Playground Replacement at Owen Heights and Comm-er-ette Park, the Grey County Joint Accessibility Advisory Committee review the proposed playground replacements and provide advice to the City of Owen Sound in respect to accessibility of the proposed layout and design of the two new playgrounds; and

iv. That the report “Flesherton Connecting Link” be presented to the Grey County Joint Accessibility Advisory Committee for review and comment and provide input on the need for and design and placement of rest areas; and

v. That the report “Lorne Street Sidewalk Addition” be received; and

vi. That the Grey County Joint Accessibility Advisory Committee (GCJAAC) provides input on the need for and design and placement of rest areas for the installation of the new concrete sidewalk; and

vii. That The Town of The Blue Mountains Multi-Year Accessibility Plan 2025-2026 be presented to the Grey County Joint Accessibility Advisory Committee for review and comment.

viii. That the City of Owen Sound staff report DA-25-005 be received for information.

7.g Budget and Finance Committee meeting minutes dated July 23, 2025

That the County of Grey Budget and Finance Committee meeting minutes dated July 23, 2025 be adopted as presented and the following resolutions contained therein be endorsed:

i. That report FR-BFC-15-25 regarding the 2025 Capital Project Status Update Report as of April 30, 2025 be received for information; and

ii. That report FR-BFC-14-25 regarding Corporate Financial Update as of April 30, 2025 be received for information; and;

iii. That report FR-BFC-13-25 Health Care Funding Requests – 2026 Budget be received; and That staff be directed to maintain the budgeted $200,000 transfer to the Health Care Initiatives Reserve for the 2026 budget and 2027 projected budget.

7.h Joint Municipal Services Committee minutes dated July 29, 2025

That the minutes from the Joint Municipal Services Committee meeting date July 29, 2025 be adopted as presented and the following resolutions contained therein be endorsed:

i. That Councillor Boddy be elected as Chair of the Joint Municipal Services Committee through to September 2026.

ii. That Councillor Dickert be elected as Vice Chair of the Joint Municipal Services Committee through to September 2026.

iii. That report CAOR-JMS-10-25, 'Ongoing Work and Background' in respect to Joint Municipal Service work, be received for information.

iv. That report CAOR-JMS-11-25 be received.

v. That members of the Community of Practice be encouraged to provide an update to respective member municipal Councils.

vi. That based on Council feedback the Community of Practice identify priorities for collaborative and/or shared services in respect to waste collection.

vii. That staff be directed to provide a report back to the Joint Municipal Services Committee on the identified services to the next meeting.

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. (d) labour relations or employee negotiations (CUPE 1530)

ii. (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose regarding Board of Health membership (added to the

agenda August 13, 2025).

9. Other Business
10. Notice of Motion
11. Adjournment