County Council
Agenda

October 9, 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 September 25, 2025 — 3

That the minutes of the County Council meeting and Committee of the Whole meeting dated September 25, 2025, and the resolutions contained therein, be adopted as presented.

6.b Closed Committee of the Whole meeting minutes dated September 25, 2025

That the closed session Committee of the Whole meeting minutes dated September 25, 2025, be adopted as provided.

6.c Long-Term Care Committee of Management meeting minutes September 18, 2025 — 16

That the Long-Term Care Committee of Management meeting minutes dated September 18, 2025, be adopted as presented; and

That the following resolutions contained therein be endorsed:

i. **That report LTCR-CM-13-25 regarding a Long-Term Care Director Update be received for information.**

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

6.d Long-Term Care Redevelopment Planning Task Force minutes dated September 24, 2025 — 20

That the Long-Term Care Redevelopment Planning Task Force meeting minutes dated September 24, 2025 be adopted as presented and the following resolutions contained therein be endorsed:

i. That Report LTCR-RP-17-25 regarding the Single Sourcing of Beds, Bedside and Overbed Tables, Lifts and Tubs and Sole Source of Food Production Management Support for the new Rockwood Terrace, be received; and

ii. That staff be directed to initiate procurement of items as set out in report LTCR-RP-17-25 from the identified companies.

iii. That Report LTCR-RP-18-25 regarding Rockwood Terrace Operational Readiness 2026 Estimated Budget Impacts be received; and

iv. That the estimated budget impact of $800,000 for operational readiness activities related to staffing, supplies and coordination as outlined in the report be included in the draft 2026 budget; and

v. That the operational readiness costs be funded from the One Time Funding Reserve.

vi. That Report CAOR-RP-13-25 regarding an update on the tender results and cost sharing breakdown for the South Street East Project – Downstream Stormwater Upgrades associated with the new Rockwood Terrace be received; and

vii. That Grey County’s total share of the South Street East project is $1,223,170.65 excluding HST over the next two years which is less than the $1.7 million upset limit previously approved by Council for the County’s share; and

viii. That a by-law be brought forward to authorize the execution of the updated cost-sharing agreement between the Municipality of West Grey and Grey County.

7. Closed Meeting Matters

8. Reports

9. By-laws 25

That By-laws 5252-25 and 5253-25 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. 5252-25 - A By-law to Amend the Infrastructure, Responsibility and Cost Sharing Agreement for the Rockwood Terrace Early Works

ii. 5253-25 - A By-law to confirm all actions and proceedings of the Council

10. News and Celebrations

11. Adjournment

Minutes
Council

September 25, 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, Bordignon, Mackey, and McQueen.

Councillor Paula Hope attended as an alternate for Councillor Bordignon and Councillor Tom Allwood attended as an alternate for Councillor McQueen.

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; Jennifer Moreau, Director of Human Resources; Jody MacEachern, Director of Information Technology; Pat Hoy, Director of Transportation Services; Savanna Myers, Director of Economic Development, Tourism and Culture; Scott Taylor, Director of Planning; Liz Buckton, Senior Policy Planner; and Robert Hatten, Communications Manager.

Mary Lou Spicer, Director of Finance/Treasurer, and 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 September 11, 2025

CC64-25
Moved by: Councillor Keaveney
Seconded by: Councillor Dobreen

That the minutes of the County Council meeting and Committee of the Whole meeting dated September 11, 2025, and the resolutions contained therein, be adopted as presented.

Carried

Closed Committee of the Whole minutes dated September 11, 2025

CC65-25
Moved by: Councillor Paterson
Seconded by: Councillor Kentner

That the closed session Committee of the Whole meeting minutes dated September 11, 2025 be adopted as provided.

Carried

Closed Meeting Matters

There were no closed meeting matters.

Reports

There were no reports.

By-laws

CC66-25
Moved by: Councillor Allwood
Seconded by: Councillor Pringle

That By-law 5249-25, 5250-25, and 5251-25 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. **5249-25 - A By-law to Provide for Tax Refunds for Eligible Heritage Properties**

ii. **5250-25 - A By-law to Authorize the Acquisition of Certain Lands in the Municipality of Grey Highlands for a new Feversham Paramedic Base**

iii. **5251-25 - A By-law to confirm all actions and proceedings of the Council**

Carried

News and Celebrations

Randy Scherzer, CAO, shared that the Durham Paramedic Base Open House will be held this Saturday September 27th from 2:00 p.m. to 4:00 p.m. with a tour of the facility and opening remarks.

Pat Hoy, Director of Transportation, shared Allan Kenwell's attendance at the AORS Provincial Safety Truck Roadeo finals on Wednesday September 24th and congratulated him on this achievement.

Councillor Boddy entered the meeting at 10:07 a.m.

Savanna Myers, Director of Economic Development, Tourism and Culture shared the success of the Sydenham Fall Fair held on Thursday September 18th at the Sydenham Campus with more than 800 students in attendance.

Jennifer Moreau, Director of Human Resources, announced the recent Employee Appreciation Day held on Tuesday September 23rd where 126 staff members were celebrated for their years of service with Grey County ranging from five years to forty years.

Councillor Milne noted that next Tuesday September 30th is National Day for Truth and Reconciliation. He shared that the United Church in Dundalk will be hosting an event to mark the occasion from 5:00 p.m. to 8:00 p.m. with dinner at 7:00 p.m. in partnership with the South East Grey Community Health Centre.

Councillor Keaveney shared that next weekend, Saturday October 4th and Sunday October 5th, the annual Harvest Craft Show will be held in Meaford at the Community Centre, Curling Club, and Arena with over 200 vendors in attendance. The event supports the hospital and community projects with over $1 million raised over the last 40 years.

Councillor Carleton shared the recent awards banquet for the Inter Township Fire Department where firefighters were recognized for 15+ years of service. She noted that

24 firefighters were recognized for their efforts during a silo collapse the responders attended last October, and thanked them for their service.

Councillor Nielsen shared the upcoming Rocklyn Fall Fair this weekend with the annual pie making auction.

Councillor Hope shared the Town of The Blue Mountains Open Fields event being held this Saturday September 27th with six different locations participating.

Councillor Boddy shared his attendance at the Franco-Ontarian Flag raising at the Ecole catholique Saint-Dominique-Savio school this same morning to celebrate Frano-Ontarian day.

Councillor Dobreen shared that Holstein is celebrating their first Octoberfest this Saturday September 27th with a cornhole tournament, live music, and dinner at the Holstein Optimist Hall.

Councillor Eccles shared that this Saturday September 27th, Bentinck will be hosting a local plowing match starting at 10:00 a.m.

Adjournment

On motion by Councillors Paterson and McKay, Council adjourned at 10:18 a.m. to the call of the Warden.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes

Committee of the Whole

September 25, 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 10:19 a.m. with all members present with the exception of Councillors Bordignon, Mackey, and McQueen.

Declaration of Interest

There were no declarations of interest.

Business Arising from Minutes

There was no business arising from the minutes.

Delegations

There were no delegations.

Determination of Items Requiring Separate Discussion

Councillor Eccles requested that item 6.c regarding The Future of Natural Gas Expansion on the consent agenda for this meeting be pulled for further discussion.

Consent Agenda

CW113-25
Moved by: Councillor Hutchinson
Seconded by: Councillor Milne

> **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

Correspondence Regarding Grey County's Concern on Childcare Spaces in Grey County

That the correspondence received from Stephanie Vallon, Director Federal Secretariat on Early Learning and Child Care; MPP Paul Vickers and the Early Years Support Team regarding the letter sent on the Recalibration of Directed Growth Spaces in Grey County be received for information.

Township of Southgate Resolution - Resolution of Support for the City of St. Catharines regarding the Elect Respect Pledge

That the Township of Southgate resolution passed at the September 3, 2025 meeting of the Council of the Township of Southgate be supported by Grey County Council.

TR-CW-19-25 Award of Motor Grader

That report TR-CW-19-25 containing the quotation results for the award of a motor grader be received; and

That the contract be awarded to Toromont Cat – Grey County / Owen Sound for a total amount of $628,444.00, excluding HST.

Items For Direction and Discussion

PDR-CW-57-25 Surplus Lands for Housing - Site Preparation and Derisking Activities

CW114-25
Moved by: Councillor Nielsen
Seconded by: Councillor Dobreen

That staff report PDR-CW-57-25 regarding Surplus Lands for Housing – Site Preparation and Derisking Activities, be received; and,

That $130,000 be included in the proposed 2026 budget and funded from the One Time Funding Reserve to fund select site preparation and derisking activities for two County-owned properties in Markdale and Durham.

Carried

CAOR-CW-15-25 Court Security Contribution Agreement and Costing Implications

CW115-25
Moved by: Councillor Dobreen
Seconded by: Councillor Boddy

That CAOR-CW-15-25 regarding a Court Security Contribution Agreement and Costing Implications be received; and

That staff be directed to fund the anticipated 2025 budget shortfall from surplus realized in the overall Corporate Services budget or, if none exists, be financed from the One-Time-Funding Reserve; and

That the Warden and Clerk be authorized to sign the Court Security Contribution Agreement; and

That staff be directed to prepare a letter under the Warden's signature to the Ministry of the Solicitor General and the Ministry of the Attorney General advocating for additional Provincial funding to support municipalities adhering to security directives required by the Province.

Carried

LTCR-CW-19-25 Capital Funding Program and Ministry Survey

Councillor Milne left the meeting at 11:21 a.m. and returned at 11:24 a.m.

Council took a brief recess from 11:31 a.m. to 11:42 a.m.

Moved by: Councillor Nielsen
Seconded by: Councillor Carleton

That report LTCR-CW-19-25 Capital Funding Program and Ministry Survey be received; and

That staff be directed to complete the Ministry of Long-Term Care survey by September 29, 2025, indicating Grey County's readiness to potentially develop the approved 62 long term care beds at Grey Gables and that action be taken prior to County Council approval, as per Section 26.6 (b) of the Procedural By-law; and

That staff be directed to undertake updated cost forecasts and any other applicable studies for the potential development of a 128-bed new home at Grey Gables to be funded from the One Time Funding Reserve; and,

That staff be directed to bring forward a report before March 2026 outlining the updated budget impacts, and a draft Development Agreement for Council's consideration.

CW116-25
Moved by: Councillor Greig
Seconded by: Councillor Eccles

That the motion be divided into four separate clauses.

Carried

Clause 1

CW117-25
Moved by: Councillor Nielsen
Seconded by: Councillor Carleton

That report LTCR-CW-19-25 Capital Funding Program and Ministry Survey be received.

Carried

Clause 2

Moved by: Councillor Nielsen
Seconded by: Councillor Carleton

That staff be directed to complete the Ministry of Long-Term Care survey by September 29, 2025, indicating Grey County's readiness to potentially develop the approved 62 long term care beds at Grey Gables and that action be taken prior to County Council approval, as per Section 26.6 (b) of the Procedural By-law.

Primary Amendment to Clause 2

CW118-25
Moved by: Councillor Greig
Seconded by: Councillor McKay

That the motion be amended to strike out the words *"Grey County's readiness to potentially develop the approved 62 long term care beds at Grey Gables"* and insert:

"That staff request the Ministry to maintain the 62-bed allocation and that staff provide further information to the Ministry in 2027."

Carried

A recorded vote was requested on the amendment to Clause 2 of the divided Long-Term Care motion, to hold the bed allocation and respond to the survey, denoted as "Option 3" in the corresponding staff report.

In Favour:

T. McKay 3; W. Dickert 3; R. Kentner 6; S. Keaveney 5; I. Boddy 8; S. Greig 8; B. Milne 4; K. Eccles 6; T. Hutchinson 6

Opposed:

S. Carleton 6; G. Pringle 5; T. Allwood 6; D. Nielsen 5; S. Paterson 4; B. Dobreen 3; A. Matrosovs 7; P. Hope 7

The motion was Carried 49 to 43.

Main motion, as amended

CW119-25
Moved by: Councillor Nielsen
Seconded by: Councillor Carleton

That staff be directed to complete the Ministry of Long-Term Care survey by September 29, 2025, indicating That staff request the Ministry to maintain the 62 bed allocation and staff provide further information in 2027 and that action be taken prior to County Council approval, as per Section 26.6 (b) of the Procedural By-law.

Carried

The remaining two motions, denoted as Clauses 3 and 4 were Tabled by Unanimous Consent.

EDTC-CW-11-25 Industrial Development Charges Holiday

CW120-25
Moved by: Councillor Boddy
Seconded by: Councillor Eccles

That report EDTC-CW-11-25 Industrial Development Charges 'Holiday' be received; and,

That staff be directed to prepare the relevant amending by-law(s) that incorporate a reduction on the industrial portion of non-residential development charges to zero for 2025 and 2026 and bring it forward for Council's consideration; and

That staff be directed to return any funds collected since January 2025 in payment for industrial development charges which as of July 30, 2025 was estimated to be less than $25,000; and,

That staff be directed to start the 2026 development charges by-law review process before year-end and to fund any expenditures in 2025 from the Development Charges – General Government Reserve.

Lost

CW121-25
Moved by: Councillor Eccles
Seconded by: Councillor Nielsen

That Clause 4 of the previous motion regarding proceeding with the review of the Development Charges by-law in 2025 be reconsidered and that notice of reconsideration be waived.

Carried

The above was Carried by a two thirds vote.

CW122-25
Moved by: Councillor Dobreen
Seconded by: Councillor Carleton

That staff be directed to start the 2026 development charges by-law review process before year-end and to fund any expenditures in 2025 from the Development Charges - General Government Reserve.

Carried

EDTC-CW-09-25 Ontario Transit Investment Funding

Committee took a brief recess from 12:29 p.m. to 1:14 p.m.

Councillor Nielsen left the meeting during this time.

Moved by: Councillor Hutchinson
Seconded by: Councillor Keaveney

That report EDTC-CW-09-25 regarding Ontario Transit Investment Funding (OTIF) Grant be received; and

That staff include the anticipated 2026 County levy requirement of $145,000 in the 2026 draft budget for Council consideration; and

That the Warden and Clerk be authorized to sign the Transfer Payment Agreement (TPA); and

That the Warden and Clerk be authorized to sign the applicable partnership agreements with partners Bruce County, Dufferin County, and Saugeen Mobility and Regional Transit (SMART).

Closed Meeting Matters

Deputy Warden Milne left the meeting at 1:25 p.m. and returned at 2:01 p.m.

Council proceeded into closed session at 1:26 p.m.

CW123-25
Moved by: Councillor Dobreen
Seconded by: Councillor Carleton

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. **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 (#1 - Negotiations regarding investment readiness and #2 - negotiations with the Province of Ontario)**

Carried

Councillor Eccles left the meeting at 2:20 p.m. and returned at 2:26 p.m.

Council returned to open session at 2:21 p.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 on the investment readiness matter.

CW124-25
Moved by: Councillor Hutchinson
Seconded by: Councillor Keaveney

That report EDTC-CW-09-25 regarding Ontario Transit Investment Funding (OTIF) Grant be received; and

That staff include the anticipated 2026 County levy requirement of $145,000 in the 2026 draft budget for Council consideration; and

That the Warden and Clerk be authorized to sign the Transfer Payment Agreement (TPA); and

That the Warden and Clerk be authorized to sign the applicable partnership agreements with partners Bruce County, Dufferin County, and Saugeen Mobility and Regional Transit (SMART).

Carried

Items for Discussion (continued)

The Future of Natural Gas Expansion in Ontario

Main Motion

Moved by: Councillor Dobreen
Seconded by: Councillor Hutchinson

That the correspondence received from Enbridge Gas Inc. regarding the future of natural gas expansion in Ontario be received for information.

Primary Amendment

CW125-25
Moved by: Councillor Eccles
Seconded by: Councillor Kentner

That the motion be amended to request staff to provide a follow up report on natural gas expansion in Ontario with the possibility of providing comment to the Province.

Carried

Main Motion, as amended

CW126-25
Moved by: Councillor Dobreen
Seconded by: Councillor Hutchinson

That the correspondence received from Enbridge Gas Inc. regarding the future of natural gas expansion in Ontario be received and that staff provide a follow up report on natural gas expansion in Ontario with the possibility of providing comment to the Province.

Carried

Other Business

There was no other business.

Notice of Motion

Councillor Greig presented a notice of motion for the next meeting of the Committee of the Whole regarding advocating against the banning of automated speed cameras by the Province.

Adjournment

On motion of Councillor Dobreen and Councillor Milne, Committee of the Whole adjourned at 2:33 p.m. to the call of the Chair.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes

Long-Term Care Committee of Management

September 18, 2025

Present:	Councillor Hutchinson, Councillor Carleton, Councillor Mackey, Councillor Paterson, Councillor Keaveney, and Warden Matrosovs
Regrets:	Councillor Nielsen
Staff Present:	Niall Lobley, Deputy CAO; Jennifer Cornell, Director of Long-Term Care; Karen Kraus, Operational Readiness Project Lead; Teri Fischer, Executive Director at Rockwood Terrace; Shannon Cox, Executive Director at Grey Gables; Tolleen Parkin, Executive Director at Lee Manor; Denna Leach, Clinical Specialist; Markus Hawco, Long-Term Care Finance Manager; Robert Hatten, Manager of Communications; Tara Warder, Clerk and Brittany Rier, Deputy Clerk

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Call to Order

The Long-Term Care Committee of Management met electronically on the above date. The Chair called the meeting to order at 9:00 a.m. with all members present with the exception of Councillor Nielsen.

Declaration of Interest

There were no declarations of interest.

Delegations

Items For Direction or Discussion

LTCR-CM-13-25 LTC Director's Update July 1 to August 31, 2025

Jennifer Cornell, Director of Long-Term Care, took a moment to welcome Teri Fischer to the Long-Term Care team. Teri will be taking on the role as Executive Director of Rockwood Terrace.

Director Cornell gave an update from the Ministry of Long-Term Care introducing a capital funding program which will help to expand bed capacity and streamline processes across the province. The funding helps to address the needs of various operator types across the province. She shared that the team advocated the need for ongoing funding at AMO and that projects such as the new Rockwood Terrace would be considered under this funding. Through an information session held on September 11th, it was confirmed by the Ministry that Rockwood Terrace would not be eligible for this funding as the home was entered into a development agreement with the province under the previous funding model.

She shared that all three homes will be submitting proposals for funding through the Local Priorities Fund from Ontario Health West. The fund is designed to be flexible based on the needs of the residents. She noted another funding source for 2025-2026 under the Comprehensive Minor Capital Fund to support long-term care homes.

A virtual family call was held at the beginning of the summer which included updates from the new pharmacy provider Silver Fox Pharmacy. Plans are underway for the next call scheduled at the beginning of October.

The homes are well underway in preparing for the upcoming respiratory season with the cold weather. The homes will be preparing with influenza and Covid vaccine clinics in the fall.

She highlighted that along with herself, CAO Randy Scherzer, Deputy CAO Niall Lobley, and Warden Matrosovs had an opportunity to tour all three homes and engage with both staff and residents. Deputy CAO Niall Lobley and Warden Matrosovs took a moment to talk about the positive aspects of the tour in seeing the operational side of the homes. They also noted the warm and welcoming atmosphere within all three homes and the great care provided to the residents.

CM17-25
Moved by: Councillor Hutchinson
Seconded by: Councillor Carleton

> **That report LTCR-CM-13-25 regarding a Long-Term Care Director Update be received for information.**

Carried

LTCR-CM-14-25 LTC Operational Report June 15 to August 14, 2025

Director Cornell shared that Lee Manor transitioned to the new interRAI assessment tool. Both Grey Gables and Rockwood Terrace will transition in the new year.

She noted that the homes are committed to providing the highest quality of care for the residents and that the team closely monitors key indicators. She reviewed various interventions the homes are using to improve quality of care including staff training and person-centered care plans. The Committee discussed the extra level of care that will be implemented with Nurse Practitioner's being part of the resident's care team. Daily assessments and prevention plans are used to reduce falls and prevent pressure ulcers.

Director Cornell noted that all publicly reported indicators meet or exceed the provincial average at Rockwood Terrace.

Denna Leach, Clinical Specialist, noted that the transition to the new pharmacy, Silver Fox Pharmacy, was done smoothly to keep the care of the residents at the forefront of the transition. The transition required significant preparation with all team members and was done successfully back in July.

Karen Kraus, Project Lead for Operational Readiness, shared that Ministry inspectors visited both Lee Manor and Rockwood Terrace during the reporting period. All written notifications from the inspector around infection prevention and control as well as police notification related to prevention of abuse have since been corrected. She noted that infection prevention and control will no longer be an automatic inspection as this has been in placed since Covid and will only be completed if triggered through follow up of a critical incident such as an outbreak.

Tolleen Parkin, Executive Director at Lee Manor, noted the occupancy at Lee Manor is now above the 97% needed to receive funding. She current occupancy at Lee Manor is at 97.29% which is based on actuals not having to account for outbreak beds. She noted that Lee Manor on its own has had 54 move-ins so far this year which comes with a lot of work from the team and support to the family.

The homes review emergency codes on a monthly basis as part of the emergency management plan. This provides an opportunity for ongoing education to residents, families, and team members. During this reporting period, the homes focused on code green, building evacuation and code brown, a hazardous material spill, or a carbon monoxide or natural gas leak, or a biological/chemical threat.

She noted that Lee Manor had to implement a code grey for no water related to construction in front of the building. She noted that if the event lasts for more than six hours, the home is required to report this to the Ministry. The home had no water for just under six hours, so no reporting was required.

Director Cornell shared with the Committee on how the homes are supported during an emergency, such as bad weather, through internal partners like Human Resources, Transportation, and Paramedic Services. Policies around staffing and supply management are upheld to ensure the homes are still supported during these times.

CM18-25
Moved by: Warden Matrosovs
Seconded by: Councillor Carleton

> **That Report LTCR-CM-14-25 regarding the Long-Term Care Operational Report dated June 15 - August 14, 2025, be received for information.**

Carried

Closed Meeting Matters

There were no closed meeting matters.

Correspondence

There was no correspondence.

Other Business

There was no other business.

Next Meeting Date

Wednesday, November 12, 2025, at 10:00 a.m.

Adjournment

On motion of Councillors Paterson and Keaveney, the Long-Term Care Committee of Management adjourned at 9:56 a.m. to the call of the Chair.

Minutes

Long-Term Care Redevelopment Planning Task Force

September 24, 2025

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1. Tour of New Rockwood Terrace Site (2:00 p.m.)

Members of the Committee participated in a tour prior to the meeting beginning.

2. Call to Order

The Long-Term Care Redevelopment Planning Task Force met electronically on the above date. The Chair called the meeting to order at 3:01 p.m.

Committee Present: Warden Matrosovs, Councillor McKay, Councillor Milne, and Councillor McQueen,

Staff Present: Randy Scherzer, CAO; Niall Lobley, Deputy CAO; Jennifer Cornell, Director of Long-Term Care and Seniors Services; Karen Kraus, Operational Project Lead; Teri Fischer, Executive Director of Rockwood Terrace; Markus Hawco, Manager Long-Term Care Finance; Robert Hatten, Communications Manager; Tara Warder, Clerk; and Brittany Rier, Deputy Clerk.

Regrets: Councillors Greig, Hutchinson, and Mackey

3. Declaration of Interest

There were no declarations of interest.

4. Delegations

4.a Andrew Rodrigues, Colliers Team Lead - Rockwood Terrace Update

Andrew Rodrigues of Colliers gave a project schedule update on the Rockwood Terrace redevelopment project. He noted that the project is at 29.5% completion which is a huge milestone for the home. Mr. Rodrigues updated the Committee on projects within the home including an expectation that the site will have gas in mid-October and power expected in mid-April next year.

He reiterated the importance of establishing water tightness and that Colliers is working with MB on a comprehensive work plan to keep the intended project schedule. Randy Scherzer, CAO, shared that a Senior Site Supervisor has been temporarily assigned to this project. Mr. Rodrigues noted that bringing in multiple trades on site working together at one time will help keep the project moving.

He noted that the goal is to have the site takeover by Grey County in quarter 4 of 2026 to allow for a few months to work on deficiencies and allow for a buffer to install furniture and equipment before residents are expected to move in quarter 1 of 2027.

5. Items For Direction or Discussion

5.a LTCR-RP-17-25 - Furniture, Fixtures and Equipment - Rockwood Terrace Redevelopment

Karen Kraus, Operational Project Lead for Rockwood Terrace, shared that the Long-Term Care team will continue to purchase lifts and tubs solely from ARJO Canada to ensure equipment is consistent across all three homes. She noted that the homes have a maintenance agreement with ARJO Canada where they come in annually to check equipment and ensure it's working properly.

She noted that staff's recommendation is to use Wissner-Bosserhoff for furnishings. The homes have purchased two beds from this manufacturer, and they are currently in use at Rockwood Terrace to allow residents and staff to test them out. The beds have received lots of positive comments from both residents and staff. She noted the importance of having home-like equipment for their residents to ensure a comfortable environment for them. Another positive is that there will be less equipment in the room with the option of the bedside and overhead tables amalgamated into one which saves space.

Karen Kraus noted that the staff are recommending that DN Hospitality come in and complete a comprehensive training plan on the new food service system. This training will benefit both the staff and residents. She noted that although training was not part of the original budget, it will ensure a smooth transition into the new home and funds will be used from the contingency to cover this cost.

The Committee discussed lead times for these products to avoid paying for storage or having them sit on site with the potential for damage. It was noted that the items are on a six-to-eight week lead time and products will be ordered just-in-time to avoid additional storage costs and logistics. She also noted that the manufacturer will set up and install the furniture.

The Committee discussed the value for tax-payer dollars for sole-source equipment in that having a mixed fleet of products would incur a greater cost with multiple parts and service costs. Staff noted that the current furniture manufacturer already completes annual preventative maintenance inspections and that ARJO Canada has interchangeable parts which extend the life of the product with the ability to use these across all three homes. Staff reiterated that this makes the most financial sense as the County has used ARJO Canada in the homes for the last 15 years.

RP03-25
Moved by: Councillor McQueen
Seconded by: Councillor McKay

That Report LTCR-RP-17-25 regarding the Single Sourcing of Beds, Bedside and Overbed Tables, Lifts and Tubs and Sole Source of Food Production Management Support for the new Rockwood Terrace, be received; and

That staff be directed to initiate procurement of items as set out in report LTCR-RP-17-25 from the identified companies.

Carried

5.b LTCR-RP-18-25 Operational Readiness 2026 Estimated Budget Impacts, LTCR-RP-18-25

Karen Kraus noted the expected move-in is still on track for January 2027. She noted that all staff and volunteers must complete a comprehensive training plan, which includes emergency procedures, prior to the move-in date. Recruitment and training needs to occur before the move happens, likely in the later half of 2026, to ensure staff are ready to go in the first quarter of 2027.

She noted that the Ministry of Long-Term Care has a mandatory seven-day funded training and orientation period for each employee to ensure a seamless transition into the new home. She noted that staff have accounted for additional costs within the budget with running two buildings including security, housekeeping, medical staff, maintenance and snow removal.

Karen Kraus noted that one month's worth of essential supplies will be ordered before the move to ensure operations run smoothly once the home is up and running in January 2027. Jennifer Cornell, Director of Long-Term Care and Seniors Services, noted the importance of the Operational Readiness role over the next year and that staff are considering all of the important details.

RP04-25
Moved by: Councillor Milne
Seconded by: Councillor McQueen

That Report LTCR-RP-18-25 regarding Rockwood Terrace Operational Readiness 2026 Estimated Budget Impacts be received; and

That the estimated budget impact of $800,000 for operational readiness activities related to staffing, supplies and coordination as outlined in the report be included in the draft 2026 budget; and

That the operational readiness costs be funded from the One Time Funding Reserve.

Carried

5.c CAOR-RP-13-25 South Street East Project Stormwater Upgrades Cost Share Update

Randy Scherzer, CAO, noted that stormwater upgrades are required for the new Rockwood Terrace building and what is currently there is not sufficient for the new building. He noted that West Grey has recommended replacing the stormwater system to ensure no further issues and to support the new build. Completion of the project is expected for Fall 2026 which aligns with the Rockwood Terrace build move-in in January 2027. He noted that both West Grey and Grey County are both sharing the funding for this project where Grey County will be responsible for $1.22 million and West Grey will be responsible for $1.9 million.

He noted that this project has been included through the Rockwood Terrace redevelopment budget and that these upgrades are essential for proper stormwater management and that this project is the only option at this stage to ensure no future issues.

The Committee discussed the benefit to both West Grey and Grey County. Randy noted that Grey County's cost share has come down and that the cost associated with Grey County's share would be much higher if Grey County took on the project alone. He reiterated that the costs are fairly balanced and will achieve a proper outlet for Rockwood Terrace.

RM05-25
Moved by: Councillor McKay
Seconded by: Councillor Milne

That Report CAOR-RP-13-25 regarding an update on the tender results and cost sharing breakdown for the South Street East Project – Downstream Stormwater Upgrades associated with the new Rockwood Terrace be received; and

That Grey County’s total share of the South Street East project is $1,223,170.65 excluding HST over the next two years which is less than the $1.7 million upset limit previously approved by Council for the County’s share; and

That a by-law be brought forward to authorize the execution of the updated cost-sharing agreement between the Municipality of West Grey and Grey County.

Carried

6. Correspondence

There was no correspondence.

7. Other Business

There was no other business.

8. Next Meeting Date

Staff will arrange a future date in Spring 2026 with the Committee.

9. Adjournment

On motion of Councillors McKay and Milne, the Long-Term Care Redevelopment Planning Task Force adjourned at 3:46 p.m. to the call of the Chair.

Corporation of the County of Grey
By-law 5252-25

A By-law to Amend the Infrastructure, Responsibility and Cost Sharing Agreement for the Rockwood Terrace Early Works

WHEREAS Section 8 of the Municipal Act, 2001, as amended, provides that a municipality has the authority to govern its affairs as it considers appropriate and enables the municipality to respond to municipal issues;

AND WHEREAS the Municipality of West Grey and the County of Grey entered into an Infrastructure, Responsibility and Cost Sharing agreement effective September 28, 2023;

AND WHEREAS Council of the County of Grey adopted the recommendations of the Long-Term Care Redevelopment Planning Task Force, including RP01-25, directing that an updated cost sharing agreement between the Municipality of West Grey and the County of Grey be prepared for the South Street East Project and brought forward for Council's consideration following the tender results for the project;

AND WHEREAS the Council of the County of Grey has, at the October 9, 2025 Council meeting, adopted the recommendations of the Long-Term Care Redevelopment Task Force from its meeting held September 24, 2025 and Report CAOR-RP-13-25, including a recommendation to authorize and execute an updated cost sharing agreement between the Municipality of West Grey and the County of Grey;

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

1. That Schedule "B" of the Infrastructure, Responsibility and Cost Sharing Agreement dated September 28, 2023 be amended by deleting and replacing it with the updated Schedule "B" attached to the Amending Agreement attached hereto as Schedule "A".

2. That Schedule "C" of the Infrastructure, Responsibility and Cost Sharing Agreement dated September 28, 2023 be amended by deleting and replacing it with the updated Schedule "C" attached to the Amending Agreement attached hereto as Schedule "A".

3. That the Warden and Clerk are hereby authorized and directed to execute an amending agreement between the Corporation of the County of Grey and the

Municipality of West Grey, attached hereto as Schedule “A” and forming part of this by-law.

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

ENACTED AND PASSED this 9th day of October, 2025.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder

Schedule “A”

Amendment #1: Infrastructure, Responsibility and Cost Sharing Agreement – Rockwood Early Works

Amendment # 1: Infrastructure, Responsibility & Cost Sharing Agreement – Rockwood Early Works

This Amending Agreement is effective this 9th day of October 2025, in duplicate between:

The Corporation of the County of Grey
(referred to in this Agreement as "the County"),

-And-

The Corporation of the Municipality of West Grey
(referred to in this Agreement as "West Grey")

(each being a "Party" and together being the "Parties")

WHEREAS the County and West Grey entered into an Infrastructure, Responsibility & Cost Sharing agreement, also known as the Rockwood Terrace Early Works agreement, effective September 28, 2023 (the 'Principal Agreement');

AND WHEREAS the Principal Agreement provided for storm drain upgrades along South Street East from Elgin Street South to Queen Street South with the costs to be divided equally between the Parties, which such costs were to be determined through a future separate tender;

AND WHEREAS West Grey and its Consultants determined that the existing storm sewer along South Street East is insufficient and requires replacement from Elgin Street South to Countess Street South;

AND WHEREAS West Grey's Consultant prepared design drawings and specifications for the South Street East project which includes additional upgrades to the road and sidewalks, replacement of the existing watermain and sanitary sewers, and upgrades to some of the existing sewer connections;

AND WHEREAS West Grey Council awarded the South Street East project to Moorefield Excavating on May 20, 2025 for a total tender amount of $2,811,950.50, excluding HST, contract administration and contingency allowance for a two-year phased project;

AND WHEREAS the total project budget for South Street East project based on the construction tender amount, contract administration and contingency allowance is $3,132,048.03, excluding HST with West Grey's total portion not including HST being

$1,908,877.38 and Grey County's total portion of the project, not including HST, being $1,223,170.65;

AND WHEREAS the County and West Grey have agreed to enter into an amending agreement to the Principal Agreement to amend the Principal Agreement to update the cost sharing arrangements between the Parties;

NOW THEREFORE in consideration of the mutual covenants and agreements below and other good and valuable consideration, (the receipt and sufficiency of which is hereby acknowledged), the County and West Grey agree as follows:

1.0 Amendments

1.1 Schedule "B", entitled 'Description of the Works & Costs', to the Principal Agreement is deleted and replaced with the updated Schedule "B" to this Amending Agreement contained herein.

1.2 Schedule "C", entitled 'Approved Plans', to the Principal Agreement is deleted and replaced with the updated Schedule "C" to this Amending Agreement contained herein.

2.0 Remaining Terms

2.1 All remaining terms of the Principal Agreement remain unchanged and in full force unless changed by written amendment.

3.0 General

3.1 The terms defined in the recitals shall have the same meaning as if repeated here at length.

3.2 Capitalized terms used and not defined herein shall have the same respective meanings assigned to them in the Principal Agreement.

3.3 This Amending Agreement shall be governed by and construed in accordance with the laws in the Province of Ontario.

3.4 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. Counterparts may be transmitted by fax or in electronically scanned form.

The County and West Grey, intending to be legally bound, have executed this Amending Agreement on the date first written above.

The Corporation of the County of Grey

Warden: Andrea Matrosovs Date

Clerk: Tara Warder Date

The Corporation of the Municipality of West Grey

Kevin Eccles, Mayor Date

Jamie Eckenswiller, Clerk Date

SCHEDULE "B"

Description of the Works and Costs

This Schedule forms part of this Agreement

PART 1 - WORKS

For the purposes of this Agreement, the **"Works"** are the following Works, as detailed on the Approved Plans and as shown on the map included in this Schedule and the **"County Works"** and **"West Grey Works"** are so identified herein:

a. Road Works:

   I. Construction of Rock St. extension to South St – **County Works**
   II. Construction of South St. from Rock St. to Kincardine St. – **County Works**
   III. Construction of South St. from Kincardine St. to Countess St. – **West Grey Works**
   IV. Construction of Kincardine St. extension to South St. – **County Works**

b. Curb/Sidewalks:
   I. Construction of curb/sidewalks on the west side of Rock Street within the portion of Rock Street that is currently paved (primarily along the eastern property boundary of the existing Rockwood Terrace Long-term care home) – **West Grey Works**
   II. Construction of curb/sidewalks on the west side of Rock Street connecting to the curb/sidewalk described above and running south to South Street East and then on the north side of South Street East from Rock Street to Kincardine Street South – **County Works**
   III. Construction of curb/sidewalks from Kincardine Street South to Countess Street South – **West Grey Works**

c. Watermains:

   I. 250mm looped watermain from intersection of Saddler Street and Rock St. to intersection of Elgin St with a connection to the termination on Kincardine St., Elgin Street, and the intersection of Rock Street and South Street East.
      i. Connections/valves at ends of new 250mm watermain – **West Grey Works.**
      ii. Of the 250mm watermain as identified at Schedule B, Part 1, (c) (I):
         a. Equivalent to 150mm of watermain – **County Works**
         b. Additional 100mm upgrade (from 150mm to 250mm) – **West Grey Works**

II. 250mm watermain on South St. from Kincardine St. to Countess St. – **West Grey Works**

III. 300 mm raw water supply line from potential future site of municipal well to Elgin Street along South Street East– **West Grey Works**

   i. Three – 100mm (4 inch) conduit ducts installed on the north side of South Street East from the future site of the municipal well to Elgin Street along South Street East – **West Grey Works**

d. Sanitary Sewer:

I. 300mm sanitary sewer from existing connection at Saddler St. to just north of the intersection of Rock St. and South St.

   i. Of the 300mm sanitary sewer as identified at Schedule B, Part 1, (d) (I):

      a. Equivalent to 200mm of sanitary sewer – **County Works**

      b. Additional 100mm upgrade to sanitary sewer (from 200mm to 300mm) – **West Grey Works**

II. 300mm sanitary pipe along South St. from Elgin Street to the furthest point east that a gravity flow sanitary sewer will permit – **West Grey Works.**

III. Sanitary sewer connections to support future development at each road intersection – **West Grey Works**

e. Storm Sewers/Drainage**:**

I. Storm sewer outlet to be constructed from NE pond to outlet into an existing catchbasin on Rock Street – **County Works**

II. Temporary drain across South St. and outlet/ spreaders onto adjacent lands to south of the Lands – **County Works**

III. Temporary powerdrains within South St. E – **County Works**

IV. Storm drain along South St. from Rock St. to Elgin Street to eventually allow a connection with the existing storm drains at Albert St/South St – **County** Works

V. Storm drain upgrades along South St. East from Elgin St. South to Countess St. South (Saugeen River). **County Works contribution is $1,223,170.65 plus HST** and **West Grey Works contribution is 1,908,877.38 plus HST,** inclusive of contract administration and contingency allowance**.**

   i. The storm drain upgrades along South St. East from Elgin St. South to Countess St. South (Saugeen River) are to be completed in two phases as set out below:

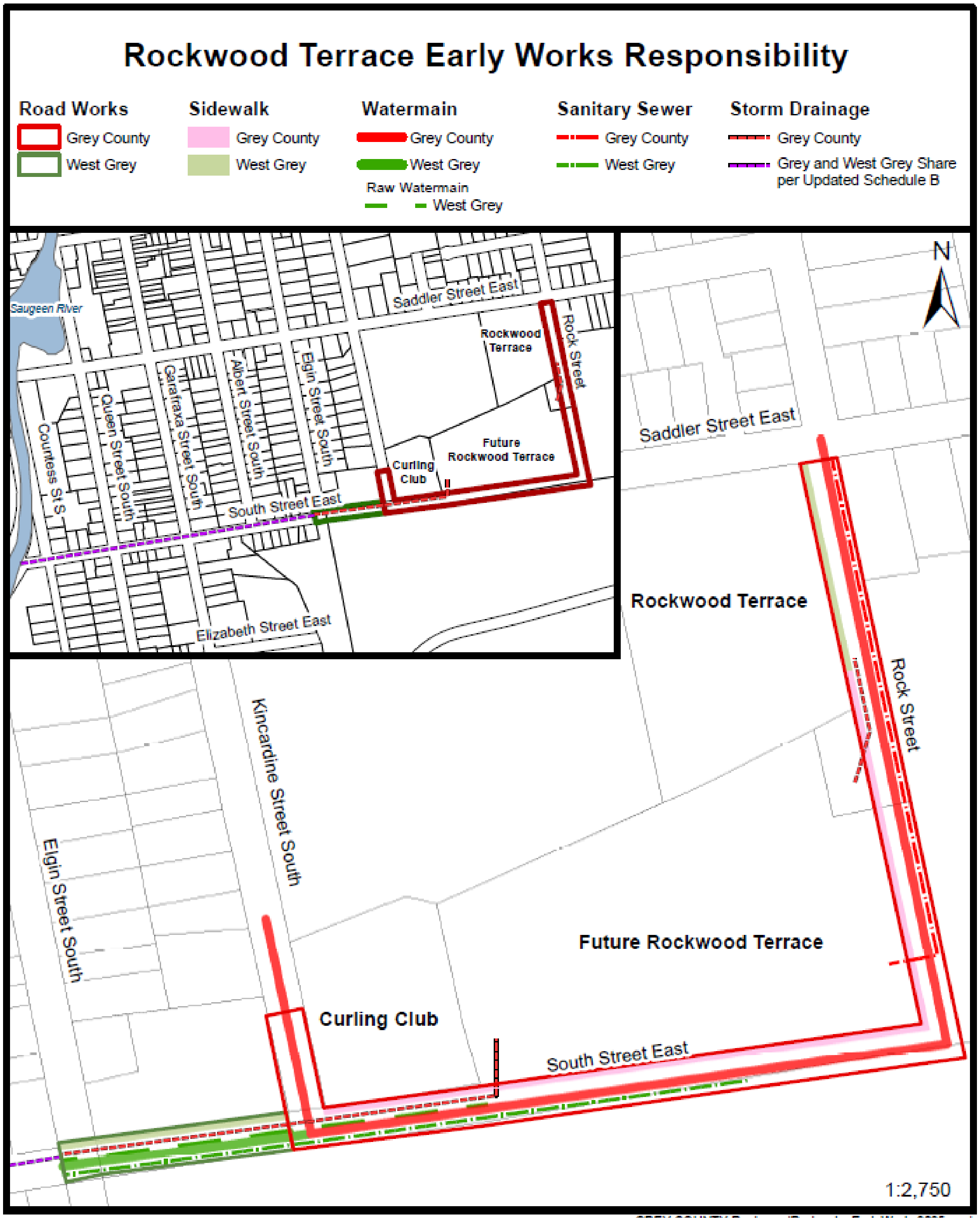
      a. Phase A – being the upgrades from Garafraxa St. South to Countess St. South (Saugeen River) is to be completed in 2025. Grey County's contribution for Phase A shall be $780,122.56 plus HST - **County Works**. The remainder of the costs of Phase A being

$1,074,570.87 plus HST shall be paid by West Grey - **West Grey Works**;

b. Phase B – being the upgrades from Elgin St. South to Garafraxa St. South is to be completed in 2026. Grey County's contribution for Phase B shall be $443,048.09 plus HST - **County Works**. The remainder of the costs of Phase B being $834,306.51 plus HST shall be paid by West Grey - **West Grey Works**;

f. Site Clearing, Grading, Grubbing:

I. Clearing, grubbing, grading of the Lands, Future West Grey Lands, and Rockwood Terrace Lands – **County Works**



Rockwood Terrace Redevelopment
Durham, Ontario

GREY COUNTY RockwoodRedevelopEarlyWorks2025.mxd

SCHEDULE "C"

Approved Plans

This Schedule forms part of this Agreement

The following documents, drawings and Plans, prepared by EXP Services Inc for Project 21019880-A0 and dated August 21, 2023 are "Approved Plans" for the purposes of this Agreement:

1	GENERAL NOTES	Cl01
2	ROADWAY CONSTRUCTION GENERAL PLAN	C102
3	PLAN AND PROFILE-SOUTH STREET EAST (EXTENSION)- STA. 0+185 TO STA. 0+400	C103
4	PLAN AND PROFILE-SOUTH STREET EAST(EXTENSION)-STA. 0+400 TO STA. 0+700	C104
5	PLAN AND PROFILE - ROCK STREET SOUTH (EXTENSION) - STA. 0+700 TO STA. 1+020	Cl0S
6	PLAN AND PROFILE- KINCARDINE ST. SOUTH (STA. 0+000TO STA. 0+100) ELGIN ST. SOUTH (STA. 0+000 TO STA. 0+040)	C106
7	ROADWAY CONSTRUCTION REMOVALS PLAN	C107
8	ROADWAY CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN	C108
9	ROADWAY CONSTRUCTION EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C109
10	DETAILS (SHEET 1 OF 3)	C110
11	DETAILS (SHEET 2 OF 3)	C111
12	DETAILS (SHEET3 OF 3)	C112
13	ROADWAY CUT-FILL PLAN	C113
14	CONCEPTUAL ROAD DESIGN SOUTH STREET EAST, KINCARDINE STREET SOUTH AND ROCK STREET (SHEET 1 OF 2)	T0l
15	CONCEPTUAL ROAD DESIGN SOUTH STREET EAST, KINCARDINE STREET SOUTH AND ROCK STREET TYPICAL CROSS-SECTIONS (SHEET 2 OF 2)	T02
16	SIGNAGE & PAVEMENT MARKING PLAN SOUTH STREET EAST, KINCARDINE STREET SOUTH AND ROCK STREET	T03

The following documents, drawings and Plans, prepared by Cobide Engineering Inc. for Project 24-10129-00 dated July 9, 2025 are "Approved Plans" for the purposes of this Agreement:

1	EXISTING CONDITIONS & REMOVALS – STA 0+840 TO 1+160	10125-C1
2	EXISTING CONDITIONS & REMOVALS – STA-1+160 TO 1+494	10125-C2
3	SOUTH STREET – STA D+840 TO D+970	10125-C3
4	SOUTH STREET – STA D+970 TO 1+100	10125-C4
5	SOUTH STREET – STA 1+100 TO 1+230	10125-C5

6	SOUTH STREET – STA 1+230 TO 1+365	10125-C6
7	SOUTH STREET – STA 1+365 TO 1+494	10125-C7
8	EROSION AND SEDIMENTATION CONTROL PLAN	10125-ESC
9	TYPICAL ROAD SECTION AND MISCELLANEOUS DETAILS 1	10125-C8
10	MISCELLANEOUS DETAILS 2	10125-C9
11	MISCELLANEOUS DETAILS 3	10125-C10

Corporation of the County of Grey
By-law 5253-25

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 September 25, 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 9th day of October, 2025.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder