

Committee of the Whole Agenda

July 23, 2026

Following Council

Council Chambers - Grey County Administration Building

Pages

1. Call to Order
2. Declaration of Interest
3. Business Arising from Minutes
4. Delegations
 - 4.a The Grey Bruce Ontario Health Team - Lindsay Johnston, Executive Director 4
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 Letter from the Honourable Minister Robert J. Flack - Community Benefits Charges and Parkland Regulation 10

That the correspondence from the Honourable Minister Robert J. Flack regarding the Community Benefits Charges and Parkland Regulation be received for information.
 - 6.b Correspondence from the Town of Halton Hills - Modernizing Ontario's Invasive Plant Rules 11

That the correspondence from the Town of Halton Hills regarding Modernizing Ontario's Invasive Plant Rules, be supported by the County of Grey.
 - 6.c Correspondence from Jennifer Shevalier - Grey County Climate Action Plan 15

That the correspondence from Jennifer Shevalier regarding the Grey County Climate Action Plan be received for information.

6.d	Correspondence from Lyssa Ireton - Grey Road 1 Concerns	20
	That the correspondence from Lyssa Ireton regarding Grey Road 1 concerns be received for information.	
6.e	CSR-CW-17-26 Award of Special Needs Resourcing	23
	That report CSR-CW-17-26 regarding the provision of Special Needs Resourcing Services be received and;	
	That Community Living Owen Sound be awarded RFP-SS-02-26 for the provision of Special Needs Resourcing Services up to \$1,400,000.00 annually; and	
	The contract be funded on an annual basis in accordance with provincial Early Learning and Child Care funding guidelines.	
6.f	PDR-CW-29-26 Grey County Official Plan Amendment 32 - Wilton Sanitation	26
	That report PDR-CW-29-26 regarding an overview of County Official Plan Amendment 32 on lands described as Lot 21 and 22, Concession 3 NDR, geographic township of Artemesia, Municipality of Grey Highlands be received for information.	
6.g	PDR-CW-31-26 Watermain Easement on the CP Rail Trail	33
	That report PDR-CW-31-26 be received; and	
	That staff be directed to prepare an agreement (or agreements) with the Township of Southgate for the purposes of incorporating the watermain easement along the CP Rail Trail in Dundalk, along with the previously authorized road crossings of the CP Rail Trail to facilitate the Eco Park Way extension.	
6.h	PDR-CW-32-26 Active Ontario Land Tribunal List	39
	That report PDR-CW-32-26 regarding the active Ontario Land Tribunal File List, be received for information purposes.	
7.	Items For Direction and Discussion	
7.a	FR-CW-17-26 Financing Paramedic Services Bases in Durham and Feversham	43
	That report FR-CW-17-26 Financing for Paramedic Services Bases in Durham and Feversham be received; and	
	That staff bring forward a by-law as necessary to apply to Infrastructure Ontario to borrow up to \$4.4 million over 20 years to fund the construction of the Paramedic Bases in Durham and Feversham.	
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. advice subject to solicitor - client privilege (legal advice on a by-law)	

ii. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (OLT matter)

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



The Grey Bruce Ontario Health Team

“**Working** toward a better
healthcare experience for **you**
close to **home**.”



WWW.GREYBRUCEOHT.CA



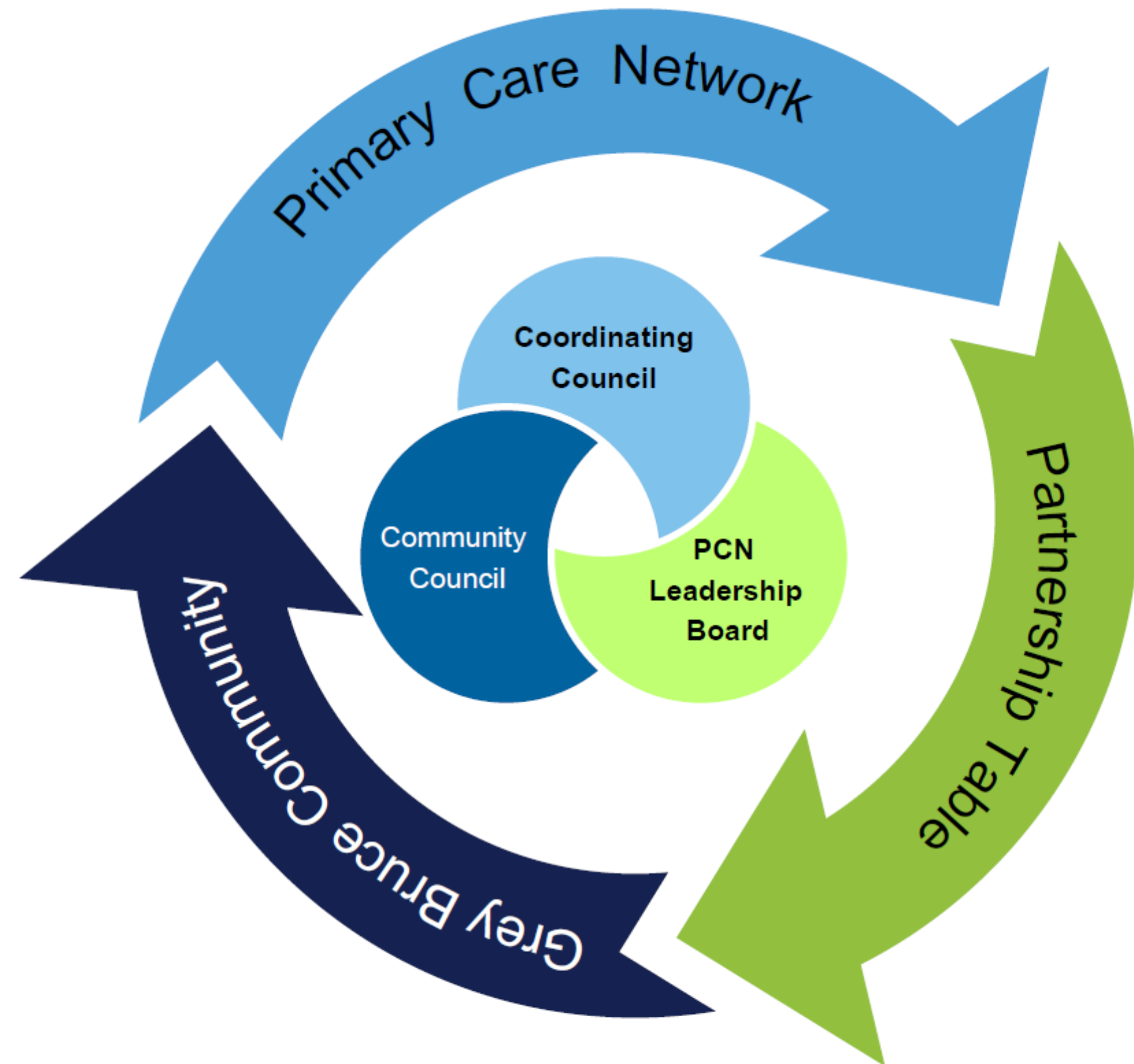
Governance Structure

Decision Making Groups

- Coordinating Council
- Primary Care Network Leadership Board
- Community Council

Collaborating Groups

- Partnership Table
- Primary Care Network



All levels of governance are supported by the Grey Bruce OHT Implementation Team

GREY BRUCE OHT 2026/27 STRATEGY

Mission: Through the power of our **partnerships, collaboration, and consensus-building**, we will be able to bring about meaningful change in our community.



Strategic Priority 1: Primary Care Access & Attachment

- **Primary Care Network Advancement**
- **Clinical Leadership**
- Primary Care Communication and Engagement with **eReferral, Central Intake, Mental Health and Addictions Provincial Coordinated Access, and Online Appointment Booking** to Increase Adoption and Utilization
- Increase Participation in Cancer Screening
- Continue to Implement the Plan to Support **100% Attachment** of the Local Population by 2029
- Facilitate Matching and Attachment of Patients from **Health Care Connect**
- Lead and/or Coordinate Submissions for New/Expanded **Interprofessional Care Teams (IPTs)**
- Continue to Implement and Evaluate **Supported Attachment Services**

Strategic Priority 2: Integrated Clinical Priorities

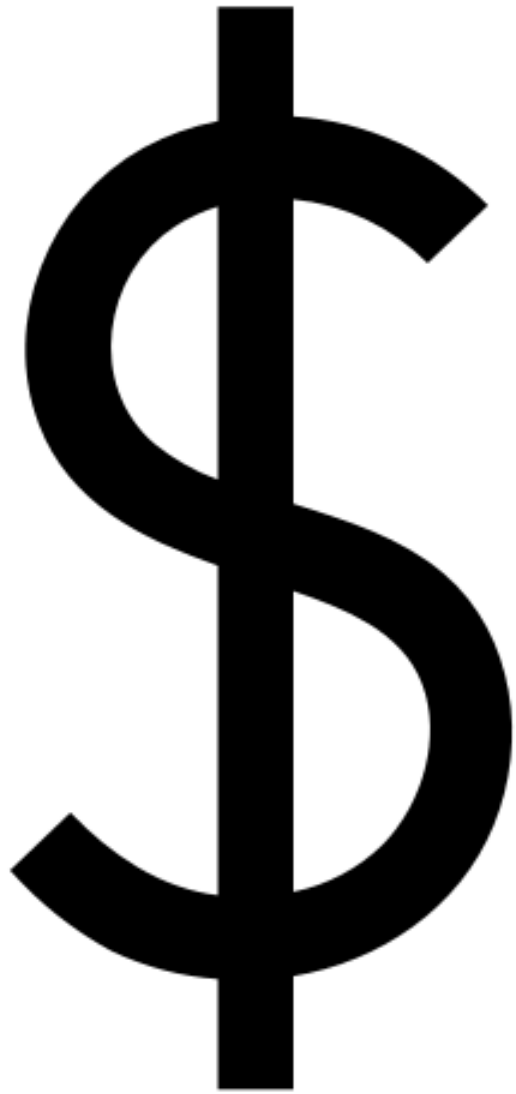
- Advance **Chronic Disease Prevention** and Management Activities in Primary and Community Care with a Focus on **COPD** and **CHF**
- Support Implementation of Activities Aligned with **OH Regional ALC Planning** (Prevention and Discharge Management)

Strategic Priority 3: OHT Capacity Building

- **Expand OHT Membership**
- Advance to a Level 2 "Learning and Development" in the **Creating Engagement Capable Environments**



Interprofessional Care Team (IPCT) Expansion

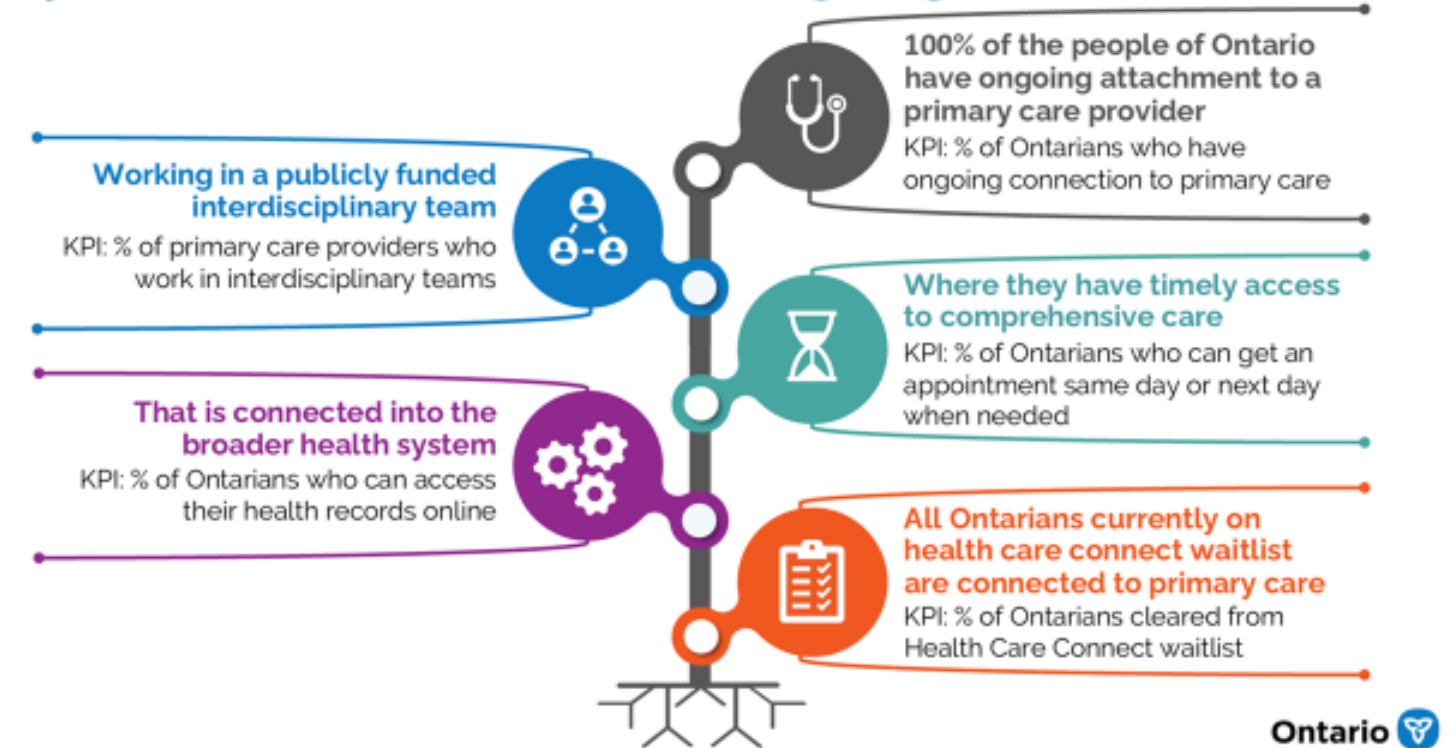


Mandate: 100% of people in Ontario are attached to a family doctor or a primary care nurse practitioner working in a publicly funded team, where they receive ongoing, comprehensive and convenient care

THREE PILLARS

- Connecting You to a Primary Care Team
- Making Primary Care More Connected and Convenient
- Supporting Primary Care Providers

Key Performance Indicators: Measuring Progress



- Funding is for salaried primary care team staff.
- One-time costs (capital and lease hold) are limited and max out at \$100,000

Progress to Date

Grey-Bruce Primary Care Attachment

Goal: Attach **23,562** people to a primary care provider **by 2029**



Primary Care attachment data has been updated as of February 2026

- \$ 7,000,000 in base funding increase since August 2025
- \$4,000,000 additional required to achieve Master Plan
- Additional 9,000 GB residents to be attached to primary care by April 2027
- 2 more opportunities to submit proposals for increased funding



Thank you. Merci. Miigwetch.

To learn more about the Grey-Bruce OHT or how your organization can become involved, please contact lajohnston@Brightshores.ca



234-2026-2403

June 30, 2026

Dear Head of Council,

I am writing to provide an update that the government has amended a regulation under the *Planning Act* to support a new framework for developer-identified parkland dedication.

Specifically, amendments to the regulation prescribes requirements to support:

- The identification of land
- Notice to owners
- Record to the Ontario Land Tribunal, and
- Land suitability criteria

The changes affect the following regulation:

- O. Reg. 509/20: Community Benefits Charges and Parkland

The amending regulation supports the government's plan to support increased housing supply, job creation, and economic activity in Ontario.

Please see the links below to the amending regulation: [O. Reg. 207/26: Community Benefits Charges and Parkland](#)

Updates will also be noted on the ERO posting: [Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act](#)

These changes were filed on June 26, 2026, and will come into force on July 1, 2026.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Municipal Chief Administrative Officer and/or Treasurer
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Local Government Division, Municipal Affairs and Housing

June 5, 2026

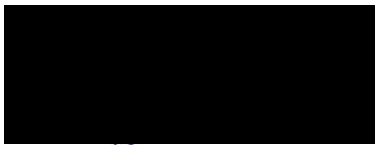
Honourable Doug Ford, Premier of Ontario
Via Email

Re: Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens

Please be advised that Council of the Town of Halton Hills at its meeting of Monday June 1, 2026, adopted Resolution No. 2026-0107 regarding Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens.

Attached for your information is a copy of Resolution No. 2026-0107.

Respectfully,



Melissa Lawr, AMP, Dipl.M.A.
Deputy Clerk – Legislation

cc. Ontario Minister of Natural Resources
Ontario Minister of Agriculture, Food and Agribusiness
Ontario Minister of Municipal Affairs and Housing
Ontario Minister of the Environment, Conservation and Parks
Federal Minister of Environment and Climate Change
Federal Minister of Agriculture and Agri-Food
Halton area MPs and MPPs
Region of Halton
HRFA
OFA
Conservation Halton
Credit Valley Conservation
Grand River Conservation Authority
AMO
ROMA
FCM
Ontario Invasive Plant Council
Landscape Ontario
Canadian Nursery Landscape Association
All Ontario municipalities



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2026-0107

Title: Modernizing Ontario's Invasive Plants Rules to Protect Taxpayers, Municipal Lands, Agriculture, Natural Heritage and Local Gardens

Date: June 1, 2026

Moved by: Councillor J. Brass

Seconded by: Councillor C. Garneau

Item No. 12.3

WHEREAS invasive plants, shrubs, vines, groundcovers, ornamental species, seeds and nursery stock can cause significant damage to municipal infrastructure, roadsides, stormwater systems, parks, trails, natural heritage areas, agricultural lands, woodlots, shorelines, private property and local biodiversity;

AND WHEREAS Ontario municipalities and conservation authorities are estimated to spend approximately \$50.8 million annually managing invasive species, and the average annual cost per Ontario municipality has been estimated at \$218,148, with approximately 80% of expenditures directed toward control and management rather than prevention; (Invasive Species Centre)

AND WHEREAS these costs are ultimately borne by local taxpayers, conservation authorities, property owners, farmers, volunteers and community groups who are often left to manage invasive species after they have already been introduced, sold, planted, escaped cultivation and spread;

AND WHEREAS the Province of Ontario, through the Invasive Species Act, 2015, which allows species to be listed as prohibited or restricted, and which can make it illegal to import, possess, transport, propagate, buy, sell, lease or trade listed invasive species; (Invasive Species Centre)

AND WHEREAS the concern is not with plants that are already clearly prohibited or restricted, but with invasive species and seeds and nursery stock that may

continue to be sold or distributed before modernized provincial rules, public guidance and retail practices have fully caught up with current science and local experience;

AND WHEREAS garden centres, nurseries, landscape suppliers, seed distributors, online retailers, landscapers and residents all have an important role to play in preventing the spread of invasive plants before they become a costly municipal and environmental problem;

AND WHEREAS the Ontario Invasive Plant Council's Grow Me Instead program promotes native and non-invasive alternatives for healthy, diverse and wildlife-friendly gardens, and its updated Southern Ontario guide includes additional invasive plants and alternatives to help residents, gardeners and landscapers make better choices; (Ontario Invasive Plant Council)

AND WHEREAS recent local reporting in Halton Hills has highlighted the importance of choosing native alternatives to invasive garden plants, including through Grow Native Halton and the Ontario Invasive Plant Council's Grow Me Instead resources;

AND WHEREAS the continued sale and distribution of invasive ornamental plants undermine the work of municipalities, conservation authorities, environmental organizations, horticultural societies, local volunteers and residents who are investing time and taxpayer dollars to remove and manage these same species;

AND WHEREAS prevention at the point of sale is more cost-effective, more practical and more respectful of taxpayers than asking municipalities and property owners to pay for removal after invasive species have spread across property lines and municipal boundaries;

AND WHEREAS invasive plants do not recognize municipal boundaries, and effective prevention requires coordinated action by the Province of Ontario, the Government of Canada, municipalities, conservation authorities, Indigenous communities, agricultural organizations, the nursery and landscape sector, retailers, landowners and residents;

NOW THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills respectfully request that the Province of Ontario, in consultation with municipalities, AMO, ROMA, conservation authorities, the Ontario Invasive Plant Council, Indigenous communities, agricultural organizations, environmental organizations, horticultural societies, the nursery and landscape sector, garden centres and other relevant stakeholders, undertake a review and modernization of Ontario's invasive plant regulatory framework;

AND FURTHER THAT this review include consideration of expanding and regularly updating the list of prohibited and restricted invasive plant species, including invasive plants, shrubs, vines, groundcovers, ornamental species,

seeds and nursery stock that pose a risk to Ontario's natural heritage, agriculture, municipal infrastructure, parks, trails, roadsides, stormwater systems and private property;

AND FURTHER THAT the Province of Ontario be requested to prohibit the sale, distribution, propagation and trade of listed invasive plant species through garden centres, nurseries, landscaping suppliers, online retailers, seed distributors and other commercial pathways;

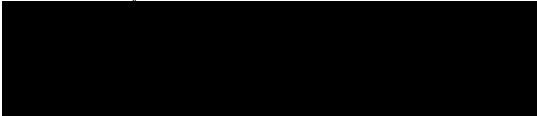
AND FURTHER THAT the Province of Ontario be requested to develop clear labelling, public education and retailer guidance requirements so that residents, gardeners, landscapers and retailers can easily identify invasive species and choose native or non-invasive alternatives;

AND FURTHER THAT the Province of Ontario be requested to work with the nursery, garden centre and landscape sectors on a practical transition plan that supports compliance, protects small businesses, promotes native and non-invasive alternatives, and prevents invasive plants from continuing to enter communities through ordinary consumer purchases;

AND FURTHER THAT the Government of Canada be requested to review and strengthen, where appropriate, federal import, border, labelling and online sales rules related to invasive plants, seeds and nursery stock entering Canada, so that provincial prevention efforts are not undermined by interprovincial or international trade;

AND FURTHER THAT the Province of Ontario and Government of Canada be requested to support municipalities, conservation authorities and community partners with stronger prevention tools, updated science-based lists, public education materials and funding programs that prioritize prevention over costly long-term control and removal;

AND FURTHER THAT a copy of this resolution be forwarded to the Premier of Ontario, the Ontario Minister of Natural Resources, the Ontario Minister of Agriculture, Food and Agribusiness, the Ontario Minister of Municipal Affairs and Housing, the Ontario Minister of the Environment, Conservation and Parks, the federal Minister of Environment and Climate Change, the federal Minister of Agriculture and Agri-Food, Halton-area MPs and MPPs, the Region of Halton, HRFA, OFA, Conservation Halton, Credit Valley Conservation, Grand River Conservation Authority, AMO, ROMA, FCM, the Ontario Invasive Plant Council, Landscape Ontario, the Canadian Nursery Landscape Association, and all Ontario municipalities for their consideration and support.



Mayor Ann Lawlor

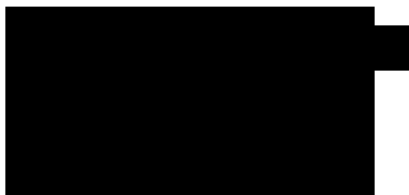
From: jennifer shevalier [REDACTED]

Date: June 30, 2026 at 9:49:34 AM EDT

To: Andrea Matrosovs <andrea.matrosovs@grey.ca>, Peter Bordignon <Peter.Bordignon@grey.ca>, Ian Boddy <Ian.Boddy@grey.ca>, Scott Greig <scott.greig@grey.ca>, Sue Carleton <sue.carleton@grey.ca>, Grant Pringle <grant.pringle@grey.ca>, Ross Kentner <ross.kentner@grey.ca>, Shirley Keaveney <shirley.keaveney@grey.ca>, scott.mackay@grey.ca, Terry McKay <terry.mckay@grey.ca>, Paul McQueen <paul.mcqueen@grey.ca>, Dane Nielsen <dane.nielsen@grey.ca>, Sue Paterson <Sue.Paterson@grey.ca>, Warren Dickert <warren.dickert@grey.ca>, Kevin Eccles <kevin.eccles@grey.ca>, Tom Hutchinson <Tom.Hutchinson@grey.ca>, briane.milne@grey.ca, Barbara Dobreen <Barbara.Dobreen@grey.ca>

Subject: Committee of the Whole-Climate Action Plan

[EXTERNAL EMAIL]



Members of Grey County Council;
595 9th Ave East
Owen Sound, ON
N4K 3E3

Andrea Matrosovs
Ian Boddy
Sue Carlton
Ross Kentner
Scott Mackay
Paul McQueen
Sue Paterson
Kevin Eccles
Briane Milne

Peter Bordignon
Scott Greig
Grant Pringle
Shirley Keaveney
Terry McKay
Dane Nielsen
Warren Dickert
Tom Hutchinson
Barabara Dobreen

I attended the recent Committee of the Whole meeting regarding Grey County's Climate Action Plan and left with significant concerns regarding the cost, effectiveness- and overall direction of the program. My concerns begin with the very foundation upon which many of these initiatives appear to rest: the declaration of a climate emergency.

An emergency is generally understood to be an immediate and pressing situation requiring urgent action to prevent imminent harm. Floods are emergencies. Ice storms are emergencies. Wildfires are emergencies. They are events that require immediate response because the threat is present, identifiable- and often poses a direct risk to life, property, or critical infrastructure.

Importantly, these types of natural disasters are not new phenomena. Floods, storms, droughts, heat waves, wildfires- and periods of climatic variability have occurred throughout recorded human history and long before modern industrial society existed. Communities have always faced the challenge of preparing for and responding to natural hazards as part of living within a dynamic and ever-changing environment. This is why I struggle with the application of the term "climate emergency." If an emergency exists, it should be clearly defined, measurable- and distinguishable from the natural weather events and environmental challenges that humanity has historically experienced and adapted to for centuries.

During the discussion, Mayor Ross Kentner expressed strong support for continued spending on climate initiatives based on the belief that such actions are necessary to influence climate outcomes. Respectfully, this is where I struggle. Throughout the discussion, there appeared to be an underlying belief that increased spending on climate initiatives will somehow influence future weather and climate outcomes. Grey County's contribution to global emissions is only a tiny fraction of the global total, 0.0042% of global human-caused emissions and 0.00007% of all atmospheric CO₂ for reference. Even if our county were to achieve net-zero emissions tomorrow, the impact on global emissions would be extremely small. Yet taxpayers are being asked to support ongoing expenditures without a clear demonstration of measurable results. To date, more than \$1.5 million taxpayer dollars have reportedly been spent on consultations and operational costs related to climate initiatives according to the FOI I received. The County also employs dedicated climate staff, in addition to grant-funded positions whose compensation ultimately comes from taxpayers through provincial and federal taxation.

I also understand that Grey County is not legally required to maintain a standalone Climate Action Plan. The Ontario Planning Act already allows municipalities to incorporate environmental and sustainability objectives into planning and development decisions. If sustainability goals can already be achieved through existing planning processes, taxpayers deserve to know why additional staffing, administration, studies, and expenditures are necessary.

Deputy Mayor Scott Greig raised another point that deserves serious consideration. Grey County actively promotes tourism as a key economic driver. Tourism encourages travel, transportation, accommodations, dining- and increased economic activity. Yet at the same time, we are investing significant resources into reducing emissions. This presents a legitimate policy question regarding how these objectives are reconciled and what the net impact actually is.

The same question extends beyond Grey County. While developed regions invest heavily in emissions reduction strategies, many developing nations continue to industrialize and improve living standards for growing populations. As these economies expand, energy consumption and emissions often increase. This is not a criticism of those nations; it is an economic reality. However, it raises an important question about scale and effectiveness. If emissions continue to increase elsewhere in the world, what measurable impact will Grey County's expenditures have?

Mayor Scott Mackey also raised an important question regarding the role of municipal government in relation to provincial and federal climate initiatives. Residents already fund climate-related programs through federal and provincial taxation. Those governments maintain ministries, agencies, researchers, scientists- and environmental programs dedicated to climate policy and emissions reduction. If taxpayers are already funding these initiatives through two higher levels of government, why are they also being asked to fund additional climate programs, staff positions, studies, consultations, and action plans at the county level? While grants are often described as "free funding," they ultimately originate from taxpayers. Whether funding comes from municipal, provincial- or federal sources, it is still public money.

My concern is not with responsible environmental stewardship. Most residents support protecting our natural resources, improving efficiency, reducing waste, and planning responsibly for future generations. My concern is whether we have moved beyond practical stewardship and into a system where the declaration of an emergency has become justification for ongoing spending, staffing, and programs without clearly defined measures of success.

Questions Requiring Council's Response

1. What objective criteria were used to declare a Climate Emergency in Grey County?
2. What specific risks or impacts within Grey County led Council to conclude that a Climate Emergency exists?
3. What measurable data or evidence demonstrates that those risks or impacts constitute an ongoing emergency today?

4. What metrics will Council use to determine whether the emergency is worsening or improving?
5. At what point would Council determine that the Climate Emergency has ended?
6. What specific conditions distinguish this declared emergency from the natural climatic variability and weather-related events that communities have experienced throughout history?
7. What measurable results have been achieved through the Climate Action Plan to date?
8. How much have greenhouse gas emissions been reduced as a direct result of the Climate Action Plan?
9. What specific environmental outcomes can be directly attributed to these expenditures?
10. What is the return on investment for Grey County taxpayers?
11. How will Council determine whether the Climate Action Plan has succeeded or failed?
12. How are Grey County's emissions reduction initiatives being reconciled with its promotion of tourism as a significant economic driver?
13. If emissions continue to increase elsewhere in the world, what measurable impact will Grey County's expenditures have, and how is that impact being quantified?
14. What specific role is Grey County fulfilling that is not already being addressed through provincial or federal climate initiatives?
15. What unique outcomes are being achieved locally that justify additional municipal taxation for climate-related initiatives?
16. At what point does local climate policy become a duplication of services already funded through provincial and federal taxation?

Ultimately, taxpayers are not asking for more plans, more studies, more staff, or more spending. They are asking for evidence. While forecasting can be a useful planning tool, taxpayers deserve policies grounded in present realities, measurable results- and observable evidence rather than decisions driven primarily by long-range projections and theoretical outcomes. Before asking residents to continue funding additional initiatives, Council should be able to clearly demonstrate what has been achieved, what remains to be achieved, and why the expenditures are justified. Accountability is not opposition to environmental stewardship; it is a fundamental responsibility of good governance.

As a taxpayer and resident of Grey County, I respectfully request that this correspondence be included in the next Grey County Council agenda package so that it

forms part of the public record and each member of Council has the opportunity to consider the concerns and questions it raises.

I also respectfully request a written response addressing each of the questions outlined above. These questions relate directly to fiscal responsibility, public accountability, and the stewardship of taxpayer dollars. I believe the residents of Grey County deserve clear and transparent answers regarding the rationale, measurable outcomes, and ongoing expenditures associated with the Climate Action Plan.

Thank you for your time and consideration. I look forward to your response.

Respectfully,
Jennifer Shevalier
Grey County Resident

I am writing to request a traffic safety review of Grey Road 1 from the point where Frank street becomes Grey Road 1 through to Concession 24.

I have lived on this stretch of road for approximately ten years. During that time, I have watched traffic speeds and driver behaviour become an increasing concern, and I believe the situation is getting worse.

This is not simply a rural highway. This stretch of Grey Road 1 is home to dozens of families. There are school bus stops, pedestrians, cyclists, dog walkers, driveways, mailboxes, local traffic, tourists, Airbnb's, an airport, small businesses, and users accessing the Bruce Trail. While Grey Road 1 is an important transportation corridor, it is also a place where people live.

Over the years, traffic on this road has changed how my family uses it. We do not bike on the road. I walk my dogs less than I would like because I can not trust that passing vehicles will respect the space available. My children are older now, but I still think about traffic whenever they are near the road.

Winter conditions present additional concerns. Portions of this corridor are open and prone to drifting snow, and snowbanks significantly reduce the available space between pedestrians and passing vehicles. Despite these conditions, speeding and passing behaviour continue throughout the winter months, leaving even less room for error for residents using the roadside.

My concern is not simply the posted speed limit. My concern is that many vehicles appear to be travelling well above it, and that this creates aggressive and dangerous passing behaviour.

Importantly, many drivers do follow the speed limit. Unfortunately, that often seems to frustrate other drivers, resulting in passing manoeuvres by people who are unwilling to slow down. In my opinion this is one of the biggest safety issues on this corridor.

I regularly observe passing along this stretch of road, and I recently drove the corridor from Frank Street to concession 24 specifically to review the pavement markings. From Lake Street to Concession 24, passing opportunities exist along much of the roadway. Given the residential

nature of this corridor and the driver behaviour residents are experiencing, I believe these markings deserve review.

My concerns are based on more than frustration. I have experienced several incidents over the years that continue to stand out to me.

Most recently, I was nearly struck while standing at my mailbox when a vehicle passed another vehicle at a high rate of speed in close proximity to the shoulder.

On other occasions, I have had drivers attempt to pass while I was waiting to turn left into my driveway.

I have also experienced situations involving my dogs near the roadway where approaching drivers failed to slow down despite obvious efforts to warn them.

In just three mornings while waiting for the school bus, in a ten minute span, I observed the following:

June 22

- Approximately 6-7 vehicles travelling significantly above the posted speed limit.
- One vehicle passed the school bus between our stop and the stop before us.

June 23

- Approximately 7 vehicles travelling at speeds above the limit.

June 24

- One vehicle passed two vehicles in succession in front of our bus stop.

I understand that Grey County cannot control every driver. However, I believe that the current situation warrants a review.

I am requesting a comprehensive traffic review of Grey Road 1 from Frank Street to Concession 24, including vehicle speeds, passing behaviour, school bus safety, pedestrian safety, cyclist safety, and driveway access.

While I am open to whatever solutions County staff determine are appropriate, I would strongly encourage consideration of:

- Reviewing and reducing passing opportunities through revised pavement markings where appropriate;
- Increased and visible traffic enforcement;
- Speed feedback signs to encourage compliance with posted speed limits.

Vehicles travelling on Grey Road 1 need to slow down.

Residents should be able to walk their dogs, check their mail, access their driveways, wait for the school bus, and allow their children to use the roadside without worrying that someone travelling too fast or passing aggressively will cause a tragedy.

I would welcome the opportunity to speak to Council regarding these concerns and the lived experiences of residents along this corridor.

Thank you for your time and consideration.

Sincerely,

Lyssa Ireton

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 23, 2026
Subject / Report No:	CSR-CW-17-26
Title:	Award of Special Needs Resourcing RFP
Prepared by:	Tara Cockerill, Manager – Early Learning and Child Care
Reviewed by:	Anne Marie Shaw, Director of Community Services
Lower Tier(s) Affected:	All

Recommendation

1. That report CSR-CW-17-26 regarding the provision of Special Needs Resourcing Services be received and;
2. That Community Living Owen Sound be awarded RFP-SS-02-26 for the provision of Special Needs Resourcing Services up to \$1,400,000.00 annually; and
3. The contract be funded on an annual basis in accordance with provincial Early Learning and Child Care funding guidelines.

Executive Summary

The purpose of this report is to approve the award of the Request for Proposal (RFP) for the provision of Special Needs Resourcing services in licensed child care programs in Grey County in the amount of operating funding of up to \$1,400,000.00, commencing in 2027 and to be reviewed annually.

Background and Discussion

In 2025, Grey County Early Learning & Child Care division commissioned a comprehensive review of its Special Needs Resourcing (SNR) program to evaluate the effectiveness of the current service delivery model to identify opportunities to strengthen outcomes for children, families, educators and licensed child care operators. The review identified a number of strengths within the system, however the review also identified service gaps that affect access, continuity and coordination of supports.

A key recommendation of the review was the establishment of a single-provider third-party delivery model to improve service coordination, access, efficiency, accountability and quality of service across the county.

Request for Approval Process

Following committee direction of report CSR-CS-12-26, a request for proposal process was implemented to identify a qualified provider capable of delivering all SNR services across Grey County.

Following a comprehensive evaluation of submissions, staff recommend awarding the contract to Community Living Owen Sound. The recommended proponent demonstrated a strong ability to achieve the objectives outlined within the SNR review and presented a service model that aligns closely with the report recommendations to support the delivery of SNR services in licensed child care settings.

Alignment with SNR Review Recommendations

The new service delivery model will incorporate the review's key recommendations, including:

- Establishment of a single-provider delivery model to streamline service access, improve coordination, and eliminate service fragmentation
- Enhanced communication and collaboration among families, educators and resource consultants
- Strengthened accountability through regular performance measurement, reporting and continuous quality improvement
- Increased educator capacity through coaching, mentorship, professional development, and inclusion-focused supports
- Improved service coordination for children across licensed child care programs
- Expanded support for licensed school-age child care and summer programming

Community Living's historical knowledge of the local region and early years system positions the organization to effectively respond to community needs while maintaining service continuity.

Proceeding with this proposal supports retention and integration of existing sector knowledge, continuity of support for children currently enrolled in licensed child care programs, increase clear community with licensed child care operators and families, and focus on ongoing collaboration with community partners.

Legislated Requirements

In accordance with the Child Care and Early Years Act (2014), Service System Managers are responsible for the local planning, coordination, and funding of child care and early years services, including Special Needs Resourcing supports that facilitate the inclusion of children with special needs in licensed child care programs.

Financial and Resource Implications

The contract allocation is \$1,400,000.00 annually, subject to provincial funding availability, and will be funded through the existing Special Needs Resourcing budget as part of the municipal provincial funding allocation.

The purchase of service agreement will identify eligible expenditures and budgets will be reconciled with the provider at the end of each calendar year. Any identified surplus funding will be recovered in line with provincial guidelines.

Relevant Consultation

- ☒ Internal (list)
 - ☒ Purchasing
 - ☒ Finance

Appendices and Attachments

None.

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 23, 2026
Subject / Report No:	PDR-CW-29-26
Title:	Grey County Official Plan Amendment 32 – Wilton Sanitation
Prepared by:	Cassondra Dillman, Intermediate Planner
Reviewed by:	Scott Taylor, Director of Planning
Lower Tier(s) Affected:	Municipality of Grey Highlands

Recommendation

1. That report PDR-CW-29-26 regarding an overview of County Official Plan Amendment 32 on lands described as Lot 21 and 22, Concession 3 NDR, geographic township of Artemesia, Municipality of Grey Highlands be received for information.

Executive Summary

This report provides Grey County Council with an overview of County official plan amendment 32 (OPA 32), submitted by Wilton Sanitation. The application seeks a site-specific policy to permit the expansion of an on-farm diversified use (OFDU) on lands legally described as Lots 21 and 22, Concession 3 North of Durham Road (NDR), Municipality of Grey Highlands, and municipally known as 405549 Grey Road 4.

The proposed applications would allow the existing on-farm business, Wilton Sanitation, to expand and occupy a larger portion of the property. The business currently includes a septage operation, office area, employee parking, and outdoor storage. The applications would also permit construction of a new 730 m² septage holding tank and associated buffer area. Waste from portable toilets would not be permitted in the new tank.

A County official plan amendment is required to permit the OFDU to occupy 2.62% of the property, or approximately 8,630 m², whereas the County official plan currently permits up to 2% of the property, or approximately 6,600 m². The amendment would redesignate the property from 'Agricultural' to 'Agricultural with Exceptions' to recognize the existing on-farm business and permit the proposed holding tank and associated buffer area.

The proposal includes three applications under the *Planning Act*: amendments to the Grey County official plan, the Municipality of Grey Highlands official plan, and the Municipality of Grey Highlands zoning by-law. Provincial approval from the Ministry of the Environment, Conservation and Parks (MECP) would also be required.

At this stage, staff are recommending that Committee of the Whole receive this report for information. A thorough planning analysis and report back will be undertaken following the agency and public commenting process.

Background and Discussion

Grey County has received a County official plan amendment application (OPA 32) to add a site-specific exception to the subject lands to permit expansion of an existing on-farm business.

A copy of the draft County OPA is included in the Attachments section of the report.

Location

The subject lands are legally described as Lot 21 to 22, Concession 3 NDR, geographic township of Artemesia, Municipality of Grey Highlands and have a civic address of 405549 Grey Road 4.

The lands are located on the north side of Grey Road 4, approximately 650 metres west of Ceylon. The property is approximately 33 hectares in size and has approximately 536 metres of frontage on Grey Road 4. The applicant's residence and detached garage are located on the property, along with a workshop and outdoor storage area associated with Wilton Sanitation.

The workshop and outdoor storage area are located approximately 250 metres from Grey Road 4. A mature forested area, approximately 35 metres deep, extends along the full frontage of the subject property and along approximately 180 metres of the easterly boundary. Rows of trees also line both sides of the driveway leading to the residence and business area.

Surrounding land uses include agricultural and residential uses. The County of Grey owns a property across Grey Road 4 where a public works depot is being constructed. The applicant also owns the property to the west of the subject lands, including the former road allowance between Lots 21 and 20.

Map 1 below shows the subject lands in blue and surrounding land uses.

Map 1: Location of Subject Lands



Proposal

The applicant, Wilton Sanitation, is seeking approval to expand the existing on-farm business. The proposed OPA would facilitate construction of a holding tank for hauled sewage, specifically septage pumped from septic system holding tanks, and would recognize the existing on-farm business. The tank would accommodate 1,932,150 litres (425,000 Imperial gallons) of septage and occupy an area of 730 m². The tank and its 5-metre buffer would occupy 1,490 m² of land. Approximately 710 m² of land would be removed from agricultural production as a result of the development.

The applicants have indicated that the proposed tank location was selected based on site topography, accessibility, and separation distances from neighbouring uses. The tank would be located along the existing gravel area to minimize impacts to surrounding agricultural fields. The proposed tank location is 140 metres from the well on the subject lands and more than 500 metres from the nearest off-site residence.

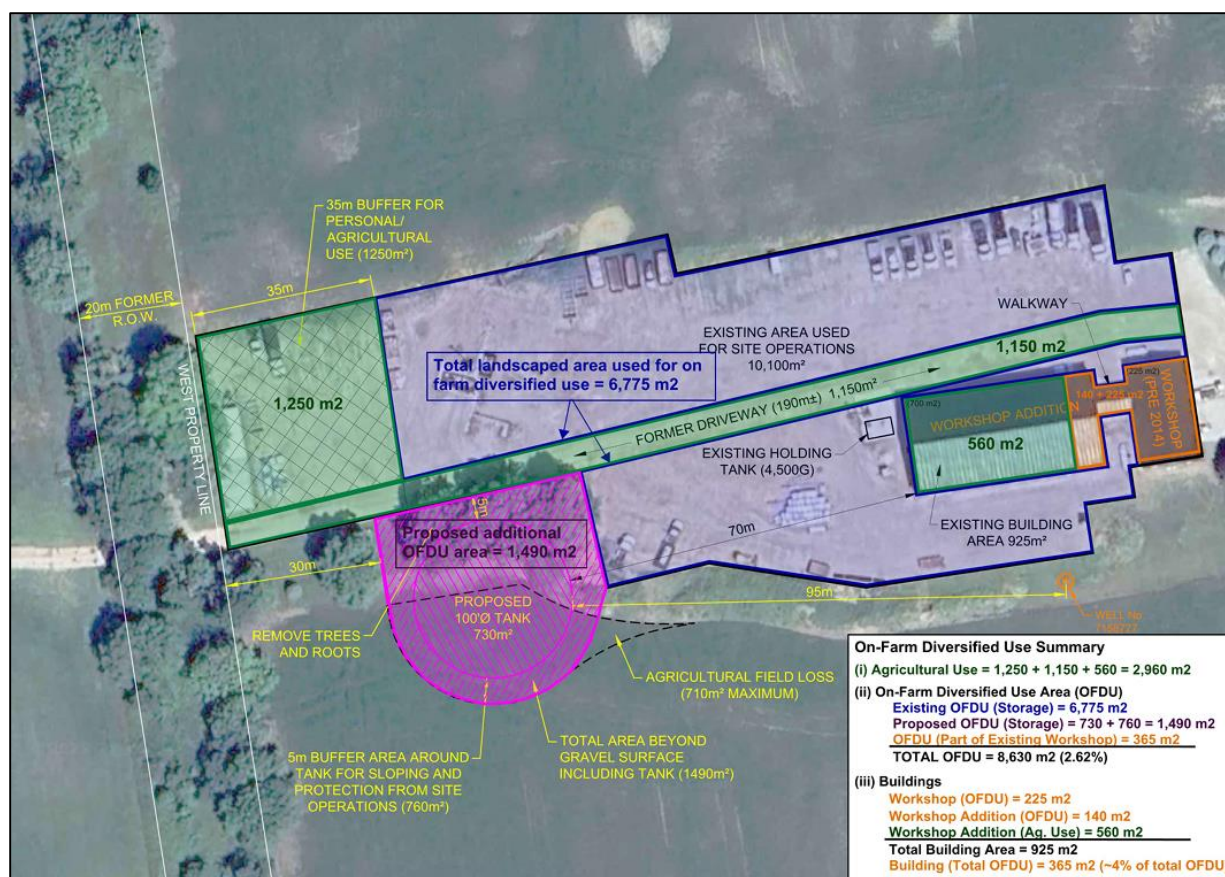
The tank would be constructed of concrete and finished with a liner. As a safety measure, a 1.5 metre high wire fence would be installed at the top of the tank. Engineering drawings for the tank would be required at the building permit stage.

The amendment would redesignate the property from 'Agricultural' to 'Agricultural with Exceptions' so that the OFDU may occupy up to 2.62% of the property, or approximately 8,630 m². Under the County official plan, an OFDU is generally limited to 2% of the total lot area, which is approximately 6,600 m² on this property. The OPA would recognize the existing on-farm business and permit the construction of a new holding tank and associated buffer area.

The site plan image below shows the areas occupied by the following uses:

- agricultural uses (indoor / outdoor farm equipment storage) in green – 2960 m²,
- the existing parking and outdoor storage area occupied by the business in blue, the existing office, workshop and indoor storage area in orange – 7140 m² (combined total of the blue and orange), and
- the proposed holding tank and buffer area in pink – 1490 m².

Map 2: Site Plan



Staff note that while the size of the existing gravel parking area is indicated as 10,100 m² above, any shared areas also used by the farm (i.e. shared laneway, farm buildings, landscapes areas) are not included in the total use size calculation for an OFDU, per 5.2.2.16) in the County Official Plan.

Wilton Sanitation was established in 1969 and provides services including septic system holding tank pumping, portable toilet rentals, and large garbage bin rentals. As part of its operations, the business has permission from the Ministry of the Environment, Conservation and Parks (MECP)

to spread septage pumped from septic system holding tanks on licensed fields, including the subject lands and the property to the west, between April 1 and November 30. During the winter months, this sewage is taken directly to municipal sewage treatment plants, including facilities in Markdale and Flesherton. Waste from portable toilets cannot be land-applied and must be treated at a municipal treatment plant year-round.

Wilton Sanitation has indicated that municipal sewage treatment facilities in Grey Highlands and surrounding areas may not always be available to service rural areas as the population grows and plant capacity becomes more constrained. For this reason, the business is proposing to install a second holding tank on the property. Septage stored in the tank would be spread on approved land application sites during the period specified in the site's Environmental Compliance Approval, as conditions permit.

Pre-submission consultation occurred between Grey Highlands, the County, and the applicant.

The draft County OPA is included in the Appendices section of this report. Copies of all background reports and plans can be found on the County of Grey [website](#).

A joint public planning hearing has been scheduled for August 24, 2026, at 5:00 p.m.

Analysis of Planning Issues

When making 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, 2024 (PPS), and conform to applicable provincial plans and County and municipal official plans. In this case, the County of Grey official plan and the Municipality of Grey Highlands official plan apply to the subject property.

A detailed planning analysis has not yet been completed. Following the public and agency review process, staff will provide a comprehensive analysis and recommendation. Key provincial and County policies have been identified below for Council's information.

Provincial Policy and Legislation

The *Planning Act* requires planning authorities to have regard for matters of provincial interest, including the appropriate location of growth and development, the protection of agricultural resources and ecological systems, the protection of public health and safety, and the orderly development of safe and healthy communities.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 2.5.1 of the PPS states that healthy, integrated, and viable rural areas should be supported by building upon rural character, leveraging rural amenities and assets, promoting diversification of the economic base and employment opportunities, and providing opportunities for economic activities in prime agricultural areas.

On-farm diversified uses, in accordance with provincial standards, are permitted in prime agricultural areas under Section 4.3.2.1 of the PPS.

The PPS defines on-farm diversified uses as:

“Uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.”

Proposed on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives (4.3.2.1).

The *Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas* are intended to complement the PPS and assist with interpreting provincial policies and definitions related to agricultural uses, agriculture-related uses, and on-farm diversified uses. The guidelines recommend that an OFDU occupy up to 2% of a farm parcel, to a maximum of 1 hectare (10,000 m²).

Chapter 4.3 of the PPS outlines policy direction for agriculture and states that prime agricultural areas shall be protected for long-term use for agriculture.

Chapter 4.6 outlines policy direction for the protection and management of archaeological resources, built heritage resources and cultural heritage landscapes.

Chapter 4.1 speaks to protecting natural features and areas for the long-term, while Chapter 4.2 identifies that planning authorities shall protect, improve, or restore the quality and quantity of water.

County of Grey Official Plan

The subject lands (+/-33 ha) are identified as the following in the County official plan:

- Schedule A: *Land Use Types* – Agricultural
- Schedule B: *High Potential Mineral Aggregate Resources* - Aggregate Resource Area
- Appendix B: *Constraint Mapping* – Other wetlands, lakes/rivers
- Appendix D: *Functional Road Classification* – Frontage (+/-536 m) on Grey Road 4

Schedule A of the County official plan designates the subject lands as ‘Agricultural’, which permits on-farm diversified uses.

Table 8 of the County official plan provides size criteria for OFDUs based on land use type and property size. For parcels greater than 20 hectares in the Agricultural designation, the maximum OFDU area is 2% of the total property area, to a maximum combined area of 8,000 m². As the subject lands are approximately 33 hectares, the County official plan would permit the OFDU to occupy up to 6,600 m². Section 5.2.2(19) provides criteria to consider when establishing a new OFDU.

County Planning staff will review the scope of the OFDU on this specific parcel of land at the time of the detailed planning review stage.

Schedule B of the County official plan indicates that a portion of the subject lands is within an Aggregate Resource Area. Section 5.6.2(1) states that where the Aggregate Resource Area overlaps with an Agricultural land use type, the policies and permitted uses of the underlying land use type apply until the site is licensed for sand or gravel extraction.

Appendix B of the County official plan indicates that the subject lands contain other wetlands and ponds. No development is proposed adjacent to (within 120 m) of these areas. Further comments will be received from County Planning Ecology staff at the detailed review stage.

Appendix D indicates that the subject lands have frontage on County Road 4. Further comments will be received from County Transportation Services staff at the detailed review stage.

The final staff report will provide a detailed review of the *Planning Act*, the PPS, the County official plan, and applicable municipal planning documents following the public and agency review process.

Legislated Requirements

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

Financial and Resource Implications

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

Relevant Consultation

- ☒ Internal: Planning, Planning Ecology
 - ☒ AODA Compliance: To be assessed in the final staff report following the public/agency review process.
- ☒ External: Municipality of Grey Highlands and other prescribed agencies under the *Planning Act*

Appendices and Attachments

Appendix 1: [Draft By-law](#) for Official Plan Amendment 32 and [Schedule 'A'](#)

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 23, 2026
Subject / Report No:	PDR-CW-31-26
Title:	Watermain Easement on the CP Rail Trail
Prepared by:	Lacey Thompson, Law Clerk / Real Estate Coordinator and Scott Taylor, Director of Planning
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	Township of Southgate

Recommendation

1. That report PDR-CW-31-26 be received; and
2. That staff be directed to prepare an agreement (or agreements) with the Township of Southgate for the purposes of incorporating the watermain easement along the CP Rail Trail in Dundalk, along with the previously authorized road crossings of the CP Rail Trail to facilitate the Eco Park Way extension.

Executive Summary

In February 2025, staff received direction to proceed with land transfers and agreements to facilitate four new road crossings of the CP Rail Trail in Dundalk, as well as lowering one section of the trail. Two of these crossings and land transfers have since been completed. The County and Township of Southgate have since determined that the lowering of the CP Rail Trail is no longer required, however there is the need for a watermain extension along a section of the trail, in addition to the final two road crossing land transfers. This report recommends that the County and Township proceed with an agreement which includes an easement for the watermain extension, and the final two road crossing land transfers. If the staff recommendation is supported, staff would prepare the agreement, and a by-law to enact the agreement, for a subsequent County Council meeting.

Background and Discussion

At the February 13, 2025 Committee of the Whole meeting, Council supported the following staff recommendation.

1. *“That report PDR-CW-15-25 be received; and*
2. *That staff be directed to prepare an agreement (or agreements) with the Township of Southgate for the purposes of:*

- a. *conveying four (4) road crossings of the CP Rail Trail to the Township of Southgate, where the transfers shall reserve an easement in favour of Grey County to ensure that the County maintains its ability to pursue the potential of such things as installation of utilities and the return of rail service on the rail corridor;*
 - b. *lowering a section of the trail in the south end of Dundalk to facilitate the Eco Park Way extension, where such works would be completed by the Township of Southgate, or a contractor working on their behalf;*
3. *That staff be authorized to enter into a temporary access agreement for any of the four (4) crossings, should it be necessary, ahead of the conveyance of the lands to the Township of Southgate; and*
4. *That staff be authorized to carry out the above prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22."*

Staff report PDR-CW-15-25 has been linked to in the Attachments section of this report.

Since the February 2025 staff report, the two road crossing land transfers in the north end of Dundalk between two draft approved plans of subdivision (known as Glenelg phase 2 and phase 3) have been completed. These two transfers have helped support the construction of the new elementary school in Dundalk.

The proposed lowering of a section of the CP Rail Trail referred to in 2.b. of the above staff recommendation is no longer needed, and as such this portion will not be included in a future agreement between the Township and the County.

The two road crossing transfers in the south end of Dundalk to facilitate the Eco Park Way extension have not been completed yet, but are getting close to completion. Based on further discussions with Southgate, an easement has been requested to run a watermain extension along a section of the CP Rail Trail in the south end of Dundalk. This watermain would not impact the operations of the trail. Section 8.8 of the County official plan states the following as it pertains to the CP Rail Trail.

"Utilizing the CP Rail Trail corridor will be considered for extension of broader public based services such as water and sewer services as well as the extension of utilities (e.g., broadband/fibre)."

Servicing extension easements have been granted in other parts of the County along the CP Rail Trail. If supported by Council, County staff will work with the Township to ensure that the watermain extension does not impact the long-term operations of the trail, or the ability to restore rail services in the future, if feasible.

The lands subject to the watermain easement are described as Part of Lot 232, 233, 234, 235 and 236, geographic Township of Proton, being that portion of PIN 37268-0610 East of Part 1, Plan 16R-10743 extending easterly along the PIN 37268-0610 to the Western limit of Part 22, Plan 16R-11871; Township of Southgate, County of Grey.

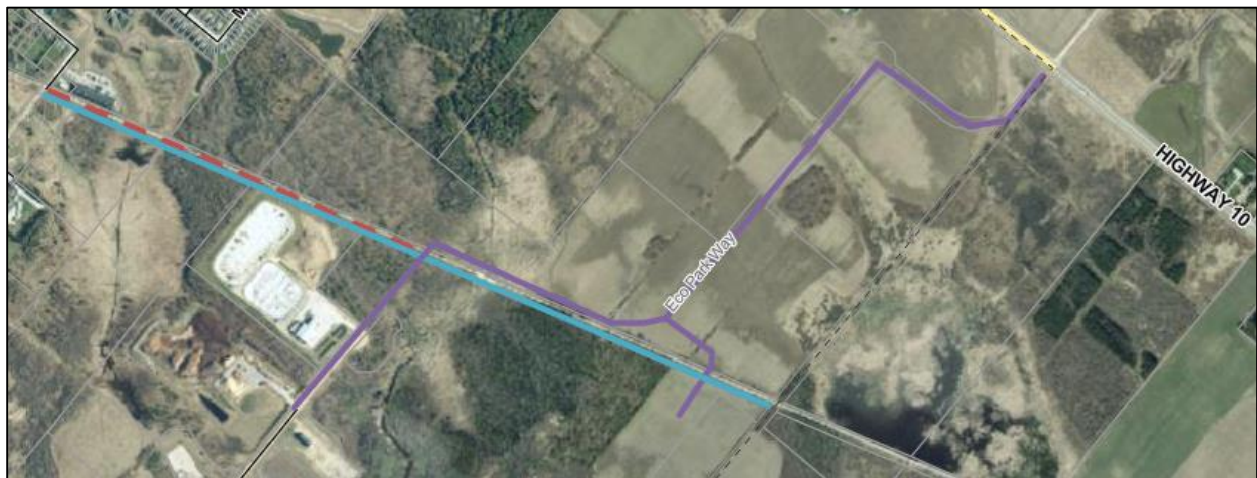
Staff are recommending that the County continue to proceed with the two southerly crossing land transfers, as previously authorized by report PDR-CW-15-25, and also include the watermain easement in the agreement between the Township and County. Should the staff

recommendation be supported, staff will prepare the agreement, and a by-law to enact the agreement will be presented at a subsequent County Council meeting.

The general location of the proposed crossings and watermain extension in relation to the CP Rail Trail Corridor are depicted on Map 1 below as follows:

- The CP Rail Trail Corridor is shown in blue.
- The Eco Parkway Extension and general locations of the crossings are shown in purple.
- The general location of the proposed Watermain Easement is shown as a red dashed line.

Map 1: Airphoto of the CP Rail Trail, Proposed Easement and Road Crossings



Legislated Requirements

There are numerous pieces of legislation that impact matters covered in this report, including the *Environmental Assessment Act*, *Highway Traffic Act*, *Municipal Act*, *Ontario Trails Act*, and *Planning Act*.

Financial and Resource Implications

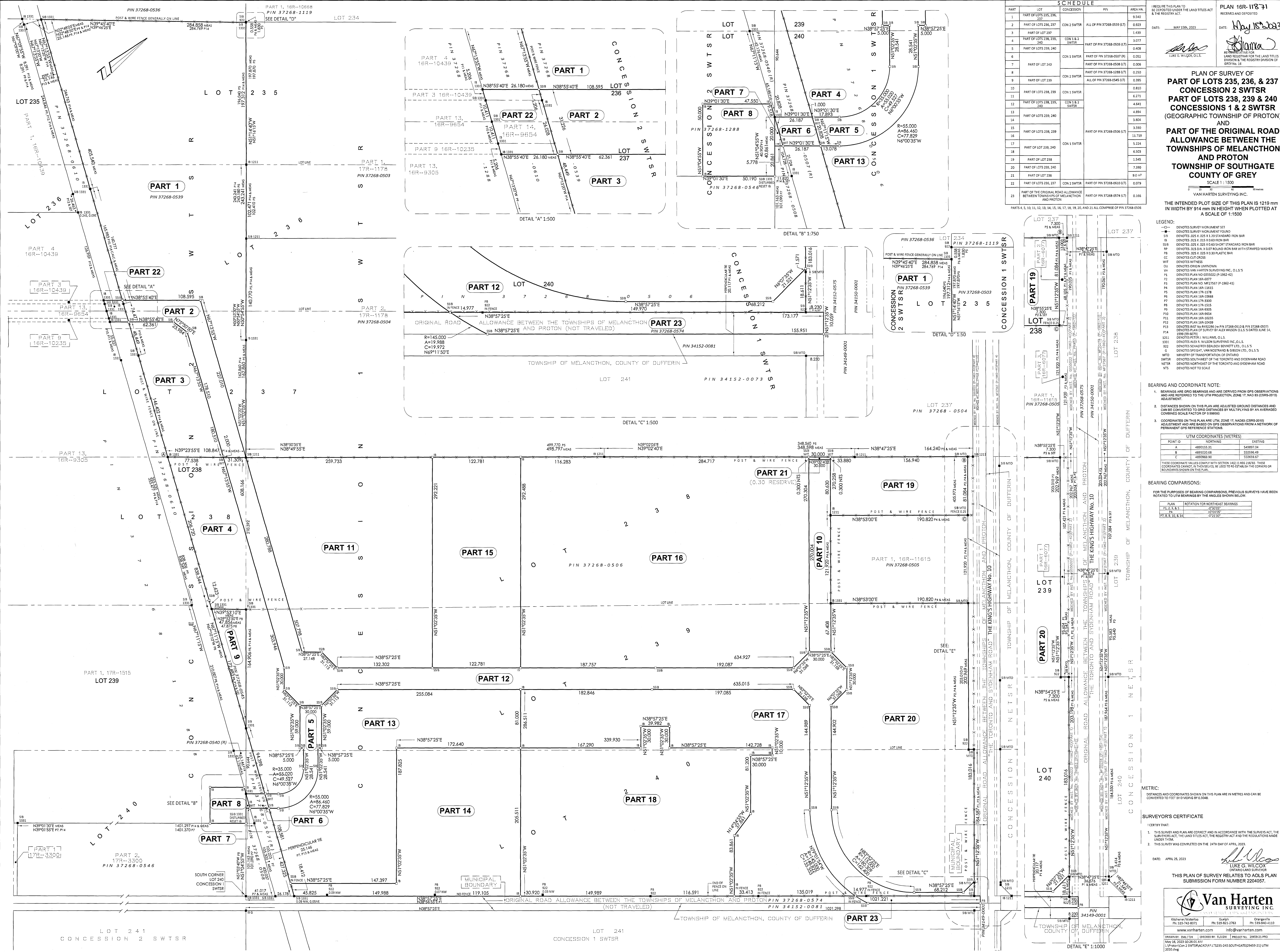
There are no additional Financial and Resource implications beyond those already covered in report PDR-CW-15-25.

Relevant Consultation

- ☒ Internal: Legal Services and Planning
- ☒ External: Township of Southgate

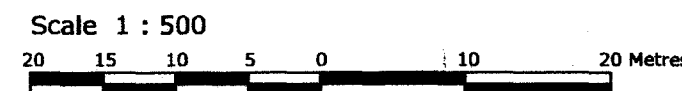
Appendices and Attachments

[PDR-CW-15-25 CP Rail Trail Crossings in Dundalk](#)



PLAN OF SURVEY of
PART OF LOT 232, CONCESSION 2, SWTSR
(GEOGRAPHIC TOWNSHIP OF PROTON)
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

WILSON-FORD



OBSERVED REFERENCE POINTS(ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 NORTH, NAD83 (CSRS)(1997). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
(A)	4890388.98	548784.12
(B)	4890563.39	548926.20
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

July 8, 2016

GREG FORD
ONTARIO LAND SURVEYOR

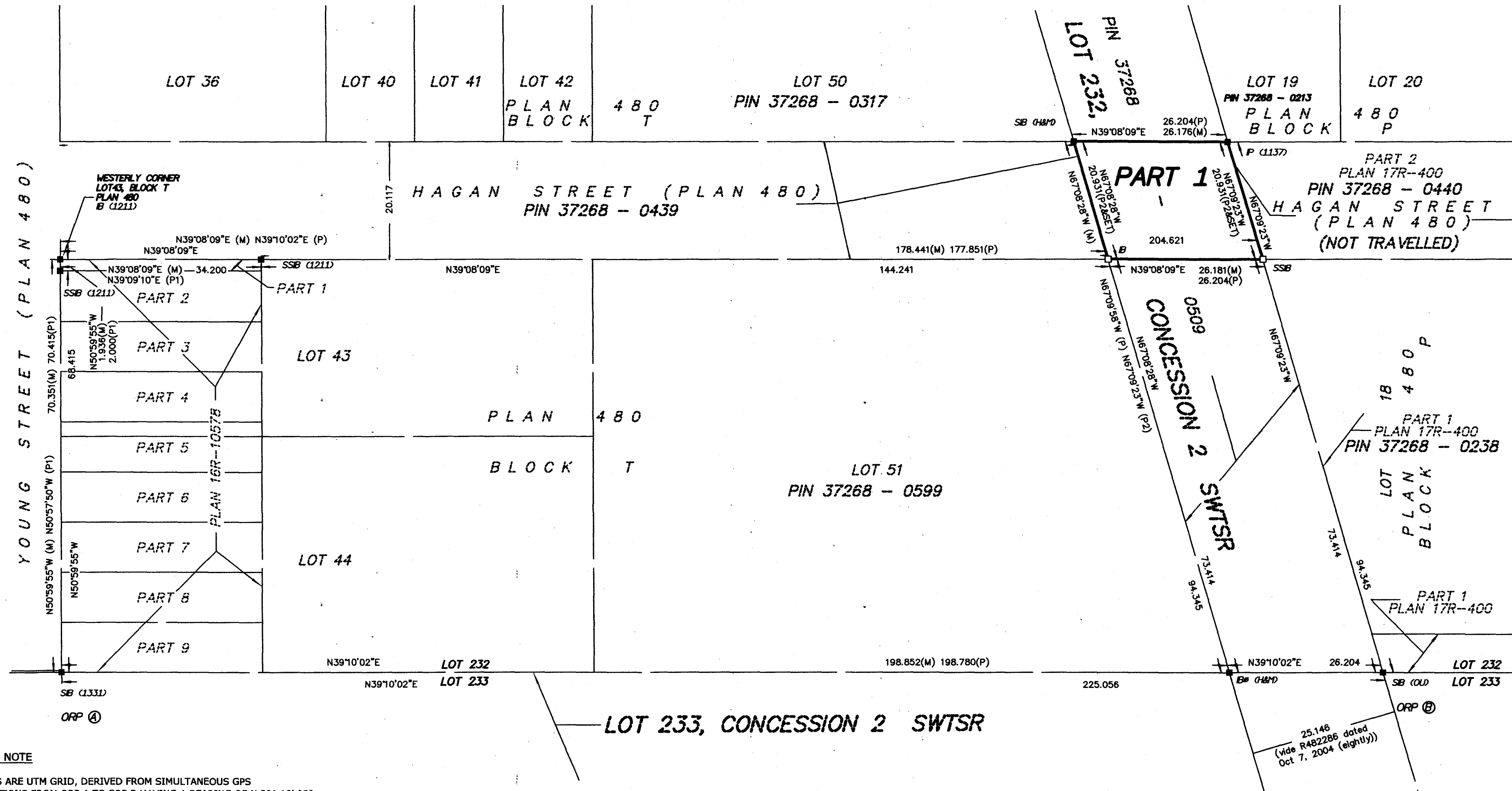
PLAN 16R-10743
RECEIVED AND DEPOSITED

DATE: July 11, 2016

Chris M
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
GREY NO. 16.

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1	PART OF 232	2, SWTSR	PART OF PIN 37268-0509 (LT)	525.5 m²



BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS
OBSERVATIONS FROM ORP A TO ORP B HAVING A BEARING OF N 39° 10' 02"
E, UTM ZONE 17 (81°00' 00" WEST LONGITUDE), NORTH AMERICAN DATUM
1983 (CSRS) (1997).

FOR BEARING COMPARISONS, A ROTATION OF 0° 19' 58"
COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON PLAN 480. A
ROTATION OF 0° 27' 48" COUNTER-CLOCKWISE HAS BEEN APPLIED TO
BEARINGS ON PLAN 16R-10578. A ROTATION OF 0° 38' 43"
COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON PLAN 17R-400.

METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.999553.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IP	"	IRON PIPE
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M	"	MEASURED
OU	"	ORIGIN UNKNOWN
1331	"	A.R. WILSON, O.L.S.
1211	"	P.J. WILLIAMS, O.L.S.
H&M	"	HEWITT & MILNE, O.L.S.
1137	"	RONALD G. MCGIBBON, O.L.S.
SWTSR	"	SOUTH WEST OF THE TORONTO & SYDENHAM ROAD
P	"	PLAN 480
P1	"	PLAN 16R-10578
P2	"	PLAN 17R-400

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st DAY OF JUNE, 2016.

July 8, 2016
DATE

GREG FORD
ONTARIO LAND SURVEYOR

WILSON-FORD

Surveying & Engineering
Ontario Land Surveyor
BOX 294, 120 KING ST. E.,
MOUNT FOREST ON, N0G 2L2
PHONE (519) 323-2451

DRAWN BY: SSDS FIELD: GF, JA PROJECT No.: 8709

DRAWING: 16-007-01, Dundalk C1 AFTERNOON.dwg

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 23, 2026
Subject / Report No:	PDR-CW-32-26
Title:	Active Ontario Land Tribunal File List
Prepared by:	Scott Taylor, Director of Planning
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	All municipalities in Grey County with active County appeals

Recommendation

1. That report PDR-CW-32-26 regarding the active Ontario Land Tribunal File List, be received for information purposes.

Executive Summary

Development applications or policy updates in Grey County sometimes get appealed to the Ontario Land Tribunal (OLT), or occasionally the County appeals a decision to the OLT. When there are new appeals, updates on existing appeals, or decisions rendered by the OLT, County staff provide updates to Council. This report contains a status update on a request for review disposition by the OLT, as well as a new appeal submitted. The report does not list municipal or Niagara Escarpment Commission appeals, where there is not a corresponding County application, and the County is not involved as a party or participant.

Background and Discussion

The County tries to avoid appeals to the OLT by working with the public, developers, municipalities, and other partners, to ensure that the County's decisions are balanced and meet all applicable planning legislation and policy. There are instances where development applications or policy initiatives get appealed. When there are new appeals, decisions, or updates on existing appeals, County staff provide updates to County Council. The purpose of this report is to update Council on the status of the County's appeals.

Since the last appeals update report, the County has received (1) a disposition on the Town of The Blue Mountains' request to have the Thornbury Acres OLT decision reviewed, and (2) a new appeal on the 263 & 269 Toronto Street South subdivision in the Municipality of Grey Highlands. More information on each of these files can be found in Appendix 1, which contains a summary of the appeals in Grey before the OLT.

Note that Appendix 1 above does not include any municipal or Niagara Escarpment Commission (NEC) appeals which do not involve a County application, for which the County is neither a party or a participant. The status of any OLT file can be found at the below link: <https://jus-olt-prod.powerappsportals.com/en/e-status/>

County involvement and party status is in accordance with the guidelines established in Staff Report PDR-PCD-08-13 which can be found at this link: [PDR-PCD-08-13 Ontario Municipal Board Attendance](#). The County's party status listed in Appendix 1 is reflective of the guidelines in the above-noted staff report but does not necessarily reflect further direction given to staff on individual files based on closed session discussions with County Council.

Legislated Requirements

The above-noted appeals are processed and disposed of in accordance with the *Planning Act* and the *Ontario Land Tribunal Act*.

Financial and Resource Implications

Specific financial and resource implications are addressed as part of staff reports for each of the above-noted appeals, rather than in the appeals update report.

Relevant Consultation

- ☒ Internal: CAO/Deputy CAO, Legal Services, and Planning
- ☒ External: Municipalities, and parties or participants to the appeals.

Appendices and Attachments

Appendix 1: Active Ontario Land Tribunal Appeals as of July 9, 2026

Appendix 1: Active Ontario Land Tribunal Appeals as of July 9, 2026

Municipality	File Name / Number	County File Type	Status / Links to Documents	Consultants / Groups Involved	Appellants / Parties	County Involvement or Party Status	County Staff Involved
Municipality of Grey Highlands	263 & 269 Toronto Street South Subdivision - 42T-2025-04, and related municipal zoning by-law amendment	Plan of Subdivision	The proponent appealed the County's non-decision on a draft plan of subdivision, and the Municipality's non-decision on the related zoning by-law amendment. These appeals were just recently received, and staff are working to prepare the OLT appeal packages to be submitted to the Tribunal. No OLT case management conferences or hearings have been scheduled yet.	Krystin Rennie, Georgian Planning	- Stonebrook Developments Inc. (appellant) - Municipality of Grey Highlands (party) - County of Grey (party)	Based on the County's hearing attendance guidelines, the County is a Party to the appeal.	Becky
Town of The Blue Mountains	Thornbury Acres / 42CDM-2022-11 and related Town official plan amendment and zoning by-law amendment	Plan of Condominium	The proponent appealed non-decisions by the Town and the County on the zoning by-law amendment, Town official plan amendment, and plan of condominium applications respectively. An OLT decision was received on the official plan and zoning by-law amendments and that decision can be found here: OLT Decision . The Town filed a request for review of the OLT decision. A disposition has been rendered on the request for review, and a new hearing has been ordered. The OLT's disposition letter can be found here: OLT Disposition Letter	David McKay, MHBC Planning	- Thornbury Acres Holdings Inc. (appellant) - Town of The Blue Mountains (party) - County of Grey (party)	Based on the County's hearing attendance guidelines, the County is a Party to the appeal.	Scott

Municipality	File Name / Number	County File Type	Status / Links to Documents	Consultants / Groups Involved	Appellants / Parties	County Involvement or Party Status	County Staff Involved
			The related plan of condominium application remains under appeal, and was not included in the OLT decision / disposition.				

Note that Table 1 above does not include any municipal or Niagara Escarpment Commission (NEC) appeals which do not involve a County application, for which the County is neither a party or a participant. The status of any OLT file can be found at the below link: <https://jus-olt-prod.powerappsportals.com/en/e-status/>

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 23, 2026
Subject / Report No:	FR-CW-17-26
Title:	Financing Paramedic Services Bases in Durham and Feversham
Prepared by:	Garrett Reed, Interim Deputy Treasurer
Reviewed by:	Sue Murray, Interim Treasurer
Lower Tier(s) Affected:	None

Recommendation

1. That report **FR-CW-17-26 Financing for Paramedic Services Bases in Durham and Feversham** be received; and
2. That staff bring forward a by-law as necessary to apply to Infrastructure Ontario to borrow up to \$4.4 million over 20 years to fund the construction of the Paramedic Bases in Durham and Feversham.

Executive Summary

Based on updated project costing and after taking into consideration current year and previous year funding contributions, it is expected that a \$4.4 million loan will be required to finance the Durham and Feversham Paramedic Base capital projects. Staff have discussed a loan application with Infrastructure Ontario, to proceed with the application being considered by the board, a borrowing by-law is required. This report provides staff with the direction to start the application process and bring back the by-law to council.

Staff are recommending a loan for 20-year amortization period that would commence when the projects are completed and final invoices are received. Budgets for these debentures were included in the 2026-2035 10-year capital forecast. Final amounts will depend on the interest rates at the time the loans are drawn but staff anticipate existing budgets will be sufficient to cover the annual debt costs.

Background and Discussion

Infrastructure Ontario has recommended that a joint application be completed for these two projects. Separate draws can be made on the application once the individual projects are substantially completed.

The new Paramedic base in Durham was awarded to Domm Construction through PSR-CW-10-24 with an anticipated total project cost of \$2,933,000. Construction was substantially completed in September of 2025 and is now in use but there were some final items needing completion. Staff are reviewing final invoices and anticipate total project costs to be approximately \$2.75 million. Savings were found in project contingency allowances, professional fees and site servicing costs.

The new Paramedic base in Feversham was awarded to Domm Construction through PSR-CW-06-25 with an anticipated total project cost of \$2,392,900. Construction is underway and staff anticipate the project will be within budget with substantial completion in late 2026 but final invoices could come in 2027.

Legislated Requirements

Long-term borrowing by law must be enacted in accordance with the provisions of Part XIII of the Municipal Act, 2001 (Debt and Investment).

Financial and Resource Implications

The County has typically not utilized external financing for projects of this scale and instead would borrow internally against other reserves. However, staff are recommending that external financing be used for these bases as the interest cost is an eligible expense for 50/50 ministry funding. This means the County will continue to earn interest on its funds held in reserve but only have to pay 50% of the borrowing costs of its loans. Resulting in higher net return on investment vs borrowing cost. If the loans are financed internally then the expenditure is not eligible for funding.

The chart below outlines the total funding required to be borrowed for the two projects based on expected final project costs.

	Durham	Feversham	Total
Expected Project Costs	\$2,750,000	\$2,392,900	\$5,142,900
Less: Previous Year County Funding	(\$361,900)	\$0	(\$361,900)
Less: 2026 County Funding	(\$192,800)	(\$169,800)	(\$362,600)
Amount Required to Borrow	\$2,195,300	\$2,223,100	\$4,418,400

The 2026-2035 10 year capital forecast included a budget of \$192,800 for the Durham Base Debenture and \$169,800 for Feversham base for a total budget of \$362,600. These payments were calculated based on full project costs with a 25-year mortgage at 5%. Lower project costs and borrowing rates have resulted in lower expected annual payments. The chart below summarizes the current rates being offered by Infrastructure Ontario and the calculated payments that would be required based on term chosen.

Term	30 Years	25 Years	20 Years	15 Years
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Rate as of 07/13/2026	4.92%	4.83%	4.65%	4.35%
Annual Payment	\$284,500	\$307,900	\$343,800	\$406,800
Total payments	\$8,535,000	\$7,697,500	\$6,876,000	\$6,102,000

Based on the current rates and current project budgets, staff are recommending that the term of the debenture be 20 years. The anticipated payment is lower than current budgeted amounts by \$18,800 and will save an anticipated \$821,500 over the term of the loan compared to a 25-year term.

The Municipal Act, 2001 as amended, provides the authority, and imposes restrictions regarding a municipality's ability to incur debt such that the annual principal and interest payments do not exceed 25% of own source revenue. The 2026 ARL estimated annual repayment ceiling is \$24,196,957. However, the County's internal policy sets the annual repayment limit at 10% of own source revenues or \$9,838,782.

Currently Rockwood Terrace has a planned debenture payment of \$3.6 million with dedicated provincial funding of \$1.9 million annually to offset these costs. Meaning it is expected to utilize \$1.7 million of the ARL. When combined with debentures proposed in this report, Grey County would be using approximately \$2.05 million of its ARL, meaning there would be \$7.79 million of additional internally set ARL room available for any future projects.

Relevant Consultation

- ☒ Internal (Paramedic Services)
- ☒ External (Infrastructure Ontario)

Appendices and Attachments

None.