

County Council

Agenda

September 25, 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 11, 2025 3

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.
 - 6.b Closed Committee of the Whole minutes dated September 11, 2025

That the closed session Committee of the Whole meeting minutes dated September 11, 2025 be adopted as provided.
7. Closed Meeting Matters
8. Reports
9. By-laws 16

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

10. News and Celebrations

11. Adjournment

Minutes Council

September 11, 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.

Councillor Boddy joined the meeting at 10:02 a.m.

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 Councillor Bordignon, Councillor McKay and Councillor McQueen. Councillor Hutchinson and Councillor Nielsen participated electronically.

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

The following staff members were also participating:

Niall Loble, Deputy Chief Administrative Officer; Jennifer Cornell, Director of Long-Term Care; Jody MacEachern, Director of Information Technology; Kevin McNab, Director of Paramedic Services; Mary Lou Spicer, Director of Finance/Treasurer; Savanna Myers, Director of Economic Development, Tourism and Culture; Scott Taylor, Director of Planning; Aaron Whitney, Facilities and Operations Senior Manager; Ted Noble, Electrician and Capital Project Supervisor; and Robert Hatten, Communications Manager.

Director of Human Resources, Jennifer Moreau, 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 August 14, 2025

CC60-25

Moved by: Councillor Keaveney

Seconded by: Councillor Eccles

That the minutes of the County Council meeting and Committee of the Whole meeting dated August 14, 2025, and the resolutions contained therein, be adopted as presented.

Carried

Closed Committee of the Whole meeting minutes dated August 14, 2025

CC61-25

Moved by: Councillor Paterson

Seconded by: Councillor Mackey

That the closed session Committee of the Whole meeting minutes dated August 14, 2025, be adopted as provided.

Carried

Closed Meeting Matters

There were no closed meeting matters.

Reports

Board of Health minutes dated June 27, 2025

Councillor McQueen joined the meeting at 10:05 a.m.

CC62-25

Moved by: Councillor Dickert

Seconded by: Councillor Dobreen

That the Board of Health minutes dated June 27, 2025, be received for information.

Carried

By-laws

CC63-25

Moved by: Councillor Milne

Seconded by: Councillor Eccles

That By-law 5248-25 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. **5248-25 - A By-law to confirm all actions and proceedings of the Council**

Carried

News and Celebrations

Director of Economic Development, Tourism and Culture, Savanna Myers, invited Council to the Gallery Launch Event celebrating the newly completed gallery at Grey Roots.

AMO Conference Roundtable and Delegation Update

CAO, Randy Scherzer, shared that four delegation requests were put forth to various ministries, with all four being accepted. He shared the details of the delegations to the various ministries with Council and that staff would be following up with the ministries on next steps. He noted that all delegations were supported by Bruce-Grey MPP Paul Vickers and thanked him for his support.

Council discussed the opportunity for Councillors to participate in future delegation requests at AMO. CAO Scherzer noted that this is something staff can look at to ensure proper representation during these delegations.

Council discussed the shift in the conference this year noting that the various Ministries took the time to make notes and ask questions which was a positive.

Other News and Celebrations

Councillor Carleton shared that she attended the Connect and Collaborate event at Grey Roots this past Tuesday and noted the great facility we have to use in the area.

Councillor Keaveney shared that the annual scarecrow invasion is in full swing in Meaford. She noted that the family festival and parade will be held on Saturday October 3rd.

She further shared that the Meaford International Film Festival will be held from the 18th to the 26th of September.

Councillor Boddy shared the upcoming Concours d'Elegance coming up this weekend and the various events alongside it including Concours d'Lemons, Cars and Coffee on main street, and automotive seminars being held at the Roxy Theatre.

Councillor Dobreen took a moment to celebrate Dundalk hosting its 168th Fall Fair this past weekend and noted that the postponed drone display will be shown at the Feversham Fall Fair this Friday at the Osprey Community Centre on behalf of the Dundalk Agricultural Society.

Councillor Eccles shared the upcoming Neustadt Fall Fair from September 20th to 21st and celebrated the successful Neustadt Night Market held on August 29th at the Neustadt Brewery.

Adjournment

On motion by Councillors Paterson and Nielsen, Council adjourned at 10:33 a.m. to the call of the Warden.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes

Committee of the Whole

September 11, 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 10:34 a.m. with all members present with the exception of Councillor Bordignon and Councillor McKay. Councillor Hutchinson and Councillor Nielsen participated electronically.

Declaration of Interest

There were no declarations of interest.

Business Arising from Minutes

There was no business arising from the minutes.

Delegations

Brightshores Foundation One Year Update (Amy McKinnon, Naomi Vodden and Ann Ford)

Naomi Vodden, Director of Mental Health and Addiction Services, and Amy McKinnon, CEO of the Brightshores Foundation, gave a one year update on the Wellness and Recovery Centre. Naomi Vodden shared the impacts of positive collaboration between all partners reducing patients returning to Brightshores' Emergency Departments by 30%. She noted that the centre has had a 100% occupancy since opening.

Due to the growing waitlist, she shared that the team is developing a triaging system and has held off on intakes for people outside of Grey Bruce. She noted that these people can come in for day programming and have remote access to programming while they are waiting for intake. She shared that the centre prioritizes Supportive Outreach Services (SOS patients) and that the centre had 33,000 outpatient visits from June 2024 to June 2025.

Naomi Vodden shared pictures of the facility and noted the attempt to make the centre feel welcoming with handmade quilts and art. She noted the centre aims to help clients

build a healthy social life through a social committee and the positive impacts of group and individual counselling.

Ann Ford, President and CEO of Brightshores Health System, thanked Council for their continued support and asked for the Councillors participation in the Brightshores Strategic Plan. She reiterated the importance of their input across all Brightshores locations.

Council recessed from 11:02 a.m. to 11:13 a.m.

Saugeen Hospice Inc. Information Update (Carol Kraft and Chuck Boulianne)

The delegation will be rescheduled for a future date.

Determination of Items Requiring Separate Discussion

Councillor Greig requested that item 6.b PDR-CW-53-25 Paul H. Martin Minor Exemption on the consent agenda for this meeting be pulled for further discussion.

Consent Agenda

CW100-25

Moved by: Councillor Milne

Seconded by: Councillor Dickert

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

Township of Southgate Resolution - Increased Income Support Thresholds for Canadian Veterans

That the Grey Highlands resolution passed at the August 6, 2025 meeting of the Council of the Municipality of Grey Highlands regarding support thresholds for Canadian veterans, be supported by Grey County Council.

PDR-CW-54-25 Active Ontario Land Tribunal File List

That report PDR-CW-54-25 regarding the Active Ontario Land Tribunal File list be received for information purposes.

CSR-CW-18-25 Elevator Replacement at 650 4th Street East Owen Sound

That report CSR-CW-18-25 regarding emergency replacement of the elevator at 650 4th Street A East (Twin Pines building) in Owen Sound be received; and

That unbudgeted costs in 2025 be funded from any year-end surplus realized in the Housing Budget or, if none exists, be financed from the Housing Capital Renewals and Replacements Reserve.

Request for County Participation - Heritage Property Tax Relief 2024 Tax Year

That the correspondence from the City of Owen Sound regarding the Heritage Property Tax Relief Program be received; and

That a by-law be prepared for Council's consideration, authorizing the Heritage Property Tax Relief refund on the portion of taxes levied for upper tier purposes for the 2024 year.

Items For Direction and Discussion

Planning and Economic Development Advisory Committee meeting minutes dated August 7, 2025

Councillor McQueen re-entered the meeting at 11:19 a.m.

CW101-25

Moved by: Councillor Hutchinson

Seconded by: Councillor Nielsen

That the County of Planning and Economic Development Advisory Committee meeting minutes dated August 7, 2025 be adopted as presented and the following resolutions contained therein be endorsed;

- i. **That report EDTC-PEDAC-08-25 regarding Economic Development, Tourism and Culture Strategic Progress Report – August 2025 be received for information.**

Carried

Agricultural Advisory Committee meeting minutes dated September 3, 2025

CW102-25

Moved by: Councillor Dobreen

Seconded by: Councillor Eccles

That the Agricultural Advisory Committee meeting minutes dated September 3, 2025 be adopted as presented and the following resolutions contained therein be endorsed:

- i. **That report PDR-AAC-56-25 is received; and**
- ii. **That staff consider any further feedback received from the Agricultural Advisory Committee with respect to the County's nuisance beaver and coyote/wolf by-law reviews.**

Carried

PSR-CW-05-25 2026 Response Time Performance Plan

CW103-25

Moved by: Councillor Mackey

Seconded by: Councillor Pringle

That the 2026 Response Time Performance Plan, as outlined in the report PSR-CW-05-25, be approved and submitted to the Ministry of Health.

Carried

Council recessed from 12:02 p.m. to 12:48 p.m.

Councillor Hutchinson left the meeting at 12:08 p.m

PDR-CW-51-25 MTO Resolution Request - Grey Road 5

Council expressed their concern for safety and the speed limit at the site of the proposed school.

Main Motion

Moved by: Councillor Dickert

Seconded by: Councillor Milne

That Report PDR-CW-51-25 be received; and

That Committee supports the request from the Ministry of Transportation (MTO) to prohibit a future fourth-leg extension on lands east of Grey Road 5, at the newly proposed intersection of Grey Road 5 and new City Street accessing the future site of the Bruce Grey Catholic District School Board secondary school; and

That Grey County maintains the requirement of a 90 km/hr design speed for Grey Road 5 in the area of the proposed intersection.

Primary Amendment

Moved by: Councillor Boddy

Seconded by: Councillor Greig

That the motion be amended to amend clause 3 to reflect a design speed of 80 km per hour along Grey Road 5 in front of the new school.

Secondary Amendment

CW104-25

Moved by: Councillor Greig

Seconded by: Councillor Dobreen

That the primary amendment be amended by inserting a clause to request a staff report on a proposed speed limit of 60 km per hour on the subject portion of Grey Road 5.

Carried

Primary Amendment, as amended

CW105-25

Moved by: Councillor Boddy

Seconded by: Councillor Greig

That the main motion be amended by amending clause 3 to reflect a design speed of 80 km per hour along Grey Road 5 in front of the new school; and

That a staff report be brought forward on a proposed speed limit of 60 km per hour on the subject portion of Grey Road 5.

Carried

Main motion, as amended

CW106-25

Moved by: Councillor Dickert

Seconded by: Councillor Milne

That Report PDR-CW-51-25 be received; and

That Committee supports the request from the Ministry of Transportation (MTO) to prohibit a future fourth-leg extension on lands east of Grey Road 5, at the newly proposed intersection of Grey Road 5 and new City Street accessing the future site of the Bruce Grey Catholic District School Board secondary school; and

That Grey County maintains the requirement of an 80 km/hr design speed for Grey Road 5 in the area of the proposed intersection; and

That a staff report be brought forward on a proposed speed limit of 60 km per hour on the subject portion of Grey Road 5.

Carried

HRR-CW-02-25 Unifor Rockwood Terrace Negotiated Settlement

Councillor McQueen left the meeting at 2:05 p.m. and returned at 2:06 p.m.

CW107-25

Moved by: Councillor Carleton

Seconded by: Councillor Mackey

That Report HRR-CW-02-25 regarding the results of Collective Bargaining between Rockwood Terrace and Unifor Local 302 be received; and

That County Council ratify and approve the recommendations of the bargaining team between County of Grey and Unifor Local 302 to bind the new Collective Agreements; and

That the Warden and Clerk be authorized to sign and bind the new Collective Agreements as ratified; and

That County Council authorizes staff to make the necessary amendments to rates of pay, benefits and other issues identified as agreed changes.

Carried

FR-CW-17-25 New Multi-Residential Property Tax Subclass Options and Considerations

Council took a brief recess from 2:34 p.m. to 2:38 p.m.

Councillor Dobreen and Councillor McQueen re-entered the meeting at 2:40 p.m.

Main Motion

Moved by: Councillor Keaveney

Seconded by: Councillor Dobreen

That report FR-CW-17-25 New Multi-Residential Property Tax Subclass Options and Considerations be received for information.

Primary Amendment

CW108-25

Moved by: Councillor Dobreen

Seconded by: Councillor Milne

That the motion be amended by inserting a clause to request a staff report on financial impacts on implementation of the new multi residential property tax subclass.

Lost

A recorded vote was requested on the motion to amend.

In Favour: S. Carleton 6; R. Kenter 6; S. Keaveney 5; B. Milne 4; B. Dobreen 3; A. Matrosovs 7;

Opposed: S. Mackey 4; G. Pringle 5; P. McQueen 6; D. Nielsen 5; S. Paterson 4; W. Dickert 3; I. Boddy 8; S. Greig 8; K. Eccles 6

Absent: T. McKay 3; P. Bordignon 7; T. Hutchinson 6

The motion was Lost 49-31

Main Motion

CW109-25

Moved by: Councillor Keaveney

Seconded by: Councillor Dobreen

That Report FR-CW-17-25 New Multi-Residential Property Tax Subclass Options and Considerations be received for information.

Carried

PDR-CW-53-25 Paul H. Martin Minor Exemption

CW110-25

Moved by: Councillor Pringle

Seconded by: Councillor Mackey

That report PDR-CW-53-25 be received; and

That the application for Minor Exemption under the County's Forest Management By-law for Lot 196, Concession 1 ESTR, geographic Township of Artemesia, now in the Municipality of Grey Highlands, municipally known as 773093 Highway 10, be approved.

Carried

CSR-CW-19-25 Administration Building Roof

Moved by: Councillor Carleton
Seconded by: Councillor Dobreen

That Report CSR-CW-19-25 regarding roof repairs to the roofing system at Grey County Administration Building be received; and

That the County of Grey utilize Garland Canada to complete the roof repairs; and

That the unbudgeted funding for the roof repairs be taken from any surplus realized in the 2025 Property budget and the remaining funds be transferred from the Administration Properties Reserve.

Closed Meeting Matters

Council proceeded into closed session at 2:50 p.m.

CW111-25

Moved by: Councillor Dobreen
Seconded by: Councillor Mackey

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 proposed or pending acquisition or disposition of land by the municipality or local board. (potential land exchanges with the Township of Southgate)**
- ii. **advice subject to solicitor-client privilege (if required) (Grey County Administration Building Roof Repair)**

Carried

Council returned to open session at 3:22 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.

CW112-25

Moved by: Councillor Carleton
Seconded by: Councillor Dobreen

That Report CSR-CW-19-25 regarding roof repairs to the roofing system at Grey County Administration Building be received; and

That the County of Grey utilize Garland Canada to complete the roof repairs; and

That the unbudgeted funding for the roof repairs be taken from any surplus realized in the 2025 Property budget and the remaining funds be transferred from the Administration Properties Reserve.

Carried

Other Business

Councillor McQueen noted that 2027 will be Grey County's 175th Anniversary.

Notice of Motion

There were no notices of motion.

Adjournment

On motion of Councillor Boddy and Councillor Milne, Committee of the Whole adjourned at 3:26 p.m. to the call of the Chair.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Corporation of the County of Grey

By-law 5249-25

A By-law to Provide for Tax Refunds for Eligible Heritage Properties

WHEREAS Section 365.2 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended (the “Municipal Act”) provides that the council of a local municipality may establish a program to provide tax reductions or refunds in respect of eligible heritage properties;

AND WHEREAS the Corporation of the City of Owen Sound (the “City”) did, by its by-law number 2009-148 dated September 14, 2009, establish such a program;

AND WHEREAS Section 365.2, subsection (6) the Municipal Act provides that a lower-tier municipality that passes a by-law under this section shall notify the upper-tier municipality of the amount of taxes to be reduced or refunded for lower-tier purposes under the by-law;

AND WHEREAS by a notice dated July 24, 2025, the City notified the Corporation of the County of Grey (the “County”) that the amount of taxes reduced or refunded for City purposes for the year 2024 totalled \$20,920.10, which amount reflects a reduction of twenty percent (20%) of taxes levied by the City on eligible heritage properties for municipal and school purposes;

AND WHEREAS Section 365.2, subsection (7) of the Municipal Act provides that an upper-tier municipality that receives a notice under subsection (6) may pass a by-law to authorize a similar reduction or refund of taxes levied for upper-tier purposes.

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

1. That the amount of taxes rebated for County purposes for the year 2024 totalled \$5,677.48, which amount reflects a reduction of twenty percent (20%) of taxes levied on eligible heritage properties as identified by the City pursuant to its by-law 2009-148, and shall be refunded.
2. The terms defined in the recitals above shall have the same meaning as if set out at length in this by-law.
3. This by-law shall come into force and effect upon the date of final passing thereof.

ENACTED AND PASSED this 25th day of September, 2025.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder

Corporation of the County of Grey

By-Law 5250-25

A By-law to Authorize the Acquisition of Certain Lands in the Municipality of Grey Highlands as described in Schedule 'A' for a new Feversham Paramedic Base

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 pursuant to Section 9 of the *Municipal Act*, 2001, as amended which provides that a municipality has the capacity, rights, power and privileges of a natural person for the purposes of exercising its authority;

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

AND WHEREAS Committee of the Whole passed resolution CW29-25 on February 27, 2025, subsequently adopted by Grey County Council March 13, 2025 per resolution CC16-25, directing that a by-law come forward to purchase property for the purposes of a new paramedic base in Feversham;

AND WHEREAS Grey County Council deems it necessary to enter into a purchase and sale agreement for 494140 Grey Road 2, Feversham, legally described as Part of Lot 15 Concession 8 Osprey identified as Part 1 on Reference Plan 16R-12224 being part of PIN 37262-0063 in the former Township of Osprey, Municipality of Grey Highlands, for the purchase of land for the purposes of a new paramedic base.

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

1. The acquisition of the land described in Schedule 'A' by Grey County is hereby authorized pursuant to the County's Sale and Acquisition of Land Policy and Procedure and in accordance with the terms of the Agreement of Purchase and Sale attached hereto in Schedule 'B';
2. That the Warden and Clerk are hereby authorized and directed to execute all documents as may be necessary to complete the acquisition, and the Clerk to affix the corporate seal to the Agreement of Purchase and Sale for the property described in Schedule 'A' to this by-law;

3. The Agreement referred to in Clause 1 is attached hereto as Schedule 'B' and forms and becomes part of this By-law; and
4. This By-law shall come into force and effect upon the final passing thereof.

ENACTED AND PASSED this 25th day of September, 2025.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder

Schedule 'A' to By-law 5250-25

Legal Description: Part of Lot 15 Concession 8 Osprey being Part 1 Plan 16R-12224, Municipality of Grey Highlands, County of Grey

Being part of the lands presently bearing PIN: 37262-0063

Schedule 'B' to By-law 5250-25

Agreement of Purchase and Sale Commercial

Form 500

for use in the Province of Ontario

This Agreement of Purchase and Sale dated this day of **September**, 20**25**.....

BUYER: **The Corporation of the County of Grey**....., agrees to purchase from
(Full legal names of all Buyers)

SELLER: **The Corporation of the Municipality of Grey Highlands**....., the following
(Full legal names of all Sellers)

REAL PROPERTY:

Address **494140 Grey Road 2, Feversham, ON N0C 1C0**.....

fronting on the **West** side of **Grey Road 2**.....

in the **geographic Township of Osprey, Municipality of Grey Highlands, County of Grey**.....

and having a frontage of **239 feet** more or less by a depth of **231 feet** more or less

and legally described as **Part of Lot 15 Concession 8 Osprey being Part 1 Plan 16R-12224; Municipality of Grey**.....

Highlands, County of Grey, being Part of PIN 37262-0063..... (the "property")
(Legal description of land including easements not described elsewhere)

PURCHASE PRICE: Dollars (CDN\$) **\$2.00**.....

Two Dollars..... Dollars

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

Two Dollars..... Dollars (CDN\$) **\$2.00**.....

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

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

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

1. IRREVOCABILITY: This offer shall be irrevocable by **Buyer** until
(Seller/Buyer) (a.m./p.m.)

the day of **September**, 20**25**....., after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.

2. COMPLETION DATE: This Agreement shall be completed by no later than 6:00 p.m. on the **1st** day of **October**.....

....., 20**25**..... Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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

FAX No.:
(For delivery of Documents to Seller)

FAX No.:
(For delivery of Documents to Buyer)

Email Address:
(For delivery of Documents to Seller)

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

4. **CHATELS INCLUDED:**

None.....

.....

.....

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

5. **FIXTURES EXCLUDED:**

None.....

.....

.....

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

None.....

.....

.....

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

7. **HST: If the sale of the property (Real Property as described above) is subject to Harmonized Sales Tax (HST), then such tax shall be in addition to the Purchase Price.** The Seller will not collect HST if the Buyer provides to the Seller a warranty that the Buyer is registered under the Excise Tax Act ("ETA"), together with a copy of the Buyer's ETA registration, a warranty that the Buyer shall self-assess and remit the HST payable and file the prescribed form and shall indemnify the Seller in respect of any HST payable. The foregoing warranties shall not merge but shall survive the completion of the transaction. If the sale of the property is not subject to HST, Seller agrees to certify on or before closing, that the transaction is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.

INITIALS OF BUYER(S):

.....

INITIALS OF SELLER(S):

.....

8. **TITLE SEARCH:** Buyer shall be allowed until 6:00 p.m. on the 18th day of September, 2025, (Requisition Date) to examine the title to the property at his own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy himself that there

are no outstanding work orders or deficiency notices affecting the property, that its present use (Institutional (Vacant Land)) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

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

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

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

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

13. **INSPECTION:** Buyer acknowledges having had the opportunity to inspect the property and understands that upon acceptance of this offer there shall be a binding agreement of purchase and sale between Buyer and Seller.

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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- 15. PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if Seller complies with the subdivision control provisions of the Planning Act by completion and Seller covenants to proceed diligently at his expense to obtain any necessary consent by completion.
- 16. DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registrable form at the expense of Seller, and any Charge/Mortgage to be given back by the Buyer to Seller at the expense of the Buyer. If requested by Buyer, Seller covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50(22) of the Planning Act, R.S.O.1990.
- 17. RESIDENCY:** (a) Subject to (b) below, the Seller represents and warrants that the Seller is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Seller shall deliver to the Buyer a statutory declaration that Seller is not then a non-resident of Canada;
(b) provided that if the Seller is a non-resident under the non-residency provisions of the Income Tax Act, the Buyer shall be credited towards the Purchase Price with the amount, if any, necessary for Buyer to pay to the Minister of National Revenue to satisfy Buyer's liability in respect of tax payable by Seller under the non-residency provisions of the Income Tax Act by reason of this sale. Buyer shall not claim such credit if Seller delivers on completion the prescribed certificate.
- 18. ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Buyer.
- 19. TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective lawyers who may be specifically authorized in that regard.
- 20. PROPERTY ASSESSMENT:** The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.
- 21. TENDER:** Any tender of documents or money hereunder may be made upon Seller or Buyer or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the *Canadian Payments Act (R.S.C., 1985, c. C-21)*, as amended from time to time.
- 22. FAMILY LAW ACT:** Seller warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Seller has executed the consent hereinafter provided.
- 23. UFFI:** Seller represents and warrants to Buyer that during the time Seller has owned the property, Seller has not caused any building on the property to be insulated with insulation containing urea formaldehyde, and that to the best of Seller's knowledge no building on the property contains or has ever contained insulation that contains urea formaldehyde. This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.
- 24. LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the brokerage is not legal, tax or environmental advice, and that it has been recommended that the parties obtain independent professional advice prior to signing this document.
- 25. CONSUMER REPORTS:** The Buyer is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
- 26. AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between Buyer and Seller. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. For the purposes of this Agreement, Seller means vendor and Buyer means purchaser. This Agreement shall be read with all changes of gender or number required by the context.
- 27. ELECTRONIC SIGNATURES:** The parties hereto consent and agree to the use of electronic signatures pursuant to the *Electronic Commerce Act, 2000, S.O. 2000, c17* as amended from time to time with respect to this Agreement and any other documents respecting this transaction.
- 28. TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF BUYER(S):



INITIALS OF SELLER(S):



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29. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.
SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

..... (Witness)	 (Buyer/Authorized Signing Officer)	 (Seal)	 (Date)
..... (Witness)	 (Buyer/Authorized Signing Officer)	 (Seal)	 (Date)

I, the Undersigned Seller, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.
SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

..... (Witness)	 (Seller/Authorized Signing Officer)	 (Seal)	 (Date)
..... (Witness)	 (Seller/Authorized Signing Officer)	 (Seal)	 (Date)

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

..... (Witness)	 (Spouse)	 (Seal)	 (Date)
--------------------	-------------------	-----------------	-----------------

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

.....
(Signature of Seller or Buyer)

INFORMATION ON BROKERAGE(S)

Listing Brokerage	 (Tel.No.)
..... (Salesperson/Broker/Broker of Record Name)	
Co-op/Buyer Brokerage	 (Tel.No.)
..... (Salesperson/Broker/Broker of Record Name)	

ACKNOWLEDGEMENT

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

..... (Seller)	 (Date)
..... (Seller)	 (Date)
Address for Service	
..... (Tel. No.)	
Seller's Lawyer	
Address	
Email	
..... (Tel. No.)	 (Fax. No.)

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

..... (Buyer)	 (Date)
..... (Buyer)	 (Date)
Address for Service 595 9th Avenue East, Owen Sound, ON N4K 3E3	
..... (Tel. No.)	
Buyer's Lawyer Jill Sampson, The Alliance Lawyers	
Address 142 10th Street West, Owen Sound, ON N4K 3P9	
Email	
519 376-7450	519 376-8288
..... (Tel. No.)	 (Fax. No.)

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

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

.....
(Authorized to bind the Listing Brokerage)

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

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

BUYER: The Corporation of the County of Grey, and

SELLER: The Corporation of the Municipality of Grey Highlands

for the purchase and sale of 494140 Grey Road 2, Feversham, ON N0C 1C0

..... dated the day of September, 2025

Buyer agrees to pay the balance as follows:

As Is Purchase

1. The Buyer acknowledges that this purchase is on and “as is, where is” basis without any agreement, representation or warranty of any kind, either express or implied on the part of the Seller, as to, without limiting the generality of the foregoing, the condition of the soil, the subsoil, the ground and surface water, or any other environmental matters, the condition of the lands or the condition of the buildings, encumbrances affecting the Property, or any other matter respecting the Property whatsoever, including without limitation, compliance with environmental laws, the existence of any hazardous substance or contaminant, or the use to which the Property may be put and its zoning.

Buyers Acknowledgments

2. In agreeing to purchase the Property in an “as is, where is” basis, the Buyer acknowledges and agrees that:

a) The Seller makes no representations to the Buyer as to the zoning of the Property or any improvements or structures, whether for the intended use or otherwise.

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

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

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

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

Sellers Warranties, Representations and Covenants

3. Any information provided by the Seller or its agents and any comments made by the Seller, its employees, officers, directors, appointees, agents or consultants are for the assistance of the Buyer in allowing it to make its own inquiries. The Seller makes no representations or warranties as to, and takes no responsibility for, the accuracy or completeness of any information it has provided to the Buyer.

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

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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Corporation of the County of Grey

By-law 5251-25

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 11, 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 25th day of September, 2025.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder