Committee of the Whole
Agenda

August 14, 2025

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 Sarah Cassidy - Cass Audio (Beacalm) 6
   - 4.b Courtney Janssen Grieve (Beacalm)
   - 4.c Kristine Loft, on behalf of Beacalm Inc. 9
5. Determination of Items Requiring Separate Discussion
6. Consent Agenda

   That the following Consent Agenda items be received; and

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

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

   - 6.a Correspondence on Beacalm/Highland Estate 29

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

   - 6.b Pending List 37

     That the pending list be received for information.

   - 6.c CAOR-CW-25-25 Future Ready Program Update 39

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

   - 6.d CSR-CW-16-25 Homelessness Prevention Plan Funding 43

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

6.e CSR-CW-15-25 Transfer Payment Agreement COCHI and OPHI Funds 46

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

7. Items For Direction and Discussion

7.a 42-08-180-OPA-22 Beacalm Inc. (Highland Estate) PDR-CW-52-25 49

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

7.b PDR-CW-44-25 Paid Parking Options for the Rail Trail and County Forests Report 69

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

7.c CSR-CW-12-25 Affordable Housing Funds for Lutheran Social Service Building 84

That report CSR-CW-12-25 regarding Affordable Housing Funding for Lutheran Social Services affordable housing build be received;
That Grey County enter into an agreement with Lutheran Social Services Owen Sound Inc for $1,600,000 in Affordable Housing Funds for 40 units of affordable and market housing;
That upon occupancy Grey County enter into an agreement for operating funds totaling $1,400,000 to be dispersed quarterly from

the County for the next 20 years;
That the funding letter be signed prior to County Council approval in accordance with Section 26.6 (b) of Procedural By-law 5134-22 and a by-law be prepared authorizing the agreements for Council's consideration.

7.d CSR-CW-26-25 Transitions to Permanent Housing Pilot Project Funding 87

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

7.e CSR-CW-14-25 Architectural Services for EarlyON Redevelopment 125

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

7.f Grey County Joint Accessibility Advisory Committee minutes dated July 17, 2025 127

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

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

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

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

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

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

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

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

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

7.g Budget and Finance Committee meeting minutes dated July 23, 2025 132

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

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

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

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

7.h Joint Municipal Services Committee minutes dated July 29, 2025 137

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

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

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

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

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

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

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

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

8. Closed Meeting Matters

That the Committee of the Whole does now go into closed session pursuant to Section 239 (2d) of the Municipal Act, 2001, as amended, to discuss:

i. labour relations or employee negotiations (CUPE 1530)

9. Other Business

10. Notice of Motion

11. Adjournment

August 5 /2025

Hello all Council members of Grey County,

Grey Highlands File: Z26.2024; Grey County File: OPA 22 concerning Highland Estate (Beacalm Inc.) development in Eugenia, our thoughts and concerns still stand and myself and my husband still OPOSE the development.

My husband and now almost 2 year old son reside at [redacted], a portion of our property buts up aghast Highland Estates. We have already endured loud disturbances from this proposed site in the past.

I would also like to state that my husband and I own and Audio Production company, we provide live sound equipment for large/ small events and even weddings, we have first hand experience how live music and large groups of people work especially when alcohol is involved. I do not have any confidence in the Nagys to control peoples actions on site during events. I do not think that the weight of a fine set forth by the owners of this proposed events site is anything more than a potential money maker for these people. All this does is make more money for the Nagys and we have to endure the noise with no repercussions to the development.

It is completely unfair to people who reside around them to have to endure; 1 not only the noise that will impact us every weekend in the summer when we spend all of our time at home and outside and 2 the impact of the environment and animals here. We moved here for peace and quite. we did not purchase this land and build our home here with this venue beside it, IT IS NOT WHAT WE SIGNED UP FOR.

I would also like to bring back into light the track record of the Nagys, they have already broken the rules and regulations set forth by the municipality and the county. While everyone else around them are following said rules, while respecting the government that put them in place as well as the neighbours who surround them. What stops them from breaking these rule and guidelines set out by the municipality and by them selves to protect us.

I would like to ask you all a couple questions- IS THIS SOMETHING THAT YOU WOULD LIKE TO LIVE NEXT TO? Do you think it is fair for young families like us who have been lucky enough in this economy to be able to have a place to call their own to have to worry about what our future in said home will look like? Do you think its fair the retiring or retired people in this area to have to worry about what their future has in store for them? These are all things that have weighed heavily on all of us for the last two years.

I would like to reiterate some points that I had written in my last letter;

Found on the Government of Canada website is an outline of negative effects of sound on health and well being. We feel based on this outline that this proposed development will have and already has had a negative effect on our lives. We cannot even imagine enduring this 365 days of the year. I have copied it below for your reference.

Negative effects of sound on health and well-being
Sounds can also be unpleasant and unenjoyable. People often refer to unwanted sound as noise. Being bothered, disturbed, annoyed or experiencing stress because of unwanted sound will depend on the sound itself and on the person experiencing the sound.
Annoyance
Annoyance due to sound depends on the person and typically occurs when the sound is sustained over a period of time. A sound

that's highly annoying to you may not bother someone else. Also, a sound that bothers you one day may not bother you another day, depending on how you are feeling or the situation.
Factors that can influence your annoyance levels when exposed to a sound include:
• pre-existing stress
• the source of a sound and your relation to it
• your expectations around sounds
○ for example, sound leads to higher annoyance when it happens at times when there's an expectation of quiet, like at night while sleeping
Sleep disturbance
Sounds that intrude above background sound levels can disturb your sleep by:
• making it difficult to fall asleep or stay asleep
• waking you up earlier than intended
It's difficult to predict when sounds will disturb your sleep. However, it's more likely to happen because of sounds that are particularly meaningful to you, even at low levels. Meaningful sounds could be those you are sensitized to during your awake hours, like:
• pets
• children
• someone saying your name
• sounds you find disturbing or particularly annoying
Studies have shown that there are changes in brain activity, blood pressure and heart rate in response to sounds while you're sleeping. This occurs even when the sound doesn't cause you to fully wake up. This is because our ears don't turn off at night. Your brain is constantly evaluating the environment for sounds that may be threatening.
Common sources of sound that might affect sleep include:
• television or music
• children, other people or pets
• heating, ventilation and air conditioning systems
• outdoor noise such as transportation, construction, snow and garbage removal vehicles, animals and weather events
Sudden or intrusive sound is more likely to affect sleep than continuous quieter sound. Many people will also at least partially adapt to non-relevant sound in their environment. For example, people who move to a higher traffic neighbourhood might find at first that the increased traffic sounds affect their sleep. However, as they get used to the new sound levels, they may find that it doesn't bother their sleep as much.

We do not think that the proposed idea of not updating the septic to meet their requested capacity need prior to operations is fair as it creates a great concern for contamination to neighbouring ground water. We had to have our septic installed and inspected by the municipality prior to getting occupancy to move into our home. We do not think it is appropriate that this would be any different or why they would even think they could be exempt from doing the same. Porta pottys should be a temporary solution to increase options for bathroom use not as a solution to proper sanitation all together for a long period of time.

We are still concerned with the very high risk of people trespassing on our property, we did not purchase this property for strangers to have free reign of it. There are no clear dividing lines between our property and the proposed site. And find it even more disturbing with the lack of planning to protect the neighbours from their guests going where ever they want, as they have offered the option for overnighters to use the trails to the rear of the property.

A simple google search turns up 9 local wedding venues and many more within a 20 minute drive of this location. We do not think that there is demand for this in our area, and feel that this specific location is completely inappropriate due to the proximity to other full time residences. We our selves as well as our neighbours have decided to live here for Peace, Quite and to enjoy the outdoors and the security of living in a rural neighbourhood. This proposed site offers nothing but stress for the people who reside around it. We deserve to live our lives how we intended it, not to worry about event after event and whether the next one will effect of lives negatively.

I do not have all the time in the world to spend researching all the negative effects on the environment but feel as if you all or more then educated in the rules and regulations governing the amount of people and size of the purposed site. Im positive my neighbour Laura Strum has

spent significant time researching this and the amount of people they are requesting seems to be high for the size of the purposed site.

Im also very concerned about the proposal and some of the contradictions with the site plan. Will the camping sites be included with the guest being requested? It does not seem to include, those guest, will this mean the there will be additional guests on site there.

We are also very concerned about the tent camping on the air strip out side of the quite zone, as the airstrip points and funnels noise directly at our bedroom window.

As we know that all of you make your decisions on a case by case without bias toward one another. But we would just like to mention that there has been a great deal of stress on residents around the New Farm on sidereal 6 & 7 Nottawasaga. The people whom reside around this business have been subjected to noise, their home life has become quite uncomfortable and now have no avenue to help to improve their lives. We fear that Highland estates being in such CLOSE proximity to our residence will be similar.

We wish we had more time to spend on this but have a young son, a business, and house work to attend to. We have a great deal more questions and concerns.

In general due to proximity and the general nature of weddings and events we honestly do not think that this is the location for this kind of business, we hope you agree and rule in favour to decline the proposal so that we can continue to live our lives here in peace and within nature.

Best

Sarah, Brooks, And Ben Cassidy

466615 12th Concession B, Municipality of Grey Highlands

File No: **COG OPA22**

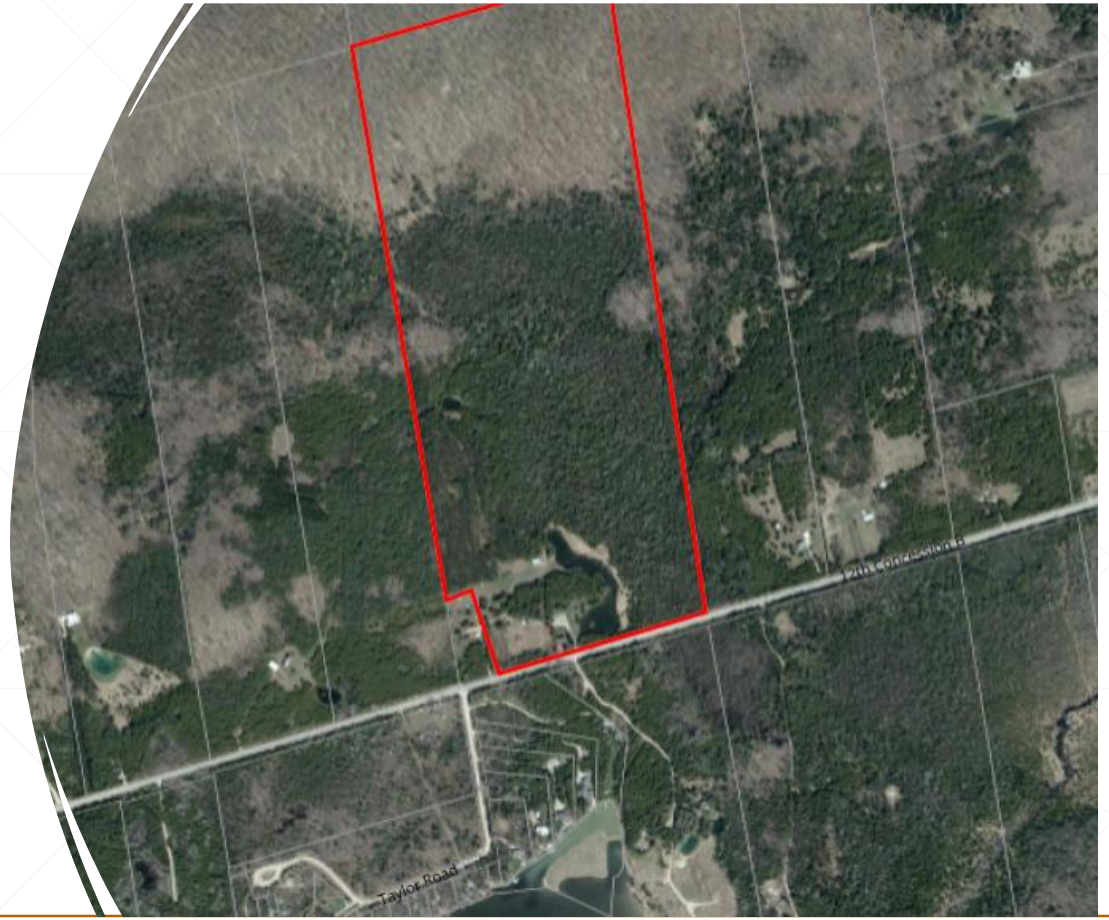
Beacalm Inc.

Delegation to County Council

August 14, 2025

LOFT PLANNING

Delegation Request



- Overview of the proposal and the changes made in response to comments received.
- Overview of Technical Reports.
- Request County Council to approve the OPA to permit an Event Venue.

Site Location

- 466615 12th Concession B, Municipality of Grey Highlands.
- Rectangular shaped lot located on the north side of 12th Concession B.
  - Lot Area – 40.76 hectares
  - Lot Frontage – 343 meters
- Existing dwelling, accessory structures.
- Surrounding land uses are described as follows:
  - **North:** Woodlands, Agricultural
  - **East:** Woodlands, Rural, Residences
  - **South:** Residences, Lake Eugenia, Woodlands
  - **West:** Woodlands, Rural, Residences



Proposed Venue and Accommodation

Maximum Guests on Site

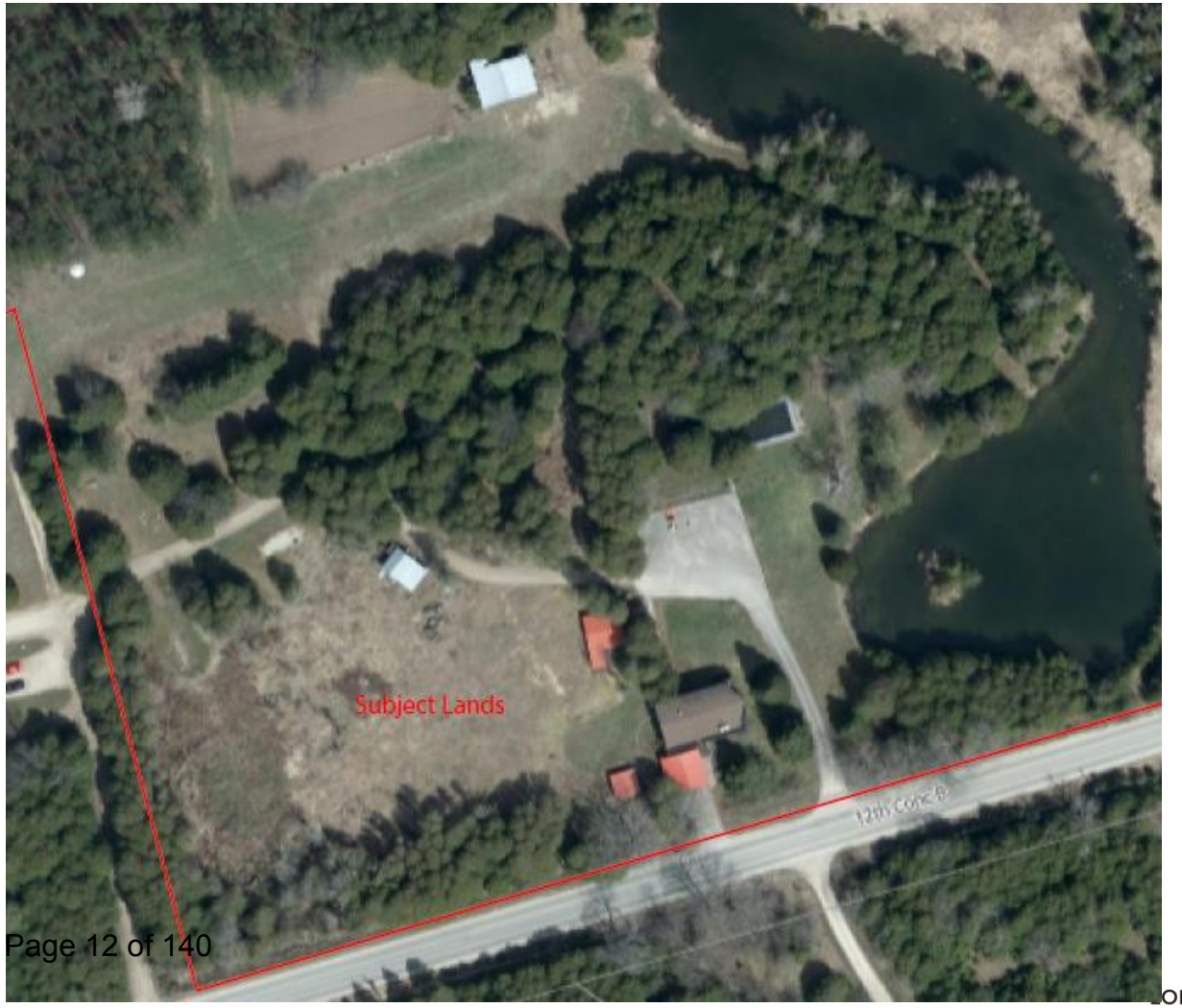
- 95 Number of Guests on site at any given time.

Limited in Area

- Only within Zoned Area.

Existing Permissions (-043)

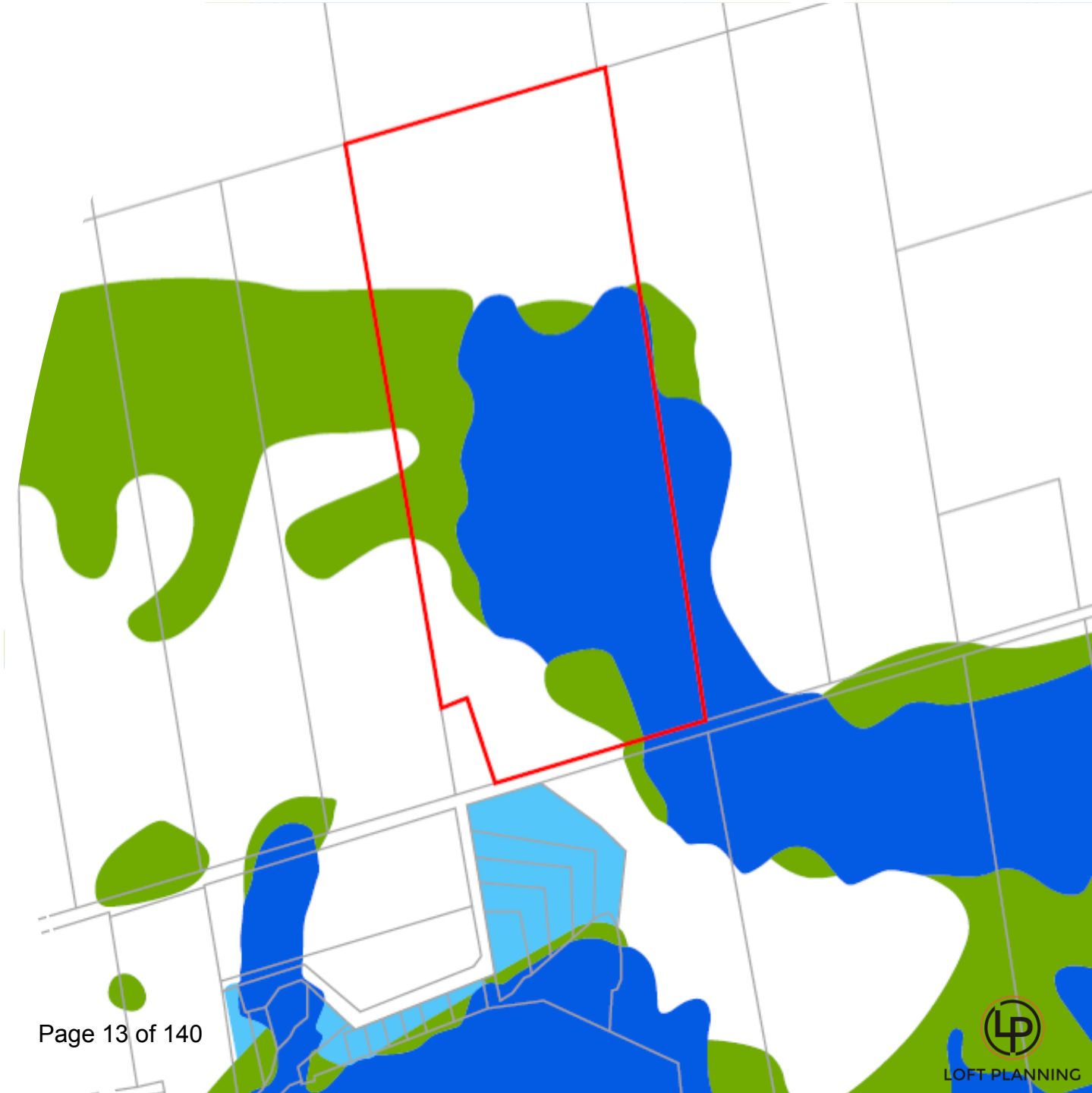
- Health Spa, 4 Trailer Campsites, Dwelling



LOFT PLANNING

Proposed COG OPA

- The site-specific policy will permit an addition to the permitted use:
  - **An Event Venue.**



LOFT PLANNING

County of Grey – Official Plan

Rural Designation

- … the Rural areas will permit the consideration of resource based recreational uses **and other appropriate rural land uses** so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.



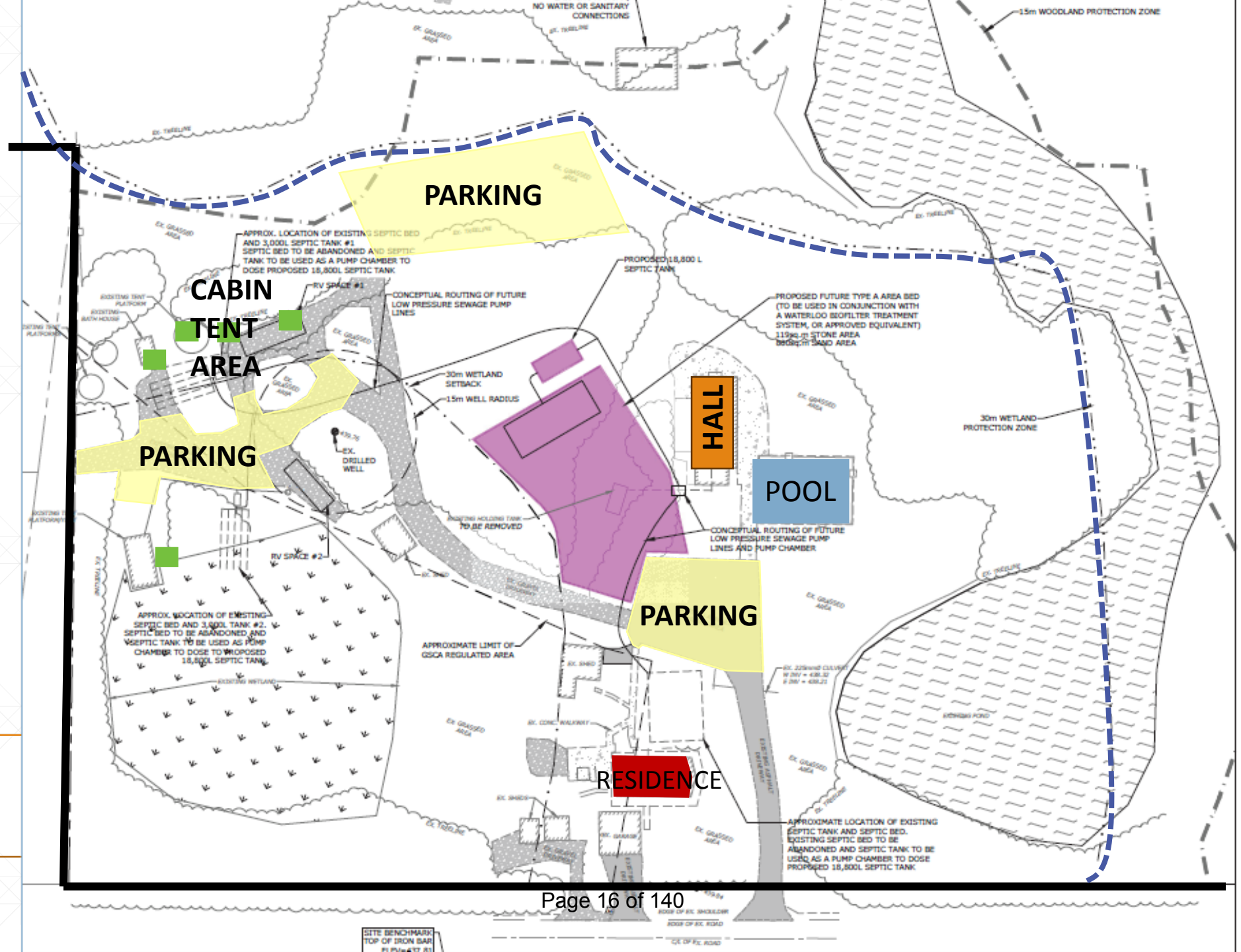
County of Grey – Official Plan

Rural Designation

- The Rural land use type offers flexibility for lot creation, **economic development, tourism, residential, and recreation**.

- While there is greater flexibility in the Rural land use type, farming and resource uses are still to be given priority for protection.




PARKING
CABIN
TENT
AREA
PARKING
HALL
POOL
PARKING
RESIDENCE
APPROX. LOCATION OF EXISTING SEPTIC BED AND 3,000L SEPTIC TANK #1 SEPTIC BED TO BE ABANDONED AND SEPTIC TANK TO BE USED AS A PUMP CHAMBER TO DOSE PROPOSED 18,800L SEPTIC TANK
PROPOSED 18,800 L SEPTIC TANK
CONCEPTUAL ROUTING OF FUTURE LOW PRESSURE SEWAGE PUMP LINES
PROPOSED FUTURE TYPE A AREA BED (TO BE USED IN CONJUNCTION WITH A WATERLOO BIOFILTER TREATMENT SYSTEM, OR APPROVED EQUIVALENT)
30m WETLAND SETBACK
15m WELL RADIUS
30m WETLAND PROTECTION ZONE
15m WOODLAND PROTECTION ZONE
EX. DRILLED WELL
RV SPACE #1
RV SPACE #2
CONCEPTUAL ROUTING OF FUTURE LOW PRESSURE SEWAGE PUMP LINES AND PUMP CHAMBER
APPROX. LOCATION OF EXISTING SEPTIC BED AND 3,000L TANK #2. SEPTIC BED TO BE ABANDONED AND SEPTIC TANK TO BE USED AS PUMP CHAMBER TO DOSE TO PROPOSED 18,800L SEPTIC TANK
APPROXIMATE LIMIT OF GSCA REGULATED AREA
APPROXIMATE LOCATION OF EXISTING SEPTIC TANK AND SEPTIC BED. EXISTING SEPTIC BED TO BE ABANDONED AND SEPTIC TANK TO BE USED AS A PUMP CHAMBER TO DOSE PROPOSED 18,800L SEPTIC TANK

Site Photos



Entrance

Site Photos





Tents and Tent Platforms

Site Photos





Accessory Structure (Hall)

LOFT PLANNING

Site Photos





LOFT PLANNING

Site Photos





Existing Dwelling – Health Spa and Accommodation

LOFT PLANNING

Proposed ZBA

Proposed Event Venue Amended Request January 2025

- **Additional Use: Special Events**

"Special Events shall include the holding of an assembly of persons for the purpose of health and wellness retreats, educational events, corporate or business retreats, weddings, and other similar gatherings."

General Provisions:

- Total Maximum Number of Guests on Site at any given time – **95 per event for 12 event per year.**
- **Total Maximum Number of Guests on Site at any given time – 50 persons unlimited number of events.**
- Events to be held between Jan 1 – Dec 31 annually.
- **Weekend Hours of Operation – Friday to Sunday – Event ending at 11:30pm** ~~(12:00am midnight)~~
- **Weekday Hours of Operation – Monday thru Thursday – Event ending at 11:00pm**

Proposed OPA

Proposed Event Venue & **On-Site Accommodation**

Amended Request January 2025

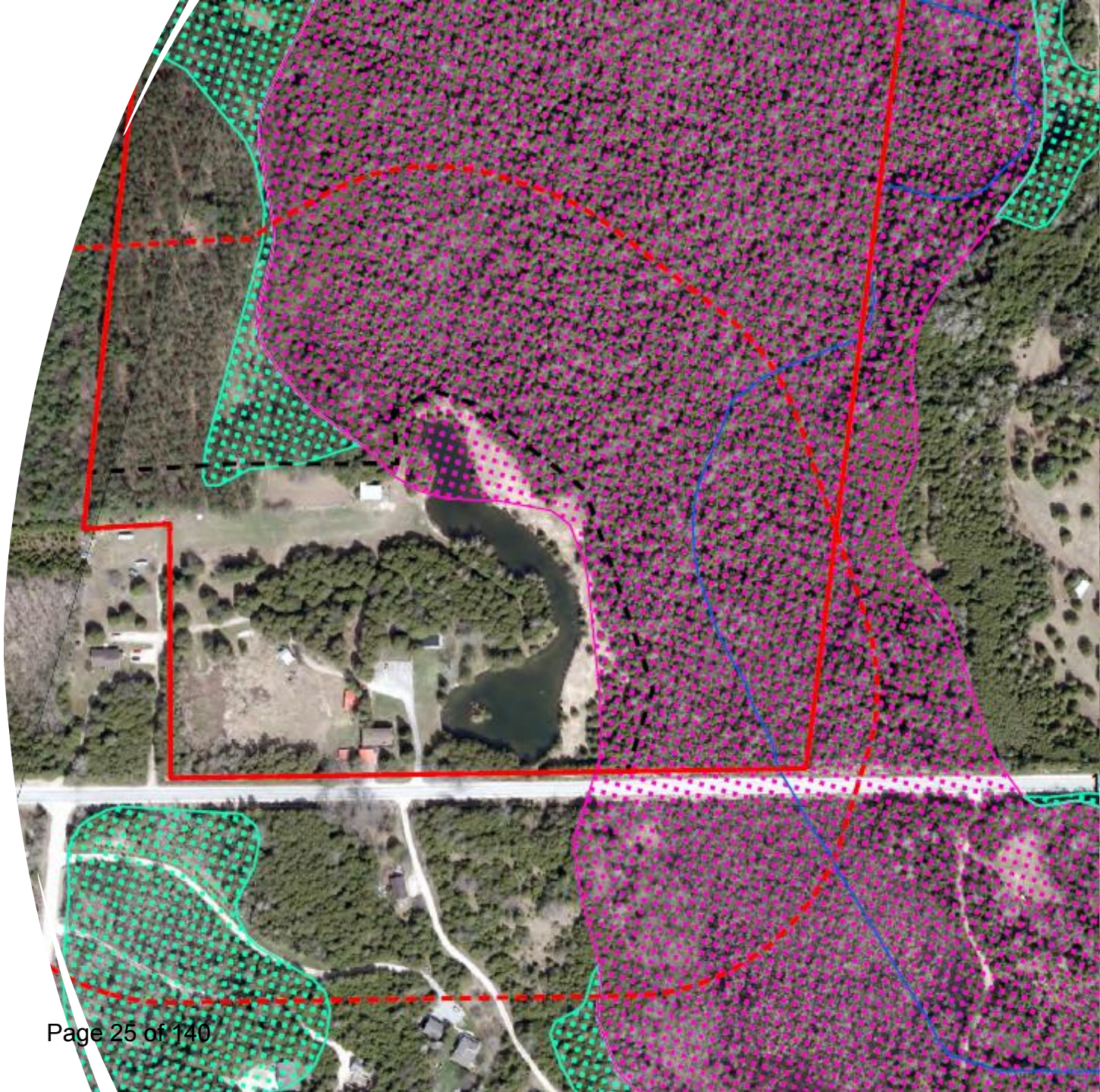
- Guest Accommodation
- Maximum of 5 Guest Cabins and Maximum of 7 Guest Tent Sites – **34 Guests**
- Guest Accommodation (STR) – **16 guests**

Technical Reports

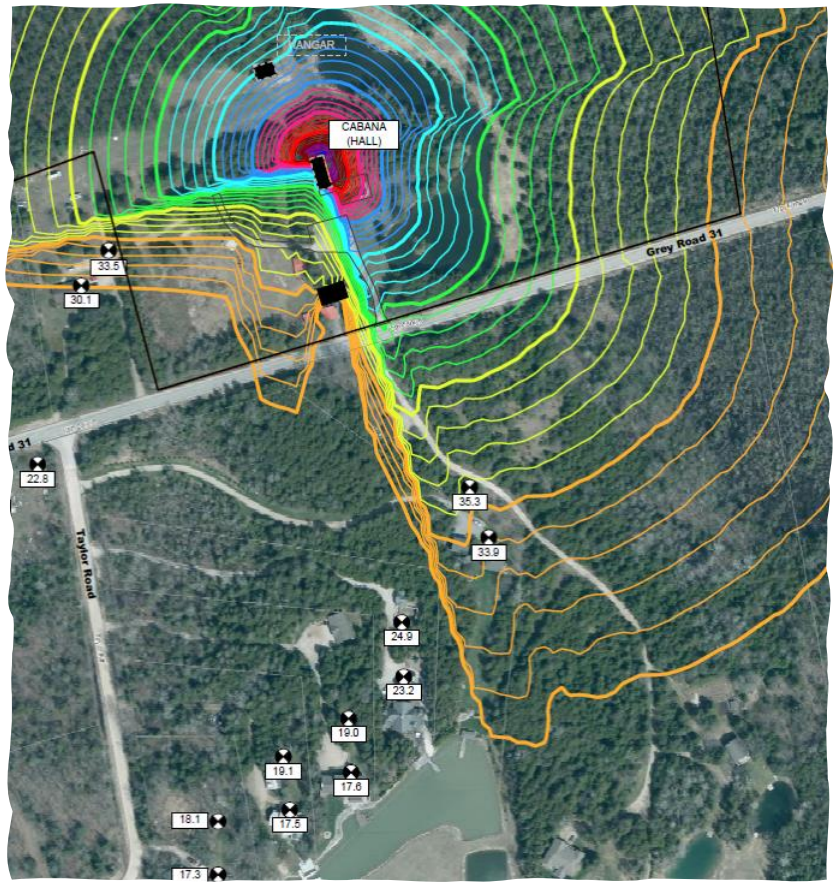
- Planning Justification Report & Draft Amendments (Loft Planning)
- Servicing Report (Capes Engineering)
- Environmental Impact Study (Birks Environmental)
- Noise Assessment (Northern Applied Sciences) – Peer Reviewed

Environmental Impact Study (Birks)

- EIS established:
  - Natural Heritage Features, including PSW
  - Significant Woodlands
  - SAR habitat
- Review of septic system area. No impacts to NHF's.
- Ultimately established the basis for the proposed Mapping and Setbacks.
- GSCA commented May 21, 2024
  - GSCA has no objections to the proposal for the described ZBA application or the associated development.



Noise Assessment (Northern Applied Science)



- The administrative policy should:
  - Provide clear limitations on noise from the campground, particularly nighttime disturbances.
  - Provides clear limitations on outdoor activities (e.g. no fireworks, no radios at night, etc).
  - Identify the limiting hours of activities for the site.
  - Identify the Hall noise limits.
- Provide clear direction on who is ultimately responsible for addressing any reported issues. Have actionable and meaningful and enforcement mechanisms.
- COUNTY PEER REVIEW (Burnside Engineering (October 22, 2024)) concludes:
  - In summary, we agree that the proposed venue can be compatible with the surrounding environment; however, we recommend the Noise Managemnet Measures are updated with the clear advidse on the following items prior to the Municipality reading the final decision:
    - Timing and frequency of the test measurements to ensure sound levels do not exceed the set limits.
    - The minimum sound level meter requirements.
    - Limitation applicable to the campground noise.
    - Activities with limited hours at the site and the timing of limitations.

Other Considerations

- Traffic and Traffic Movements
  - The areas proposed for use are already cleared openings and there is existing zoning on the lands for commercial uses.
  - Traffic impacts are anticipated to be minimal.
  - There is proposed parking on site, and it is also anticipated that guests will be encouraged to utilize centralized drop offs in larger vehicles to avoid/not require extensive parking on site during an event.
  - Use of shuttles also limits traffic numbers, limits parking and vehicle movements on site.
- Refuse will be stored appropriately (covered) on-site in designated areas and protected from the elements.
- Operational Agreement provided to and mutually signed with any Organizers, so they clearly understand all rules and limitations.
- On-Site Staffing at all times during Event.

Conclusion

- Request Council's support of OPA-22 (Highlands Estate).

LOFT PLANNING

August 6, 2025

To the Respected Members of Grey County Council (sent via email),

RE: Grey County Committee of the Whole Meeting – August 14, 2025
Notice of Staff Report – Highland Estate/Beacalm Inc. – County Official Plan Amendment 22

AND RE: Request for Written Comments to be Read into the Record and Included in the Agenda

My name is Paul Capobianco, and I reside at [redacted], just two doors down from the proposed site. I purchased my property nearly two years ago as my forever home and have been closely following this application, which will have a direct and lasting impact on me, my family, and many other residents in the surrounding area.

The application seeks approval for a commercial, year-round event (wedding) venue with the capacity to host up to 95 guests per event, approximately half of whom may stay overnight. In essence, this would place a high-capacity, 365-day entertainment facility in the middle of a peaceful residential and rural area.

Noise Impact and Environmental Concerns
Noise is our community's foremost concern. Properties here are in close proximity, and sound carries significantly in the forested terrain. For example, during this past long weekend, live music from a house party over 5 km away on County Road 13 was clearly audible from my deck. We fear the proposed venue would produce amplified noise far more frequently and at much closer range.

Despite multiple submissions, the applicant has not conducted any new or meaningful noise impact studies to measure sound propagation in real conditions. Installing a Noise Aware System is ineffective if baseline noise data is not established. Moreover, even with such systems, enforcement would fall on neighbours to continuously monitor and report violations—hardly a sustainable or fair solution.

Traffic, Parking, and Infrastructure
The venue would generate significant daytime traffic from vendors such as caterers, decorators, waste disposal, and portable toilet services. Concession 12B is narrow, hilly, and winding—already hazardous due to fast-moving vehicles and frequent cyclists. With only 41 designated parking spaces, there is no clear plan for overflow parking or enforcement, further increasing risks to road safety.

The septic system is currently inadequate, and proposed upgrades are years away. Relying on portable toilets in the interim is not an acceptable solution for a facility of this scale and frequency.

Environmental and Wildlife Impact
The site is adjacent to provincially significant wetlands that support a rich diversity of wildlife. The constant noise, presence of large groups, increased traffic, and even permitted smoking will

inevitably disrupt local ecosystems. Wildlife will avoid the area, and trespassing onto neighbouring properties becomes a real concern with frequent overnight stays and minimal oversight.

Character of the Community and Property Values
This is a rural residential community, not a commercial zone. A permanent event venue is wholly inconsistent with the area's intended land use. Property values will suffer. Families who have invested their life savings into homes here, and whose future financial security depends on the stability of those values, will be directly harmed. Few would willingly purchase a home next to a year-round event venue.

Precedent and Compliance Issues
The owner has already constructed a hall without proper permits and has hosted large events in the past without approvals. This demonstrates a pattern of non-compliance. Their unwillingness to consider a temporary OPA (which could allow time for proper monitoring and adjustments) raises serious concerns about their commitment to operating within agreed-upon guidelines. If approved, there would be minimal oversight or external enforcement to ensure continued adherence to operational limits.

Cumulative Impact
It is also worth noting that Ghandi Glamping, recently approved directly across the street, permits up to 20 overnight guests for most of the year (~9 months). Two commercial event-style properties on this stretch of Concession 12B would result in a significant, cumulative impact on local traffic, noise, and environmental disruption.

Final Appeal
This area is zoned for low-impact residential and nature-based retreat use—not large-scale commercial operations. As stated during the last Grey Highlands municipal meeting, this is simply not the right location for such a development. A modest retreat centre, for which it is currently zoned, accommodating 15-20 people in a way that respects the environment and surrounding residents is far more appropriate.

I respectfully ask each of you to consider the following question, which I've posed in previous correspondence:
"Would you want a high-capacity, year-round event (wedding) venue, with amplified music, operating just two doors down from your home—the place where you've built your life and plan to spend your future?"
If your answer is "no," I urge you to vote accordingly.

Thank you for your time, attention, and thoughtful consideration of the concerns raised by myself and many of my neighbours.

Sincerely,
Paul Capobianco
[redacted]

From: [redacted]
Subject: FW: Beacalm Inc Objection letter
Date: August 8, 2025 3:10:53 PM

Carla Soncin

[redacted]

August 5th, 2025

[redacted]

Subject: Objection to proposed Event Centre (Beacalm Inc.)

To whom it may Concern:

I am writing as a concerned resident and direct neighbour to formally voice my objection to the proposed development of an event centre **File Number** 42-08-180-OPA-22 and Z26.2024.

While I recognize the minimal potential for economic and social activates such a venue may bring, I strongly believe the negative impacts outweigh the benefits in this case. My primary concerns include:

1. **Increased traffic and congestions:** The roads around the proposed site are not designed to accommodate the significate increase in the vehicle traffic that a event centre will inevitably bring. This posses risks not only to traffic flow but to pedestrians safety especially for families and children in the area.

2. **Noise pollution:** Hosting regular events, particularly during evening and weekend will drastically increase noise levels. As experienced this passed weekend this disrupts the peace and quality that residents currently enjoy and expect.

3. **Environmental Impact:** The constructions and operation of the facility will negatively affect local wildlife, green spaces and water run off systems. We are already seeing pressures on the natural resources, and further development exacerbate these issues.

4. **Zoning and land use:** The proposed location does not align with the current zoning designations or the intended character of our community.

Introducing a commercial- scale event venue in a predominantly residential area is inappropriate and changes the essence of the area.

5. **Strain on public services:** Events attracting large crowds will place additional strain on emergency services , waste management, and law enforcement—resources that are already stretched thin.

I urge the county to reconsider or halt the approval process for this project until a through and transparent community impact is conducted and genuine engagement with local residents has taken place.

Thank you for your attention to this matter. I respectfully request that this letter shared with the council members during the meeting.

Sincerely,
Carla Soncin

Re: Opposition to Proposed By-law Changes – Increased Occupancy and Noise Exemptions for [Property Address or Applicant Name, e.g., "Becalm"]

Dear Members of the Planning Committee,

I am writing to formally express my strong opposition to the proposed by-law amendments that would permit increased occupancy and extend noise exemptions to 11:30 p.m. for the neighbouring property currently under review.

This area has long been valued for its natural beauty, ecological sensitivity, and residential tranquility. The subject property lies in a low-lying area that includes wetlands and natural springs feeding into Eugenia Lake. The proposed changes—to allow more guests and more intensive daily use—pose a serious risk to this fragile ecosystem. Expanding setbacks and intensifying use to maximize guest capacity threatens the long-term environmental stability of the area.

Equally concerning is the nature of the proposed use. This is not a traditional single-dwelling residential application; it is effectively a commercial event space operating year-round. With a constantly rotating influx of guests, many of whom will have no vested interest in the neighbourhood or its well-being, the potential for repeated trespassing on adjoining private properties becomes a significant issue. While owners may be aware of property boundaries, new daily guests will not be, placing an unfair burden on neighbours to manage the consequences.

Noise impacts are another serious concern. Even within permitted decibel limits, regular speaking voices and music can carry easily between properties in this quiet, rural environment. Amplified sound systems, wedding speeches, and large gatherings will undoubtedly disrupt the peaceful enjoyment of surrounding homes. A request to extend noise by-law exemptions until 11:30 p.m. further demonstrates that the intended use is not compatible with the residential nature of the area.

The applicant has referred to the property as a “wellness retreat,” yet the request for extended noise allowances contradicts this claim. A true wellness facility would not require exemptions from noise regulations designed to maintain peace and quiet. The intended use aligns more closely with an events venue or campground, rather than a therapeutic or restorative space.

I respectfully urge the County to carefully consider the long-term consequences of approving these by-law amendments. The proposed changes are not in keeping with the character of the neighbourhood, nor are they in the public interest. Allowing them to proceed would represent a significant departure from the planning principles that protect the integrity of residential and environmentally sensitive areas.

Thank you for your attention to this matter.

Sincerely,

John-Daniel Soncin

From: [redacted]
Subject: FW: Beacalm Inc Objection letter
Date: August 8, 2025 3:11:07 PM

[redacted]

August 5th, 2025

Subject: Objection to proposed Event Centre (Beacalm Inc.)

To whom it may Concern:

I am writing as a concerned resident and direct neighbour to formally voice my objection to the proposed development of an event centre **File Number**
42-08-180-OPA-22 and Z26.2024.

While I recognize the minimal potential for economic and social activates such a venue may bring, I strongly believe the negative impacts outweigh the benefits in this case. My primary concerns include:

1. **Increased traffic and congestions:** The roads around the proposed site are not designed to accommodate the significate increase in the vehicle traffic that a event centre will inevitably bring. This posses risks not only to traffic flow but to pedestrians safety especially for families and children in the area.

2. **Noise pollution:** Hosting regular events, particularly during evening and weekend will drastically increase noise levels. As experienced this passed weekend this disrupts the peace and quality that residents currently enjoy and expect.

3. **Environmental Impact:** The constructions and operation of the facility will negatively affect local wildlife, green spaces and water run off systems. We are already seeing pressures on the natural resources, and further development exacerbate these issues.

4. **Zoning and land use:** The proposed location does not align with the current zoning designations or the intended character of our community. Introducing a commercial- scale event venue in a predominantly residential area is inappropriate and changes the essence of the area.

5. **Strain on public services:** Events attracting large crowds will place additional strain on emergency services , waste management, and law enforcement—resources that are already stretched thin.

I urge the county to reconsider or halt the approval process for this project until a through and transparent community impact is conducted and genuine engagement with local residents has taken place.

Thank you for your attention to this matter. I respectfully request that this letter shared with the council members during the meeting.

Sincerely,
Luciana Soncin

Discussion Date	Title/Action Required	Department Assigned	Updates/Notes
O-February 23, 2023	Motion to revisit Grey Gables discussion and provide a report on options - Deferred until tender process for RWT is completed	CAO/LTC	Motion from Councillor McQueen from February 23, 2023
O-July 13, 2023	PDR-CW-31-23 Forest Management Options Report	Planning	Planning Staff are continuing to research sustainable management options for the County Forests. As part of this research staff are working with Climate Change staff, Planning Ecology staff, and the County's new Forest Manager. Staff hope to have a further report in fall 2025 for Council's consideration
C-December 8, 2023	Budget Discussion - Staff be directed to prepare a report in quarter one of 2024 investigating sharing resources or equipment with member municipalities.	Transportation	Investigations and viability have been undertaken by staff
O-January 11, 2024	That staff be directed to prepare a report regarding measures already taken towards Vision Zero implementation and options for moving forward with Vision Zero principles	Transportation	Resolution as a follow up to Delegation request from Martha Rogers
O-February 22, 2024	That council directs staff to undertake further research and stakeholder engagement to assess the viability of ridesharing forms of transportation and to bring a report to a future council meeting	CAO/Community Trans.	June 2025 - Grey, Bruce and Dufferin counties, in partnership with Saugeen Mobility and Regional Transit (SMART), will receive up to $9.5 million from the province through the Ontario Transit Investment Funding (OTIF) to develop a unified regional transit network. The first year of service will include the continuation of
O-February 29, 2024	That staff be directed to prepare a report re: Early ON recommendations	Community Services	Report to be prepared
O-March 28, 2024	That staff meet with City representatives and prepare a report regarding models for operation for GOST	Transit / CAO	June 2025 - Grey, Bruce and Dufferin counties, in partnership with Saugeen Mobility and Regional Transit (SMART), will receive up to $9.5 million from the province through the Ontario Transit Investment Funding (OTIF) to develop a unified regional transit network. The first year of service will include the continuation of the Dundalk to Orangeville transit route, an in-depth study, collaboration with existing transit operators, community engagement and the creation of a request for proposal for a vendor to support the development and implementation of a regional transit network. Reports to Council anticipated in 2026.
O-May 9, 2024	That staff be directed to develop an ecological offsetting policy for County Council's consideration, following consultation with member municipalities, CAs, Indigenous comms, the building and development industry, the NEC and the public	Planning	Planning Ecology staff have been conducting further research into options for an ecological enhancement and replacement program, including consulting with municipalities, external agencies, and Legal Services staff. Staff hope to have a further report in late fall 2025 for Council's consideration.
O-July 25, 2024	That staff be directed to prepare an agreement that would provide to the City of Owen Sound the difference between net and provincial CTSP grant and that funding be included in the annual county budget commencing JAnuary 1, 2025 and annually thereafter.	CAO/Finance	In progress, anticipate completion September 2025.
O-August 1, 2024 Community Services Committee	That Report PSR-CS-08-24 regarding support for the AMO Report on the Opioid Crisis be received; and that the recommendations be supported in principle and that staff be directed to further develop the future initiatives as outlined in the report and provide information at a future meeting on next steps for program implementation; and	Paramedic Services	
O-September 6, 2024 URRTF	That new road agreements be negotiated with the affected municipalities and a report is brought back with the agreements and transition plans, schedules, funding and maintenance support details to a future Task Force meeting.	TS	Work is in progress

O-URRTF - September 6, 2024	That staff work with member municipalities to confirm the admin details needed to enable the following exchanges and transfers and bring back a summary report to a future task force meeting: SDRD 11 for GR 14 - Bentinck Sullivan TWNLN for GR25 - Concession 5 and 5 to GC - Concession 12 for GR 9	TS	Work is in progress
O- October 10, 2024	Bring back a report on UDAS data in one year	Climate Change	
O-October 31, 2024	That staff prepare a report regarding the potential for a point to point system, analysis of a current and potential regional transit network, including consultation with regional service partners, and potential funding opportunities.	CAO	June 2025 - Grey, Bruce and Dufferin counties, in partnership with Saugeen Mobility and Regional Transit (SMART), will receive up to $9.5 million from the province through the Ontario Transit Investment Funding (OTIF) to develop a unified regional transit network. The first year of service will include the continuation of the Dundalk to Orangeville transit route, an in-depth study, collaboration with existing transit operators, community engagement and the creation of a request for proposal for a vendor to support the development and implementation of a regional transit network. Reports to Council anticipated in 2026.
O-December 2024	That staff be directed to include the delegation for the high skills major program into a future update to the delegation of duties by-law.	Clerk's	By-law forthcoming Fall of 2025
O- In camera 2024	Direction - Pending Acquisition or Disposition of Land	CAO	
O-January 9, 2025	That staff prepare an update to the beaver and coyote by-law for consideration with input from the ag sector, trappers, muns , ministries and the public.	Planning	Staff held an open house and public meeting on these by-law reviews. Staff are currently reviewing all comments received on this matter and conducting additional research. Based on comments received, staff anticipate a further 'What We Heard' report to the Agricultural Advisory Committee in September 2025, followed by a similar discussion with Council. The timing for a final recommendation date for the by-law reviews is not yet known.
O- January 23, 2025	Councillor Eccles - Amendment to 4788-13 Community safety Zone extension request	Transportation	
O-February 2025 Community Services	Smoke Free by-law and report	Clerk's	
C-March 13, 2025	Report prior to 2026 budget containing options for parking revenue along Grey County trail systems	Planning	County staff have prepared a report for the August 14, 2025 Committee of the Whole meeting.
O-March 27, 2025	That staff report back to Council with a final set of metrics and a recommended implementation approach (Future Ready Development Program_CAOR-CW-04-25)	Climate Change	

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	CAOR-CW-25-25
Title:	Future Ready Program Update
Prepared by:	Linda Scott Swanston, Climate Change Initiatives Manager
Reviewed by:	Niall Lobley, Deputy CAO & Randy Scherzer, CAO
Lower Tier(s) Affected:	

Recommendation

1. **That Report CAOR-CW-25-25 regarding an update on the Future Ready Program, be received for information;**

Executive Summary

The Future Ready program is designed to support the regional development and construction industry in preparing for our changing climate and upcoming Federal building code changes. It is being developed as a flexible voluntary program to allow celebration of local developments that achieve higher energy performance and sustainability through recognition.

Background and Discussion

Project Background

Grey County, in collaboration with Dufferin and Wellington Counties, has developed the Future Ready Development Program to advance energy efficient, sustainable development, ready for extreme weather across our region. This program is one of five “Key Next Steps” identified in Grey County’s Climate Change Action Plan “Going Green in Grey” (2022) and aligns with Grey County’s Official Plan. Initially presented as the ‘Tri-County Green Development Standards’, in response to stakeholder feedback, the proposed project has evolved into a flexible points-based performance recognition program as presented to Council in an update report March 27, 2025: CAOR-CW-04-25 - Future Ready Grey Metrics - Development Performance Program

Provincial Direction

Staff believe that the Future Ready Grey Development program is well aligned with the recent Provincial direction related to Bill 17, Protect Ontario by Building Faster and Smarter Act 2025.

On May 12, Bill 17, Protect Ontario by Building Faster and Smarter Act 2025, received its first

reading in Provincial Parliament. The Director of Planning discussed the impacts of Bill 17 on County operations and programs at the Committee of the Whole meeting on May 22, 2025, and Staff were directed to submit comments to the Province through the ERO process. Grey County's comments on Bill 17, submitted June 11th 2025 (Attachment 1: Grey County Comments on ERO Postings 025-0461 025-0462 025-0463 025-0450 Regulatory Registry Posting 25-MMAH003), identified possible impacts on the Future Ready program by limitations on what can be required for complete development applications, and the Bill's intent to restrict the ability of municipalities to pass by-laws related to construction and demolition of buildings.

Royal Assent was given to Bill 17 on June 5, 2025. On June 19 2025, Grey County received correspondence from the MMAH (Attachment 2: 242-2025-4 MMAH - Deputy Minister's Letter - Building Code Act Amendment) elaborating on the intent of Bill 17 as it pertains to construction and demolition standards.

Program Alignment

Staff are currently exploring different implementation options for this voluntary program, prioritizing an approach that supports our local development industry in preparing for changing Provincial and National standards for construction in response to climate change. Central to the success of the proposed program is ongoing work with the regional construction and development industry.

Three industry engagement sessions were hosted on April 10, 2024, June 10, 2024, and November 18, 2024. Developers and home builders from across all three Counties were invited, and across the three sessions there were 114 participants. Highlights from the industry sessions include support from developers for sustainability goals, but concerns around feasibility, overlapping regulations, costs and inflexible implementation, and the need to ensure no delays in approvals. The shift to a voluntary points-based system responds to this feedback and centers recognition and capacity building.

To support our regional development industry, Georgian College's Research, Innovation and Entrepreneurship Department is leading work, overseen by a Tri-County team, to create a Talent and Business Retention, Expansion and Attraction Plan for the Future Ready program. This plan seeks to understand what training, education, and capacity-building supports the local development and construction industry needs to meet the demand for high-performance resilient new construction. The Plan will include a needs assessment, market scan, gap analysis, SWOT, and action items. Future Ready Grey seeks to set our regional industry up for success to enable the efficient construction of new homes that meet the needs of residents today and tomorrow.

The voluntary program would be initially applicable to residential development with future scope to grow beyond that and primarily seeks to support and encourage development that seeks to address climate change. The program would be available to any interested developer regardless of residential development size.

Developed to be flexible and reflective of regional climate goals and local priorities, the four development categories include:

Natural Environment	Community & Transportation	Built Environment	Regional Priority
• Native Species • Tree Canopy • Stormwater Quality • Park Access • Resilience • Bird Friendliness	• EV Readiness • Complete Streets • Transit Readiness • Accessibility • Affordability • Mixed Housing Types	• Embodied Carbon • Water Efficiency • Solar Readiness • Energy & Electrification • Construction Waste Management • Heat Island Reduction	• Space for Counties and/or municipalities to identify other priorities to allocate points

The framework has been developed to be points-based. Each metric would include an allocation of potential points allowing developers to identify which metrics best align with a specific development project and location. Staff anticipate that developers that achieve certain point-based performance thresholds will receive some form of recognition, yet to be determined.

Financial and Resource Implications

None.

Relevant Consultation

☒ Internal

Planning – Scott Taylor

☐ AODA Compliance

☒ Contribution to Climate Change Action Plan Targets

Building Performance programs are an essential element of reaching our Climate Change Action Plan targets. If implemented this program could avoid over 800,000 tonnes of greenhouse gas (GHG) pollution between now and 2050 and save Grey County residents and businesses over $300 million in energy costs over the same period.

☐ External (list)

Appendices and Attachments

Attachment 1: Grey County Comments on ERO Postings 025-0461 025-0462 025-0463 025-0450 Regulatory Registry Posting 25-MMAH003

Attachment 2: 242-2025-4 MMAH - Deputy Minister's Letter - Building Code Act Amendment

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	CSR-CW-16-25
Title:	Transfer Payment Agreement Homelessness Prevention Plan Funding
Prepared by:	Anne Marie Shaw, Director of Community Services
Reviewed by:	Niall Lobley, Deputy CAO
Lower Tier(s) Affected:	All
Status:	

Recommendation

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

Executive Summary

The purpose of this report is to notify council that Grey County has received $3,282,800 in Homelessness Prevention Plan Funding from the Province for 2025-26. This is the same amount of funding as 2024-25. The funding will support the existing services provided.

Background and Discussion

The Homelessness Prevention Program (HPP) aims to support households experiencing or at risk of homelessness by improving access to adequate, suitable, and affordable housing. Under HPP, Service Managers have the flexibility to use funding to meet local needs and priorities within the guidelines set by the province.

Financial and Resource Implications

The 2025-26 allocation for Homelessness Prevention Program totals $3,282,800 which is the same amount as the 2024-25 Homelessness Prevention Plan funding Grey County received.

The funds will continue to support existing services in Grey County.

Description	Amount ($)
Community Outreach and Supports and Services 211 After Hours Navigators Homelessness Diversion Community Outreach	1,007,000
Emergency Short Term Accommodations Overflow Rooms Winter Warming Supports (Safe N Sound) Motel Program	818,210
Sustainable Housing Benefit Benefits to obtain or maintain housing	860,000
Supportive Housing Supportive Housing Support	433,450
Administrative Funding (5%) To support administration of the funds	164,140
Total	**$3,282,800**

Legislated Requirements

The province is requesting the Transfer Payment Agreement be signed by August 18, 2025 to be eligible for the funding. Staff are requesting the funding agreement be signed by the Warden and Clerk prior to County Council approval in accordance with Section 26.6 (b) of Procedural Bylaw, according to Procedural Bylaw 5134-22

Relevant Consultation

☒ Internal: Finance

Appendices and Attachments

County of Grey - 2025-26 HPP Allocation Letter SIGNED.pdf

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	CSR-CW-15-25
Title:	Transfer Payment Agreement COCHI and OPHI Funding
Prepared by:	Anne Marie Shaw, Director of Community Services
Reviewed by:	Niall Lobley, Deputy CAO
Lower Tier(s) Affected:	All

Recommendation

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

Executive Summary

The purpose of this report is to authorize the Warden and the Clerk to sign the three-year Transfer Payment Agreement (TPA) for the Canada Ontario Community Housing Initiative (COCHI) funding and Ontario Priorities Housing Initiative (OPHI). The programs provide funding over a three-year period, 2025-26, 2026-27 and 2027-28. The funding is a combination of funding from the Federal government through the National Housing Strategy and the Province. The signed Transfer Payment Agreement and Investment Plan are due back to the Province by August 22, 2025. Staff requests that the agreement be signed prior to County Council approval in order to meet the deadline.

Background and Discussion

On April 17, 2019, the Province released the Ontario Community Housing Renewal Strategy. The multi-year plan aims to:

- Increase the supply and appropriate mix of affordable and adequate housing.
- Improve access to affordable housing and supports to achieve housing stability.

- Improve efficiency of community housing system to ensure value for money and long-term sustainability.

The Community Housing Renewal Strategy is complemented by the Housing Supply Action Plan which is focused on enhancing housing affordability in the broader housing market.

The Province signed a bilateral agreement with Federal government regarding the National Housing Strategy on April 30, 2018. The agreement aligns federal funds to be used with the Ontario Community Housing Renewal Strategy. The National Housing Strategy provides funding for nine years (2019-20 to 2027-28).

Financial and Resource Implications

This funding agreement marks the last three-year commitment under the National Housing Strategy and provides funding to Grey County for years 2025-26 to 2027-28.

COCHI/OPHI Funding Allocations – County of Grey Program	**2025-26 Confirmed Allocation**	**2026-27 Planned Allocation**	**2027-28 Planned Allocation**
Canada-Ontario Community Housing Initiative (COCHI)	$1,179,900	$1,404,200	$1,522,900
Ontario Priorities Housing Initiative (OPHI)	$433,700	$322,900	$121,200

The funding represents a total increase of $168,000 over the 2024-25 allocation for COCHI and OPHI

Canada-Ontario Community Housing Initiative (COCHI)

Canada-Ontario Community Housing Initiative (COCHI) provides funds to be used to protect affordability in community housing units where existing agreements are ending, to support the repair and renewal of existing community housing supply and to expand supply.

Funding Allocation

2025-26	2026-27	2027-28
$1,179,900	$1,404,200	$1,522,900

Funds over the next three years will go towards outstanding capital projects, creating new affordable units and rent supplements. A 5% administration fee will be deducted from the funding.

Ontario Priorities Housing Initiative (OPHI)

The Ontario Priorities Housing Initiative (OPHI) is to address local housing priorities such as repair of existing units and new construction. These funds are to be used for existing programs under the former Investment in Affordable Housing Program such as Homeownership Program, Ontario Renovates Program, Rent Supplement Program and the Rental Build Program.

Funding Allocation

2025-26	2026-27	2027-28
$433,700	$322,900	$121,200

The funding will be used to continue to provide rent supplements, fund people accessing housing with related support units, fund new affordable housing units and provide support to community agencies. A 5% administration fee will be deducted from the funding.

Legislated Requirements

New this year, each Service Manager has been assigned a rent assisted program target for the 2025-26 fiscal year. Grey County is to provide 12 rent assisted units in this time period. The units can be new stock, acquisitions or rent supplements. Staff will work with residents on the community housing wait list to provide a rent supplement to the landlord. The County will report quarterly to the province on progress.

The province is requesting the Transfer Payment Agreement be signed by August 22, 2025, to be eligible for the funding. Staff requests that the funding agreement be signed prior to County Council approval in accordance with Section 26.6 (b) of the Procedural Bylaw.

Relevant Consultation

☒ Finance, Clerks

Appendices and Attachments

County of Grey - 2025-26 COCHI-OPHI Allocation Letter SIGNED.pdf

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	PDR-CW-52-25
Title:	42-08-180-OPA-22 Beacalm Inc. (Highland Estate) Recommendation Report
Prepared by:	Becky Hillyer
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Municipality of Grey Highlands

Recommendation

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

Executive Summary

Official plan amendment application 22 (OPA 22) known as Beacalm Inc. or Highland Estate, proposes to establish a special events venue for hosting weddings, retreats, etc., for up to 95 guests. Grey Highlands is also reviewing a concurrent zoning by-law amendment, which seeks permission for the special events venue, in addition to overnight accommodation for up to 50 guests, in the form of tents, cabins, and the current single-detached dwelling on site. The subject lands currently have zoning permission for a 'health spa' use. The subject lands are 40.5 hectares in size, and are designated 'Rural', 'Provincially Significant Wetlands', and 'Hazard Lands' on Schedule A the County official plan. In addition, the lands are also designated as 'Core Area' on Schedule C, and contain watercourses, 'Other Wetlands', and 'Significant Woodlands as shown on Appendix B to the County plan.

Several studies have been completed in support of the proposed development. Numerous comments from the public have been received, both for and in opposition to the proposed development. During the June 18, 2025 Grey Highlands Council meeting, the motion to support OPA 22, as recommended by municipal staff, resulted in a lost vote.

At this time, County staff are recommending that County Council support OPA 22 and direct staff to prepare a by-law for adoption by County Council.

Background and Discussion

Grey County Planning staff have reviewed an official plan amendment (OPA 22) application that seeks to amend the County official plan to apply a site-specific 'Rural' designation on approximately 1.05 hectares of the property, to permit a special event venue (which may host weddings, retreats, etc.). The applicants are also seeking land-use permissions to permit short-term accommodation options for guests, including a maximum of 5 guest cabins and 7 tent sites (to accommodate up to 34 guests); in addition to the use of an existing single residential dwelling as short-term accommodation for up to an additional 16 guests; or 50 guests total. A zoning by-law amendment (ZBLA) has also been submitted to Grey Highlands and is being processed concurrently with the subject OPA.

It is relevant to note that the County OPA would only apply to the proposed special events venue, which is proposed to include an event hall, parking area, septic system, outdoor ceremony area, and swimming pool. The proposed guest accommodations (tents, cabins, etc.) would be permitted without a County OPA, provided the County's 'resource based recreational use' policies are achieved through the ZBLA. It's also noteworthy that the proposed Schedule A mapping shown below has been revised to limit the area of the special event venue use, to address concerns around potential expansion of the use, noise considerations, setbacks from neighbouring residences, etc.

A previous merit report (PDR-CW-54-24) went to the County's October 24, 2024 Committee of the Whole meeting, and is linked in the Attachments section of this report. As noted, updates to the draft OPA as well as the ZBLA have been made since the initial merit report.

The subject lands are approximately 40.5 hectares in size and feature a single residential dwelling and accessory structures. One of the existing accessory structures is intended to be used as a future event hall. The site is located approximately 325 metres north of Lake Eugenia and has frontage on 12th Concession B. The lands are legally described as Part Lot 33, Concession 13, in the geographic Township of Artemesia, now in the Municipality of Grey Highlands (locally known as 466615 12th Concession B). Surrounding land uses largely consist of forests and wetlands (including rural dwellings); with smaller, residential parcels to the south along Lake Eugenia.

The lands are designated as 'Rural,' 'Hazard Lands' and 'Provincially Significant Wetlands' on Schedule A to the County's official plan. The lands are also largely designated 'Core Area' on Schedule C, and feature 'Significant Woodlands,' various water features, and unevaluated wetlands per Appendix B to the County plan. It is noted that the proposed special event venue would be located within a largely cleared area of the property, but within the adjacent lands of the identified natural heritage features.

The lands are currently zoned as 'Rural (RU-043),' 'Rural (RU-043-h)', 'Wetland (W)' and 'Hazard (H)' in the Municipality of Grey Highlands's zoning by-law. The property currently has site-specific zoning permission to operate as a 'health spa,' including four trailer campsites and a single detached dwelling. The ZBLA would alter the current RU-043 exception to permit the proposed special event use and additional overnight accommodations. The ZBLA also proposes specific wording that would limit the frequency of events as follows:

- Up to 95 guests for 12 events per year,
- Up to 50 guests for an unlimited number of events per year,

- Weekend hours of operation would be Friday to Sunday, ending at 11:30pm; and Monday to Thursday, ending at 11:00pm, and
- an exception to noise requirements for hours of operation.

The ZBLA would also partially remove a standard holding provision associated with development adjacent to a Provincially Significant Wetland. A total of 41 parking spaces are proposed to accommodate vehicles on site. A full version of the draft ZBLA is attached as Appendix C at the end of this report.

Several studies have been undertaken to support the subject applications, including a planning justification report (PJR), environmental impact study (EIS), servicing report, and noise assessment. A formal third-party peer review process was undertaken for the noise study, and Grey County Planning Ecology staff provided review and comments for the EIS. Copies of all background reports and plans can be found on the County of Grey website.

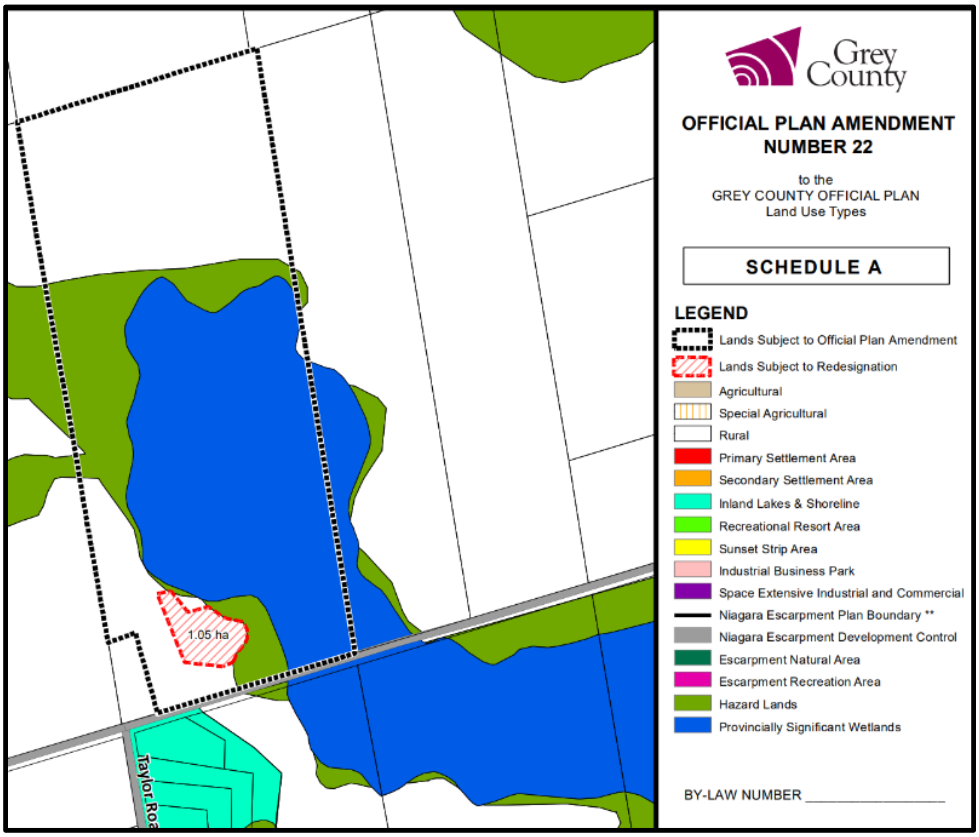
A joint public meeting for both the OPA and ZBLA was held virtually on October 28, 2024. Seven members of the public spoke at the meeting. The meeting minutes are attached as Appendix D, below. Public and agency comments are summarized in the following section.

Map 1 below shows the subject lands and surrounding area. Map 2 shows the area subject to the OPA. A proposed concept plan is attached as Appendix F, which shows the location of the event function spaces as well as proposed guest accommodations, existing accessory buildings, and future septic system.

Map 1: Air Photo of the Subject Lands and Surrounding Area



Map 2: Area Subject to Official Plan Amendment *(as revised since original submission)*



Comments Received

Prior to making a planning recommendation and/or a decision on a County OPA, the County first seeks comments from the public, agencies, Indigenous communities, and the host municipality. As it pertains to municipal comments, some municipalities simply offer staff comments on the OPA, while others seek municipal council direction on the matter, prior to a staff recommendation to County Council.

At their June 18, 2025 meeting, Grey Highlands Council received a staff recommendation to support County OPA 22, but the vote on that staff recommendation was a lost vote. No further resolution or motion was passed at that stage to provide any additional direction on that matter. Grey Highlands has not yet made a formal decision regarding the concurrent ZBLA, and a decision will likely follow County Council's decision on County OPA 22. The Grey Highlands Planner did suggest, as an alternative, that municipal council could support the enactment of a temporary use by-law amendment (which would allow the applicants to implement the use for up to three years, before an extension or further permanent decision may be enacted); but this approach was not supported by the applicants and therefore this approach was not considered by Grey Highlands Council. Minutes of the June 18 meeting are attached as Appendix E.

Following any decision on the subject OPA by County Council, the ZBLA will likely return to Grey Highlands Council for a decision. Should County Council choose to approve the subject OPA, Grey Highlands would still have the ability to approve or refuse the concurrent ZBLA.

Should both the County and Grey Highlands choose to approve the OPA and ZBLA, respectively, the applicants would be required to undertake a site plan control application as a next step. As part of the zoning and site plan applications, Grey Highlands may also choose to consider additional zoning or site plan measures to further mitigate any potential impacts to address the concerns of the public and municipal council.

A public meeting was held on October 24, 2024, and minutes are included as Appendix D to this report.

In total, members of 16 households provided comments in opposition to the application. Nine individuals also provided comments in support of the proposed development. Two agencies provided comments, including Grey Sauble Conservation Authority (GSCA) and Enbridge Gas.

A summary of all public and agency comments is outlined below in Tables 1 – 3, including a staff response to each comment.

Table 1: Public Comments with Concerns about the Proposed Development

Comment Summary	***Staff Response***

Noise
 	
Noise was the main concern of most members of the public who provided comments. Key concerns are summarized below.
 	
1. Impact of noise on quality of life and mental health of local residents.
2. Impact of noise on wildlife habitat.
3. Several comments suggested that no exemption to the noise by-law should be granted.
4. Late hours and frequency of noisy events were significant concerns.
5. Concerns that a recently constructed residence was not included as a sensitive receptor within the Noise Study.
6. Concerns that guest accommodations were too close to the property boundary and would result in late-night noise.
7. Question of who would monitor and enforce noise on-site.
8. Concerns about the permanence of a zoning decision, even if current owners are more respectful, what about future owners?
9. Families and children live in the neighbourhood and late noise is not appropriate.
	• A Noise Assessment was completed as part of the planning application process, which includes a number of mitigation measures to limit impacts on neighbouring properties.
	• Mitigation measures will include:
	  ○ limiting larger events to 12 times per year (through the ZBLA).
	  ○ maintaining all amplified noise within the Hall structure (including the closure of slide-down doors after 10pm).
	  ○ actively monitoring noise levels at all times using a noise monitoring system.
	  ○ The owners will be on-site at all times during events to monitor noise levels.
	  ○ The owners will establish a contract with guests to include a $5,000.00 fine should noise rules not be abided by.
	  ○ The identified guest accommodation area on the western portion of the site has been identified as a ‘quiet area’ with different rules and expectations for guests. No event-related celebrations will be permitted within the quiet area shown on the site plan.
	  ○ The ‘special event venue’ area subject to the OPA is located outside of the ‘quiet area,’ away from neighbouring residences to the west.
	
	In addition, a third-party peer review process was undertaken on the submitted Noise Assessment, the results of which were largely positive and discussed in sections below.

Event Use 1. Question of whether there is a need for more wedding venues in the area (suggesting there are already enough). 2. Recommendation for a maximum of 50 people; 3 weddings/concerts per year; noise by-law exemption only for those occasions; and clear consequences for infractions. 3. Support for current ‘Health spa’ zoning use, but felt the current special event proposal was excessive.	1. While staff did not request the completion of a fulsome business plan for the proposed event venue, staff would suggest that there is a growing desire to locate weddings and events in natural areas, particularly where guests can be accommodated on site. 2. The current venue already has permission for a ‘Health Spa’ use, which does not define the number of guests that may be on the property at a given time. Most of the events held on site would be for less than 50 guests at a time. However, the applicants have requested permission for up to 12 events per year that may host up to 95 guests to ensure that the business can be financially viable.

4. Concerns about cumulative impact of this use, with approved 10-unit glamping facility across the road. 5. Question of whether the proposal meets the intention of being a “resource based recreational use”, including whether are weddings recreational uses that are compatible with the natural resource? 6. Concern that the scale of the event area and venue may expand in future.	3. The glamping proposal across the road for 10 units does not permit the hosting of events and is geared to couples or small families seeking a private retreat. Staff anticipate that there may be opportunity for event guests to make use of nearby accommodations, which would reduce late-night traffic and safety concerns. 4. While elements of the development (such as the glamping cabins, and trails, etc.) would meet the intent of a resource-based recreational use, County Planning staff would suggest that the hosting of special events would extend beyond the definition of a resource based recreational use, which is why the subject OPA application has been submitted. 5. In order to expand the scale of the proposed event venue, there will be future checks-and-balances in place, such as the need for changes to the permitted zoning, amendments to the site plan, building permits that ensure zoning compliance, permits from Grey Sauble Conservation Authority (where applicable), and an existing holding provision for all lands within 120-metres of the provincially significant wetlands. In order to further limit the potential expansion potential of the event venue, the proposed Schedule A mapping, showing the area designated for the event venue, has been reduced since the initial circulation to only cover the event hall, outdoor swimming pool, central parking area, area for the proposed future septic system, outdoor ceremony area, and grassy areas east of the event hall. This would have the intent of ensuring that all communal gathering spaces are limited to this designated area and shall not extend into the guest accommodation areas, which are closer to the neighbouring properties to the west.
Site Layout 1. Neighboring properties had concerns about trespassing of guests using trail systems on the subject lands and liability considerations. 2. Concern that the camping area is located very close to neighbouring houses. 3. Question of where the proposed ‘cabins’ would be located (not shown on submitted site plan). 4. Concern that an existing yurt structure encroaches onto their property.	1. A requirement for trail signage and/or fencing may be added as a condition for site plan approval. 2. Zoning setbacks will apply to the subject proposal, and the applicants have not requested reduced setbacks at this stage. Staff understand that a previous camping platform in proximity to a neighbouring property has been removed. Fencing and/or additional buffering can be explored at a site plan stage. 3. The applicants have provided an updated site plan, which lays out the potential location of cabins and tent sites. Further details will be required at the site plan application

	stage, and zoning setback compliance will be required. The updated site plan (attached as Appendix F), shows that the closest cabin structure would be located 19.4 metres from the neighbouring property line, which exceeds the minimum zoning setback of 15 metres. 4. County staff understand that encroaching and/or non-complying accommodation-related structures have been removed or will be removed.
Site Services 1. There is an existing septic system built in the 1960's or 1970's that cannot handle additional servicing demand of extra short-term rental accommodations. 2. Concerns about contamination of the water table, as well as the carrying capacity for Lake Eugenia and its headwaters. 3. Some comments did not support use of portable toilet rentals for 3 years (not sustainable) rather than fulsome septic system. 4. Question of what trigger would be in place for septic system to be constructed in three years' time. 5. Concern about decommissioning of current sewage holding tank and how that can be safely done. 6. Questions and concerns about waste collection, how this will happen, and potential for excess garbage around site. 7. Combined servicing impact of glamping units across the road.	1. The functional servicing report submitted for this study confirms this comment. The report recommends that all existing septic systems be disconnected and that portable toilets be used for a period of three years, until such time that the applicants can construct a fulsome septic system as recommended within the study. This will be subject to an agreement and collection of securities through the site plan control process. 2. Upgrading the current (old) septic systems to a new, central model may have improved impacts for water quality and contamination concerns. Staff recognize that there are nitrate concerns within Lake Eugenia, but would note that the subject lands are located approximately 240 metres north of Lake Eugenia. The functional servicing report addresses D-5-5 and D-5-4 considerations to support the proposed use. 3. Staff are not supportive of portable toilets as a permanent servicing option. The applicants have presented a pathway towards a fulsome servicing strategy, which will include the collection of securities and a formal agreement under the site plan approval process. 4. The applicants have indicated that refuse will be stored (covered) on site and protected from the elements. Excess disposal of refuse (beyond permitted municipal allowances) will be at the expense of the owners. Further details will be discussed at a site plan approval stage.
Traffic 1. General concerns about the number of cars already on 12th Concession B, in addition to 41 extra vehicles entering/exiting this site. 2. Concerns and questions about traffic flow, parking and stacking on site.	1. 12th Concession B is a municipal road. Grey Highlands staff confirmed that no traffic impact study would be required to support the proposed development. Further, the subject property already has approved zoning for a health spa use. 2. Considerations around traffic flow, signage, stacking, parking, etc. can be addressed at a site plan approval stage.

3. Concerns about the impact of traffic on the safety of other road users, including pedestrians and cyclists. 4. Concerns about drinking/driving after events for guests not staying on-site as there are very limited transportation options in Eugenia.	3. 12th Concession B is a paved, rural road with good site lines in both directions from the site entrance. 4. Staff share concerns raised here. The applicants have provided an event guideline that encourages all guests to carpool where feasible, to reduce the demand for on-site parking. This may include a bus rental service from larger urban areas. Many guests can be accommodated on site, and others may be accommodated in nearby guest facilities, to limit this concern.
Impact on the Natural Environment 1. Concerns about destruction of wooded areas on-site and construction occurring without permits or by-law approval. 2. Concerns about proximity to provincially significant wetlands, potential water contamination concerns. 3. Impact of noise on surrounding wildlife habitats. 4. Even if the owners intend to respect nature, all guests might not have the same respect. 5. Concern that there may be increase in accidental fires. 6. Who will be monitoring and enforcing rules around guest behaviour as it relates to impact on nature?	1. Grey Highlands is aware of the by-law concerns on the property, and the applicants have been taking steps to address these concerns. Building permits will be required for all structures, including the existing hall, future septic systems, etc. 2. An EIS has been undertaken which defined the perimeter of the wetlands on site, and an appropriate setback for new development. At a site plan stage, it will be ensured that any sources of potential contamination (such as portable toilets) shall be situated an adequate distance from the wetlands. 3. County staff identified the potential impact of noise on wildlife habitat, and flagged this concern during our initial review of the file. A response was provided by the consulting ecologist and reviewed by County Planning Ecology staff, who were satisfied with the response. 4. The applicants have compiled an event policy manual that will be provided to all guests, outlining the rules and expectations for all guests on the property. This will be clarified through a signed Operational Agreement with the applicants, at a future site plan approval stage. 5. Fires will only be permitted at designated pits within camping areas. 6. The owners have noted that they, or a delegated staff person, will be on site at all times to ensure guest behaviour is sufficiently monitored.
General Comments 1. Concerns about past by-law infringements on the site, and whether applicants should be given ‘another chance’. 2. Concern that additional enforcement by Grey Highlands’ by-law staff or police staff might outweigh potential economic benefits for the area.	1. As noted, the applicants have been working in good faith with the County and Municipality for the past two years on this application to ensure that the use and all relevant structures are brought into conformity with the official plans, zoning by-law and Ontario Building Code.

3. If this application is refused, can the owners submit another application? 4. Concerns about existing illegal structures and past use on the site, how will these be brought up to code and who will monitor? 5. Concerns about potential declining property values for surrounding residents. 6. Concern that the legal description of the property was incorrect within the planning justification report submitted by the consultant, in support of the proposal.	2. Staff do not anticipate that by-law enforcement for a use of this nature would be excessive, or beyond the current capacity. 3. Current or future owners of this or any other property could submit a *Planning Act* application for new or changed permitted uses on-site. 4. All structures needing a building permit will be required to do so prior to occupation. 5. Impact on property values is not a criterion on which staff can base a planning recommendation in Ontario. 6. Staff appreciate this concern and understand that this may have been a copy/paste error within the consultant's report. However, the County's notices of complete application and public meeting contained the correct address, roll number, and map of the property. The planning justification report submitted in support of the proposal also contained the correct site map and further locational description.

Table 2: Public Comments in Support of the Proposed Development

Comment Summary	***Staff Response***
Economic Development 1. Development would contribute to the local economy, create jobs, and support local businesses (restaurants, shops, services) for visitors. 2. Supporting a female entrepreneur. 3. Support for opportunities to establish partnerships with community groups (such as Living Better with Parkinson's) and small businesses (small classes on local herb/plant identification; on site massages, yoga, etc.). 4. Opportunity for increased tourism and visibility for the area. 5. Balances economic development with environmental stewardship. 6. There is demand for 'eco-retreats' and rural venues that offer a variety of services/functions. 7. While the focus of the business is on health retreats, the hosting of slightly larger wedding/reunions keeps the business sustainable (financially).	Acknowledged – the comments do not warrant a staff response.
Natural Environment 1. Supporting for the owners' commitment to a sustainable business that complements natural surroundings. 2. Use would allow people to be immersed in nature, including overnight accommodation. 3. Owner has a renewed commitment to ensuring it remains a peaceful space for everyone living in the area.	Acknowledged – the comments do not warrant a staff response. As noted, an EIS has been submitted

4. People are looking for luxury experiences that can also allow them to connect with nature. 5. Development of lavender and herb gardens adds value to guest experiences and wildlife. 6. Places like Highlands Estate provide a unique opportunity to connect with nature in a peaceful environment. 7. Owner's dedication to preserving nature of the area aligns with Grey Highlands' values.	in support of the application.
General Comments 1. The owner is committed to protecting the wetlands. 2. It would be a beautiful site to support others with neurological diseases in the community. 3. Living Better with Parkinson's intends to partner with Highlands Estate to provide educational, fitness and retreat opportunities to people living with Parkinson's Disease and their families. 4. Owner may be particularly well positioned to create a wellness environment, given her own health and experience of illness.	Acknowledged – the comments do not warrant a staff response.

Table 3: Agency Comments on the Proposed Development

Comment Summary	***Staff Response***
Grey Sauble Conservation Authority 1. GSCA has no objections to the proposal. 2. A permit under Ontario Regulation 41/24 will be required for the constructed single-family dwelling and pool. 3. The existing tent platform will need to be relocated outside of the wetland hazard.	• A GSCA permit will be required prior to consideration of any future building permits. • At the zoning and site plan approval stage, a detailed review will be undertaken to ensure that all proposed structures will be located outside of the hazard lands.
Grey County Planning Ecology • Planning Ecology staff were generally supportive of the mitigation measures outlined within the EIS, but also raised concerns regarding the spill-over effects of guests accessing the natural areas and the long-term use of porta-potties, etc. • Staff also flagged concerns regarding the impact of noise on species habitat.	• As a result of Planning Ecology comments, the EIS has been updated with revised mitigation measures and the applicants have created an Events Guideline document, that will be enforced through a future Operational Agreement at a site plan approval stage. • Many of these mitigation measures can be implemented through a future site plan control process. The approvals requested through the OPA and ZBLA would not encroach into the protected natural heritage features identified in the EIS.

	• Additional comments were received from the consulting ecologist regarding concerns related to noise impact on species habitat. Ecology staff indicated no further concerns.
Municipality of Grey Highlands • As noted, during their June 18, 2025 Grey Highlands Council meeting, the motion to support OPA 22 based on the staff recommendation was a lost vote. No further resolution or motion was passed at that stage to provide any further direction on that matter. • No decision on the concurrent ZBA was made, and a by-law must return to Grey Highlands Council for a future decision. • Grey Highland Planning staff did recommend support for the County OPA, and the planning report that was submitted to Grey Highlands Council is included as Appendix G to this report, for reference purposes. • The Grey Highlands' planner did suggest that Council may optionally consider passing a temporary use by-law to permit the use for a period of three years (which would give additional time for the applicants to install the required servicing infrastructure), but the applicants were not in favour of this approach, so this option was not explored further by Council at this meeting.	• While approval of the County OPA would permit the special event venue use, Grey Highlands would continue to have the option to refine the ZBLA, where there is a valid planning justification to do so. For example, the ZBLA may consider options for increased setbacks from neighbouring properties, or limiting the size and scale of the uses on-site. • In addition to the ZBLA, a site plan control process will be required for this development to move forward. This process will permit the Municipality to determine, in a comprehensive way, where any new sites and structures will be situated, buffering to neighbouring uses, any required signage for the site, the implementation of study recommendations, etc. Site plan control also permits the Municipality to enter into a site plan agreement which could address the adjusted servicing strategy, site operations, and any other relevant matters.
Peer Review of Noise Impact Study (R.J Burnside & Associates) An external peer review process was undertaken for the initial Noise Impact Study submitted by Northern Applied Sciences Inc. The review recommended that Noise Management Measures are updated with the following items: i) Timing and frequency of the test measurements to ensure sound levels do not exceed the site limits. ii) The minimum sound level meter requirements (at least Type 2). iii) Time when the evening and nighttime hours come into effect to ensure sound levels at the Hangar do not exceed the set limits for these periods. iv) Limitation applicable to the campground noise.	• A Noise Management Measure Plan has been updated to include the Peer Review recommendations. • The Hangar has been removed as a location that will host amplified music.

v) Activities with limited hours at the Site and the timing of limitations.	
Enbridge Gas Enbridge Gas had no objections to the proposed development.	Acknowledged

Given the above, County staff would note that all public and agency comments have been considered in providing a recommendation on OPA 22. To summarize, the County and Grey Highlands, in collaboration with the applicant, have made the following changes to the proposal as a result of public comments:

- The number of guests permitted on site was originally proposed to be 150 at any time, and has been reduced to a total of 95 up to 12 times per year or 50 guests at any time.
- The hours of operation have been reduced from an ending time of midnight; to ending time of 11:30pm weekends; and 11:00pm Monday – Thursday.
- The area proposed to be redesignated to permit the 'special event venue' within the OPA has been adjusted from approximately 2 hectares to 1.05 hectares, and specifically defines what elements of the event use fall within the parameters of the OPA, to prevent scaling-up in future without additional planning permissions.
- The historic 'hangar' on the property (which would provide an open-air venue for live music) will no longer be within the boundary of the designated event venue area and shall not be used for event purposes.
- The applicants have agreed to undertake a Servicing Agreement and Operational Agreement (including noise monitoring), through a future site plan agreement process, including the collection of securities for the installation of servicing.
- All non-complying accommodation structures will be removed and, at a future site plan stage, will be required to conform with the Ontario Building Code and shall meet all required zoning regulations, including setbacks from neighbouring properties.
- Noise monitoring will occur for all events, and hours of operation will be regulated. In the evening, any amplified noise will be limited to the event hall. The guest accommodation area will be established as a 'quiet area' with additional rules and expectations for guests

Analysis of Planning Issues

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

The Planning Act

The *Planning Act* provides matters of provincial interest which planning authorities must have regard for in rendering planning decisions. The most relevant matters of provincial interest include the following; the protection of agricultural resources and ecological systems, the adequate provision of utilities and municipal services, the adequate provision and distribution of social, cultural and recreational facilities, the adequate provision of employment opportunities, the orderly development of safe and healthy communities, and the appropriate place for growth and development.

In relation to matters of provincial interest, it is noted that:

1) The lands are not located on prime agricultural lands or near any active farming operations. Minimum Distance Separation (MDS) calculations were not required.
2) An EIS has been undertaken to support the development, and a further review of natural heritage matters will be provided below.
3) The development will rely on a private well and septic system as the area does not have municipal services. A servicing study was undertaken and will be further discussed below.
4) The proposed development would have some spin-off employment opportunities that may support local tourism and economic development, including collaboration with local businesses that support the event industry such as floristry, photography, recreational classes, catering, consulting, etc.
5) The subject property contains ‘Hazard Lands,’ and supportive comments have been provided by the GSCA, provided all development is directed outside of the Hazard Lands. Other relevant comments related to safe and healthy communities will be discussed in sections below.
6) There is not an ‘easy’ option for locating special event venues. By their nature, special event venues can and do generate noise, traffic, activity and demand for servicing. There is ‘demand’ for destination weddings and events in a diversity of different places, including rural and natural areas, especially where guests can be accommodated on site. A further discussion of whether the subject lands are an appropriate place for the proposed use is included below.

The proposed OPA has regard for matters of provincial interest under the *Planning Act*.

Provincial Planning Statement (2024)

At the time of application of OPA 22, the 2020 Provincial Policy Statement was in effect. However, Chapter 1 of the 2024 Provincial Planning Statement (PPS) specifies that it applies to

all decisions made on or after October 20, 2024. Therefore, the planning analysis below draws on the policies of the 2024 PPS.

Chapter 2.3 of the PPS notes that settlement areas shall generally be the focus of growth and development. However, the PPS also outlines a number of uses that may be permitted on Rural lands, including:

> *b) "resource-based recreational uses (including recreational dwellings not intended as permanent residences); and*
> *g) other rural land uses."*

'Resource-based recreational uses' is not a defined term in the 2024 PPS, but is defined within the Grey County official plan. County Planning staff suggest that portions of the business use (including the overnight accommodation for guests) meet the intent of a resource-based recreational use under the PPS, as the accommodation would facilitate opportunities for members of the public to access natural areas and recreational opportunities throughout the site. However, staff suggest that elements of the commercial event venue may fall outside of the definition of a resource-based recreational use. For example, indoor event spaces may not specifically rely on access to the natural environment in the same way that a ski hill requires topography to allow for downhill skiing. Therefore, it is the opinion of County staff that the event venue use shall demonstrate that it would meet the intent of a permitted "other rural land use" by meeting the PPS tests for new development in rural areas.

In this respect, Chapter 2.5 (1) of the PPS notes that:

> *"Healthy, integrated and viable rural areas should be supported by:*
>
> *a) building upon rural character, and leveraging rural amenities and assets;*
> *e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
> *f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; and*
> *g) conserving biodiversity and considering the ecological benefits provided by nature."*

On the above, staff note the following:

a) the ZBLA, as currently proposed, would limit the size and scale of the event venue to a maximum capacity of 95 guests for up to 12 occasions per year. Smaller events of up to 50 people would be permitted at any time. The existing accessory structure that would function as the event 'hall' is not excessively large and is setback from the road, such that it is not readily visible from the road. Similarly, parking areas and short-term accommodation sites are set back and well buffered from the road. Therefore, staff would suggest that the proposed development would not impact the rural character of the area.
e) The proposed development may facilitate positive economic development opportunities for local businesses related to the event industry. This may include photographers, florists, artists, caterers, local restaurants, entertainers, instructors, consultants, etc. Several businesses have indicated support for the proposed development, as noted in the summary of public comments.

f) The development offers tourism to the County and Municipality that may encourage new visitors to the area. In addition to the event use, there are existing trails throughout the 40-hectare site that guests would be permitted to access. The EIS, together with a collection of rules and procedures put forward by the applicants, provide numerous recommendations that will be implemented to ensure that natural heritage features on site are adequately preserved and not impacted by the use. Should the OPA be approved, staff anticipate that many of these matters can be adequately implemented through the ZBLA, as well as the site plan approval process, including a site plan agreement.
g) As noted, an EIS has been completed for the lands, which contemplates the impact of the proposed uses on site. County Planning Ecology staff have reviewed the EIS and have recommended that changes and updates be made, which have been addressed by the applicants.

Chapter 2.6 (2) specifies that *"Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted"*. Chapter 3 speaks to the need for providing infrastructure and servicing that is efficient and appropriate for the long-term. While the PPS identifies full municipal servicing as the preferred form of servicing, where unavailable, individual on-site sewage services and individual on-site water services may be used, provided that site conditions are suitable for the long-term provision of such services. In this regard, a Servicing Study has been prepared to support the proposed development. The Study identified that private individual well and septic would be the only feasible servicing option for the proposed development. There are presently one or more old septic systems on the property that should be decommissioned. The Study recommends that one large, central septic system be constructed, which would connect all proposed structures (including accommodation structures and the event hall). This would consolidate the sewage waste to one area of the property and reduce the potential for interference with any surrounding wells, wetlands, etc.

While County staff are generally supportive of the proposed servicing approach, the applicants have indicated that the centralized septic system would be very costly to construct. The applicants have proposed that they be permitted to make exclusive use of on-site portable toilet facilities for a period of up to three years, prior to the installation of the centralized septic system. The applicants have indicated that they are prepared to enter into a formal arrangement as part of the site plan agreement and have advised that they will provide financial securities towards the agreement. Staff are generally supportive of the approach outlined by the applicant, provided that the timeline for the use of portable toilets is limited to a maximum of three years, and that a formal agreement is in place to ensure that a central septic system is installed at the end of three years.

It should be noted that municipal staff did advise the applicants that they may pursue a 'Temporary Use By-Law' (which would permit the establishment of a use on a property that does not exceed three years) and then request formal zoning approval once the recommended septic system is in place. However, given the significant time and expense of the current studies and applications, the applicants have been hesitant to consider this approach.

The PPS also speaks to the wise use and management of resources, including natural heritage features such as Significant Wetlands, Significant Woodlands, as well as protection and management of shared water resources. As noted, a fulsome EIS has been undertaken to

support the proposed development. A fulsome review of natural heritage matters will be undertaken in the following section, related to the policies of the County official plan.

In summary, the application is consistent with the Provincial Planning Statement.

Grey County Official Plan

The subject lands are designated 'Rural,' 'Provincially Significant Wetlands' and 'Hazard Lands' on Schedule A of the County official plan. The proposed event venue would be located entirely within the 'Rural' designation of the property, within a cleared area on the southern portion of the property. The revised schedule A, showing the proposed area to be redesignated, is attached as Appendix A to this report.

Section 5.4.1 of the County's official plan outlines the permitted uses within the 'Rural' designation. It should be noted that in May 2025, Council approved OPA 23, which provided updated policies for uses permitted within the Rural designation. In relation to the subject OPA 22, one of the new uses to be permitted within the Rural designation includes "small-scale special event venues", which are subject to the sizing provisions outlined in Table 9 of the County official plan (i.e., such event venues cannot be larger in size than what may be permitted as an on-farm diversified use). Furthermore, section 5.4.1(13) (of the County plan as revised by OPA 23) outlines numerous new policies that an applicant must conform to, where proposing a new event venue.

The subject application was originally submitted upwards of one year prior to the above-mentioned OPA 23 policies coming into effect. As a result, OPA 23 is not applicable to the proposed OPA 22 development. Therefore, the analysis below largely focuses on the official plan policies that were in effect at the time of submission (i.e., pre-OPA 23), but some references (for information purposes only) are provided with regard to the recently-added event venue policies, to demonstrate how the proposal, if submitted after May 2025, would align with current County official plan policies.

Both the current and previous versions of the County plan permit "resource based recreational uses" and "recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership)" within the Rural designation.

Resource based recreational uses is a defined term within the County's plan as follows:

> *"RESOURCE BASED RECREATIONAL USES must mean those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated commercial and residential uses. Such uses can include water-based recreation, campgrounds, lodges/resorts and skiing/snowboarding facilities."*

The above definition is similarly defined within the Grey Highlands' zoning by-law. It is noted that the above definition does not specifically address 'event uses.' However, the definition does acknowledge that 'associated commercial uses' may be considered as a subset of the larger use. At the pre-submission consultation stage, Grey Highlands' Planning staff confirmed that they would not be looking for a Municipal OPA to support the proposed special event venue. County Planning staff, however, requested a County OPA, given the scale of the initial proposal

and potential impact to surrounding landowners and the natural environment. Furthermore, it is the opinion of County staff that event venues, by their very nature, do not rely on access to natural areas or features. County staff would continue to suggest that the on-site guest accommodation uses are more aligned to the above-noted resource-based recreational use definition (i.e., can be akin to a campground or lodge), and therefore the guest accommodation uses are not included within the area proposed to be designated for the 'special event venue' use.

In the previous version of the County official plan (pre-OPA 23), Section 5.4.2 (8) outlined the requirements for considering a resource-based recreational use prior to approval. To briefly summarize, these policies required that a minimum of 60% of the land area be reserved for the recreational use; that any encroachment or impact to agricultural lands be minimized; that completion of the adequate technical studies be completed; that any recreation-based development be viewed as *compatible recreation* so as not to impact natural heritage features in the area; that a zoning by-law amendment be approved by the municipality; that road access be suitable for all users (including emergency service vehicles); that building code requirements be achieved; and that viable servicing be demonstrated.

While the event venue is not considered to be a resource-based recreational use, the above policies provide a useful framework for considering new uses on rural lands which are proposed to be associated with a resource-based recreational use. Staff would suggest that the applicants have generally achieved the above-noted policy considerations, subject to approval of the concurrent ZBLA by Grey Highlands, and the enactment of a site plan agreement that establishes criteria for operations and servicing. The site plan process would also establish more precise locations for proposed structures and amenity spaces and would ensure conformity with zoning by-law regulations prior to granting of any building permits.

As noted, in May 2025, new policies related to 'small-scale special events' were approved within section 5.4.1(13) of the County official plan. While the subject application needs to be judged on the merits of the policies at the time of submission, these policies provide a helpful policy framework to consider the use if it were to have been submitted as a new proposal after May 2025. To confirm, these policies would require an applicant to provide a description of the facility and types of events proposed; justify compatibility with surrounding land uses, demonstrate how noise and light impacts will be mitigated; impacts to agricultural and aggregate activities; servicing strategies; traffic and parking considerations; and impacts to natural heritage impacts. The OPA 23 policies also recommend that any amplified noise be limited to indoor and enclosed spaces where feasible. Under these policies, the maximum site area for a 'small-scale special event' would be limited to a maximum area of 0.8 hectares for a 40-hectare property.

In the case of the subject application, County staff suggest that the proposal has addressed almost all applicable policy considerations for a new small-scale special event venue under the policies of the above-noted section 5.4.1(13). The only slight variance is the size criterion introduced through OPA 23. The proposed site-specific OPA 22 would limit the event venue area to 1.05 hectares, which is only slightly above what would be permitted within the OPA 23 modified version (i.e.: a maximum of 0.8 hectares) of the County official plan, without the need for an amendment.

As noted, portions of the property are designated as 'Hazard Lands,' including a large pond feature to the east of the future 'event hall.' New development shall generally be directed away

from designated Hazard Lands. It is noted that the proposed development area is adjacent to mapped hazard land features and wetlands. As noted above, GSCA provided comments indicating no objection to the development, provided all structures be located outside of the hazard lands.

With regards to natural heritage matters, Schedule A designates 'Provincially Significant Wetlands' across a large portion of the subject lands,' while Schedule C designates a 'Core Area' and Appendix B identifies 'Significant Woodlands,' water features, and 'Other Wetlands'. Given the substantive natural heritage features on the subject lands, an EIS was requested by Grey County. It should be noted that all event-related buildings (as well as guest accommodations) will be located within existing cleared areas of the property. Some tree removal will be required to install the required fulsome septic system in future. The area identified for the future septic system is partially mapped as 'Significant Woodlands' within Appendix B of the County's Official Plan. However, the EIS notes that this area consists of a relatively small patch of cedar trees that is bisected with existing pathways and is not directly connected to surrounding forested areas. Therefore, the EIS suggests that this section of trees may be partially removed to permit the proposed future septic system without significant impact to species habitat or surrounding ecological features.

The EIS also identified a previously unevaluated wetland in the south-west corner of the property, and established a minimum setback from all wetlands, in addition to various mitigation measures that should be implemented to ensure no negative impacts for natural heritage features. After several rounds of review, Grey County Planning Ecology staff have confirmed that they have no further concerns with the proposed development and submitted EIS. It is noted that Grey County Planning Ecology staff are separately tracking all changes to natural heritage features as recommended through individual environmental impact studies. At a future housekeeping stage, staff intend to update all applicable natural heritage mapping features based on the outcomes of compiled studies.

Similar to the PPS, the County official plan also identifies full municipal services as the preferred form of servicing. County staff agree with the recommendations of the submitted servicing study. Staff conditionally support the applicant's request to delay the installation of a centralized septic system for a period of three years, subject to the requirement for a formal servicing arrangement within the site plan agreement and the collection of adequate securities.

Section 8 of the County's Official Plan provides policies on roads and transportation. It is noted that 12th Concession B is an open and maintained paved public road, under the jurisdiction of the Municipality of Grey Highlands. The closest County Road (Grey Road 13) is located approximately 2.5 kilometres west of the subject lands. Grey County Transportation Services did not provide comments on the subject development. As noted previously, Grey Highlands did not request a traffic impact study (TIS) as part of the proposed development, as staff felt that the application would not meet the threshold for requiring a TIS. Since the time of the original submission, the maximum number of guests to be permitted on site has decreased from an original proposal of 150 at any time, to a maximum of 95 guests up to 12 times per year. Several members of the public have noted potential road safety concerns with the proposal. As more than half of the guests would have the option of being accommodated on-site, and on-site parking is available for up to 41 vehicles, staff anticipate that a TIS for a development of this size would be unlikely to recommend any form of road upgrades as a result of the proposed development. At a site plan control stage, County staff recommend that Grey Highlands

consider opportunities for improved on-site signage related to vehicle movement, parking, etc. to ensure efficient traffic flow and stacking.

Section 9.3 of the County official plan provides criteria to be considered when considering amendments to the County plan. Staff have reviewed this section, including the justification from the applicant's planner and are satisfied that this section has been addressed.

Given the above, County staff would suggest that the development conforms to the goals and objectives of the County's Official Plan.

Legislated Requirements

This application was 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 OPA, 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 and Planning Ecology

☒ External: the public, Municipality of Grey Highlands, Grey Sauble Conservation Authority, External Peer Review, and agencies / public bodies as required by the *Planning Act*.

Appendices and Attachments

- Appendix A – Schedule A mapping
- Appendix B – Draft Official Plan Amendment
- Appendix C – Draft Zoning By-Law Amendment
- Appendix D – Public Meeting Minutes, October 28, 2024
- Appendix E – Grey Highlands Council Minutes, June 18, 2025
- Appendix F – Proposed Concept Plan
- Appendix G – Grey Highlands Planning Report for County OPA

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	PDR-CW-44-25
Title:	Paid Parking Options for the Rail Trail and County Forests
Prepared by:	Sarah Johnson
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	All municipalities in Grey County except the Town of Hanover

Recommendation

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

Executive Summary

Based on Council's direction, County staff have investigated options for paid parking at County-owned recreational properties i.e., along the Rail Trail and County Forests. This report provides a summary of the County's current recreational parking lots, as well as research on other recreational area parking strategies. Staff have also investigated equity and health impacts with the introduction of paid parking system for recreational uses.

Staff are not recommending a formal paid parking program be implemented at this time. Should Council wish to proceed with a membership program or voluntary 'pay what you can' approach to parking at the County's recreational properties, that can be considered. However, such systems may require more staff time and costs than the potential revenue which could be generated.

Background and Discussion

Between the Rail Trail and the County Forests, Grey currently has either a forest or portions of the Rail Trail in eight of the nine member municipalities (i.e., all except for the Town of Hanover). Although the County Forests and Rail Trail are widespread, the County owns and operates relatively few parking areas to serve these recreational amenities. Particularly for those parking areas which require snow clearing, the costs of maintaining these lots can be significant i.e., $10,000 - $25,000 per parking lot per year, depending on the location and the severity of the winter.

At the March 13, 2025 Committee of the Whole meeting, staff presented report PDR-PCD-18-25. A link to this report is in the Attachments section of this report. At the March 13, 2025 meeting, Committee passed the following resolution:

> *"That staff be directed to bring back a report prior to 2026 budget discussions containing options for parking revenue along Grey County trail systems."*

Currently there are four County Forest properties with areas that would be classified as having parking lots:

1. Harkaway,
2. Lily Oak,
3. Camp Oliver, and
4. Kolapore.

In addition to these forest parking areas, there are also two County parking lots along the Rail Trail:

5. Rockford (Grey Road 18), and
6. Markdale (Main Street).

There are also some parking lots which help serve County trails that are maintained by other organizations including trail user groups or conservation authorities. For example, the County co-funded a parking lot at the Massie County Forest in 2024, but that lot is on land owned and maintained by the Grey Sauble Conservation Authority (GSCA) which also owns a connected forest. The Glenelg-Nordic Ski Club maintains a parking lot on privately owned lands adjacent to the County Forest. Some municipalities also have municipal parking lots near the Rail Trail which get used for trail user parking, though not specifically designated as Rail Trail parking.

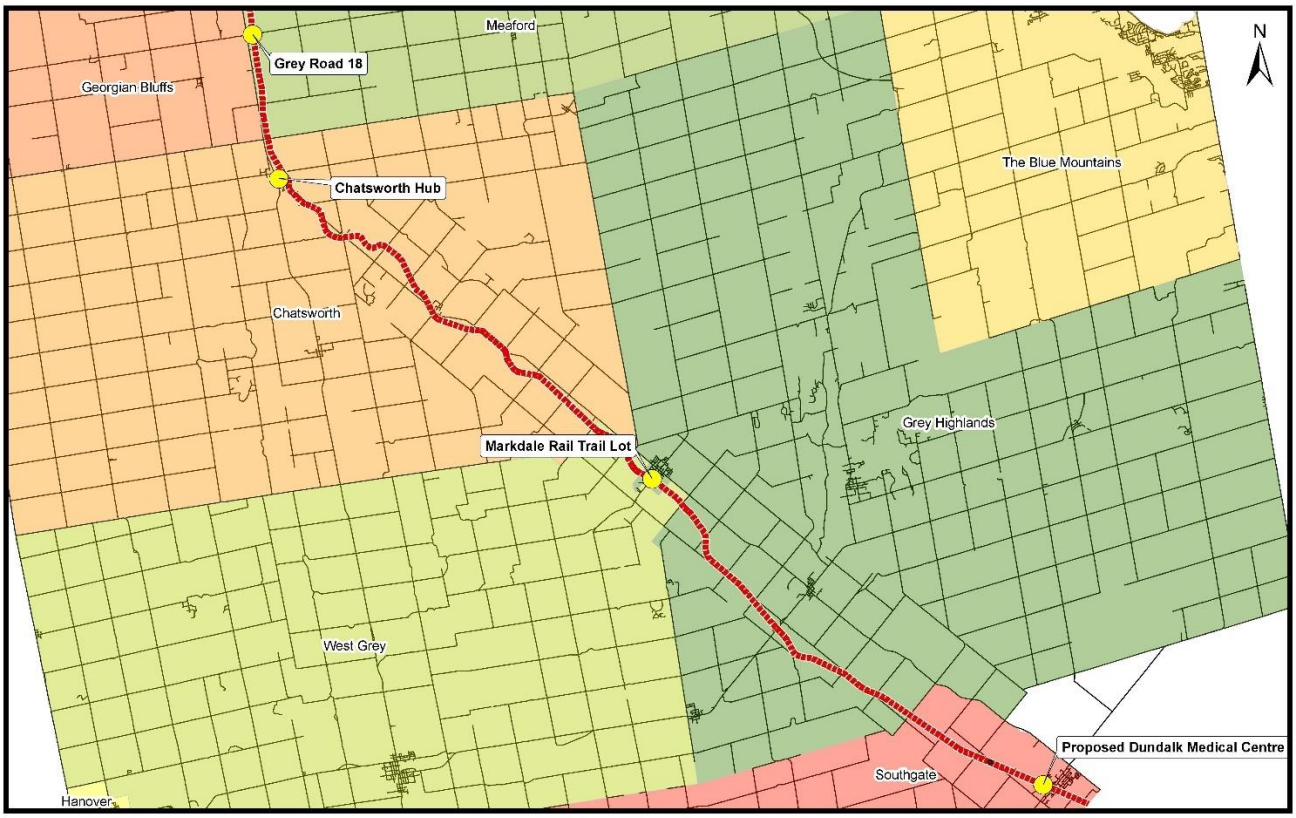
As part of the land transfer agreement with the Township of Southgate for the proposed medical clinic, there is also proposed to be a parking lot in Dundalk adjacent to the Rail Trail. This parking lot has not yet been constructed.

The Recreational Trails Master Plan (RTMP) promotes the establishment of parking opportunities for the Rail Trail and County Forests. It is silent on direction as it relates to implementing any kind of payment program, or funding mechanisms for such parking.

Map 1 below, shows the parking areas noted along the Rail Trail.

For the purposes of this report staff have only evaluated those properties where there are established parking areas:

- not on the roadside (e.g., on the shoulder),
- not simply the entrance to the Rail Trail or County Forest (e.g., a driveway with no identified parking),
- that can accommodate more than two vehicles, and
- that are owned and maintained by the County.



Map1: Parking Along the Rail Trail

Rail Trail Parking Lots

The Rail Trail permits hiking, cycling, equestrian, all-terrain vehicles (ATV), off-road motorcycles, and snowmobiles. For ATVs, off-road motorcycles, and snowmobiles, club membership is required in the respective ATV, off-road motorcycle, and snowmobile clubs.

Snowmobiles are permitted along the entire duration of the Rail Trail in winter months, while ATVs and off-road motorcycles are only permitted south of Rockford in non-winter months.

Rockford Parking Lot

The County constructed a gravel parking lot in 2023, which can accommodate 10+ vehicles. The lot is located on the south side of Grey Road 18, just east of Highway 6 & 10, in the Municipality of Meaford, as shown in Photo 1 below. This lot is the starting point (heading south) on the Rail Trail for both the Dufferin Grey ATV Club as well as the Ontario Federation of Trail Riders (OFTR) off-road motorcycles on the Rail Trail. The County's parking lot is currently not maintained in the winter months.



Photo 1 – Grey Road 18 Parking Lot

Markdale Parking Lot

Parking in Markdale is a gravel lot, which can accommodate 50+ vehicles. The lot is located on the south-east side of Grey Road 12 (Main Street West), in Markdale, in the Municipality of Grey Highlands (see photo 2 below). It was not maintained in the winter beginning in the winter of 2024/2025, but had been maintained by the County in winters prior via contract with a local plow operator. Although the ATV Club does not maintain the parking lot, they had paid to have a porta-potty at the lot during spring, summer, and fall, as part of their agreement with the County. Prior to its use for recreation purposes, it was used as overflow parking by Chapmans Ice Cream.

The County has also been investigating whether a portion of this land could be used for a future affordable housing build. Should the land be used for future housing, the intent would be to still try to maintain some of the lands for trail parking.



Photo 2 – Aerial Photo of Markdale Parking Lot

County Forest Parking Lots

Harkaway Parking Lot

This lot is very rudimentary and also used as a staging area when harvesting activities are occurring in the forest. Access to the lot is from the Euphrasia-Holland Townline, and the lot is in the Municipality of Grey Highlands (see photo 3 below). The lot is mainly a grass surface which can accommodate 10+ vehicles. This lot is not maintained in the winter and has not had any gravel added to the surface.

The property is included in the Dufferin Grey ATV Club trail system, and the property permits walking, ATV use, and snowmobile use in the winter months. Both ATV and snowmobile use require club membership/permits. Harkaway is the only County Forest which permits ATV usage.



Photo 3 – Aerial Photo of Harkaway Parking Lot

Camp Oliver Parking Lot

This parking lot is also very rudimentary with a grass/gravel surface. The lot is accessed from Southline in the Municipality of West Grey (see photos 4 and 5 below). This lot can accommodate 4-5 vehicles and is not maintained in the winter. It was originally a staging area for forest harvests. When upgrades to the forest property occurred in 2010, gravel was put down in the area. No additional improvements have been made since that time.

The property is included in the Ontario Federation of Snowmobile Clubs (OFSC) District 9 trail system. Camp Oliver also permits hiking, equestrian, snowshoeing and snowmobile (with membership/permit).

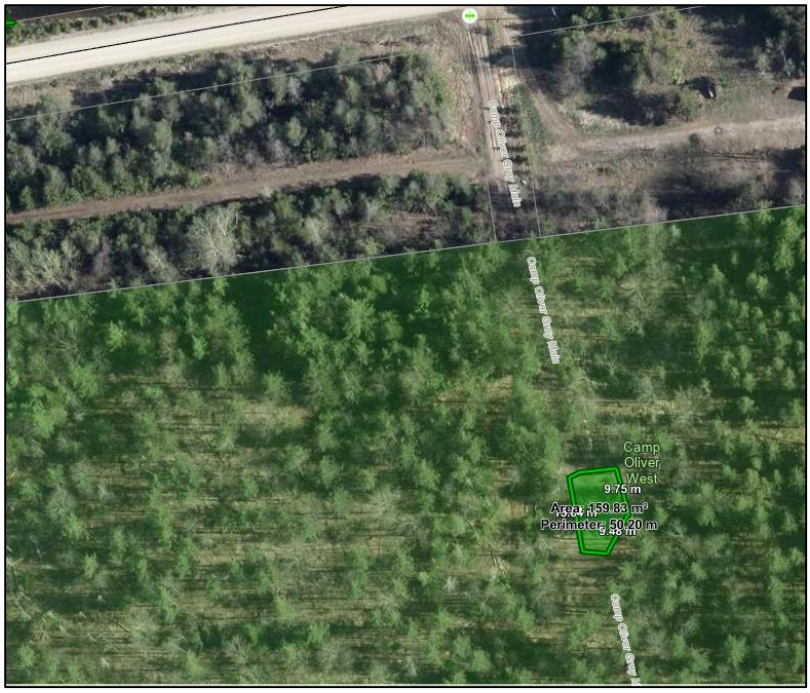


Photo 4 – Aerial Photo of Camp Oliver Parking Lot



Photo 5 – Camp Oliver Parking lot

Lily Oak Parking Lot

The Lily Oak lot is also a very rudimentary parking area with a gravel/grass surface. This lot is accessed from Concession 10, in the Township of Chatsworth (see photo 6 below). The lot can accommodate ~5 vehicles and is not maintained in the winter. It was originally a staging area and when upgrades to the forest property occurred in 2012, gravel was put down in the parking area. No additional improvements have been completed since this time.

The property permits hiking, equestrian, and snowshoeing. No motorized uses are permitted in Lily Oak.



Photo 6 – Aerial Photo of Lily Oak Parking Lot

Kolapore Parking Lot

This paved parking area was constructed in 2022 (improved from a previous gravel parking lot on-site). The parking is accessed from Osprey-The Blue Mountains Townline, on the west side of Grey Road 2 in the Town of The Blue Mountains (see photos 7 and 8 below). The lot can accommodate 23 vehicles. Previously it was used as a staging area for harvesting activities in the forest.

The property is included in the Kolapore Wilderness Trails system, and the property permits walking, biking, cross country skiing, and snowshoeing (in designated areas). No motorized uses are permitted in Kolapore.



Photo 7 – Aerial Photo of Kolapore Parking Lot



Photo 8 – Kolapore Parking Lot

Municipal and Conservation Authority Parking

In response to the direction from Council on March 13, 2025, staff researched options for potential paid parking, including looking at other municipal and conservation authority

approaches on recreational lands. A summary of some of the options being used locally has been included below. In looking at municipal options, staff generally did not evaluate downtown parking where parking meters or municipal parking lots may be used (except where the same system was used for downtown lots and recreational properties).

Neighbouring Counties

Staff confirmed with Bruce, Dufferin, and Simcoe that these counties do not charge for parking for any forest properties or rail trail parking areas.

Town of The Blue Mountains

To better manage public parking throughout the community, the Town implemented a paid parking program. All paid parking locations are clearly identified by signage. There are also free public parking lots throughout the community.

Council provided direction to establish a paid parking program for waterfront and recreational properties, but they did not want to charge residents who already pay property taxes to support the Town and its amenities. Additional parking revenue would help to offset the cost of visitors from tourism. Passes are obtained by registering license plates online or at Town Hall. Plates must be re-registered each year.

The Town uses a program called HonkMobile, which is an app that provides the ability to pay for parking online. All paid parking lots are clearly identified by signage. The program is enforced through the Town's by-law enforcement staff. A QR Code is scanned on the parking lot signs and it accesses the HonkMobile app. The main revenue generators in the program are the waterfront properties. The HonkMobile app charges a fixed monthly fee as well as a credit card processing fee.

Municipality of Meaford

At Memorial Park, Meaford has paid parking for non-residents. For residents, parking is free with proof of residency. Residents can fill out an online registration application to self-register or register in-person at the park office. For non-residents, the following parking rules are in effect.

- Paid parking is in effect from May 1 to October 31, between 10:00 a.m. and 6:00 p.m.
- Fees: $10 per day or $100 for a season pass.
- Purchase passes using the Honk app or by scanning QR codes located throughout the park.

It is noteworthy that Memorial Park has a park office at the entrance to the park which distinguishes it from many other municipal parking areas, and from the County's recreational properties which have no such offices or controlled entry features.

City of Owen Sound

Owen Sound has camping at both Harrison Park and at Kelso Beach. Both sites have paid campsites which require bookings, but also have free parking spots for visitors and day users. Similar to Memorial Park in Meaford, both Harrison Park and Kelso Beach have a registration booth or hut at the entrance to the camping areas.

New in 2025, the City also has a paid parking fishing derby camping pass, which is required for camping in other designated areas of the City, but only applicable during the fishing derby in late August and early September.

Saugeen Valley Conservation Authority (SVCA)

In late 2022 SVCA began their membership program. The membership program gives day use access to all SVCA properties. The program charges $5/day or $55/year for a pass. This program replaced the MacKay Pay program that was discontinued because the company ceased operations. One of the reasons for a membership program over a parking program is that it changes the expectation for a certain level of service of an amenity (i.e., with paid parking comes a higher service expectation level).

SVCA currently does not use an app to manage their membership program. SVCA printed their own signage with QR codes to be installed at parking areas. Similar to Grey County properties, most SVCA recreational properties do not have a gate or registration booth at the entrance. According to SVCA staff, the program does not currently generate a lot of revenue, since the program began in fall 2022 and up until June of this year the total revenue has only been $18,690 (an average of $4,672.50 per year). SVCA does not have dedicated staff informing users of the requirement. This program is applicable to both residents and non-residents.

In the winter months SVCA maintains 3 parking areas.

Note: all three conservation authorities that staff spoke to had used MacKay Pay parking until it ceased operations in 2023. They have all since been using different programs to manage parking on their properties.

Nottawasaga Valley Conservation Authority (NVCA)

NVCA does not charge gate fees as they do not have the staffing for gate houses or resources to purchase automated gates. They do charge for parking at the conservation area parking lots, and the team does enforcement while doing other property checks and maintenance.

NVCA currently uses Hotspot, which is an app-based tool similar to HonkMobile app. The current rates are $10/day or $70/year. According to NVCA staff, they have been quite happy with the Hotspot services, as it has great reporting capabilities and customer service. Initially NVCA printed signage with fees listed. However NVCA has since been switching to QR codes to ensure the most recent fees are always used, without needing to update the signs every time the fees change.

In the winter months NVCA maintains 2 parking lots and a portion of one (6 cars) and 1 is plowed by contractor; last year they used 30% of revenue on snow removal.

Grey Sauble Conservation Authority (GSCA)

GSCA first began their program in 2015 with MacKay Pay, over the years they added properties to the list and increased their rates. For those properties with gates/booths, it was used when gate staff were not present. From 2015 – 2020, for properties where a gate staff was present, visitors would pay with cash or card, but cash is no longer accepted at any property. The 2025

rates for passes with GSCA are $5/day or $45 for a resident season pass, $80 for a non-resident pass. Last year the estimated total revenue was $320,000.

After MacKay Pay ceased operations, GSCA decided to do their own internal system using Square, which uses a fee per transaction. The fee per transaction varies depending on how the payment is made (i.e., using a card on site or using Apple Pay or Google Pay). GSCA created their own Square store on their website and created their own signage for parking. When a gate attendant is not present, a visitor scans a QR code that takes them to their site to make payment. If a gate attendant is present, they have a Square terminal to take payment by credit card right there. Square does require an internet connection to run. There are some properties that have service issues and therefore payments can't be made on phones and must be purchased in advance. The revenue from these programs covers the cost of the program, including the staffing, as well as generating revenue to put back into the budget. Compliance for the programs is 100% when staff are present on site, but staff are uncertain of compliance rates for sites without staff on-site.

Properties in this program include Inglis Falls, Bognor Marsh, Old Baldy, Hibou, Spirit Rock, Bruce Caves, Eugenia Falls, Ainslie Wood, and Christie Beach. A number of these sites have large visitor volumes, and in some cases gates / staff attendants on-site for portions of the year. For those higher traffic sites, they can generate significant parking revenue. From a comparison perspective, there isn't a GSCA property which is a directly akin example to Grey's recreational properties, but arguably Ainslie Wood would be the closest. However, Ainslie Wood has features beyond Grey's forests/trail properties. In addition to a gravel parking lot, Ainslie Wood has amenities including a vaulted privy, pavilion, and beach (no staff present on site). In 2024 the gross revenue was $1,150.00 at the Ainslie Wood site.

GSCA maintains only their Administration building lot and the lot at Inglis Falls during the winter months. They have partnerships or agreements in place with clubs for some of the other GSCA properties for winter maintenance.

Grey Bruce Health Unit Research

In addition to the research above, County staff also reached out to the Health Unit regarding equity matters, and the potential impacts of a paid parking system on parking areas as it relates to physical health. Health unit staff provided the following comments regarding the impact of fees on public recreational spaces.

> *"Research considering the impact of entrance fees for [urban] green spaces highlights entrance fees as a barrier particularly for low-income populations. There is also some evidence to show that the impact of user fees for the use of public recreation can be mitigated by subsidizing recreation services for low-income households and other equity seeking groups such as seniors, immigrants and refugees. Finally, there is research that supports significant cost savings to the healthcare system resulting from the increase in physical activity that could result from equal access to greenspaces."*

Based on the above, the introduction of paid parking can be a barrier to public recreational areas, which serve to promote physical activity which is a cost savings to the healthcare system.

County staff would caveat the above comments by noting that some of the users in Grey seeking parking options are motorized vehicle users such as ATVs, snowmobiles, and off-road

motorcycles. The heath benefits spoken to above by the Health Unit are referring more so to active transportation users such as walking, hiking, cycling, snowshoeing, and cross-country skiing.

Considerations for Paid Parking at Grey County Recreational Properties

Of the County-owned parking lots profiled earlier in this report, should Council determine a paid program be established, staff would only recommend that the Markdale, Rockford, and Kolapore lots be considered for paid parking at this time. These three lots have been improved and can be maintained more easily than the other County lots profiled.

The Harkaway, Lily Oak, and Camp Oliver lots are very rudimentary and are not maintained beyond regular inspections and have not been maintained in winter months. The recreational features associated with these properties are limited to the forests and trails, with no other amenities provided beyond these small parking lots. The maintenance of these three lots is currently not at a level which should be considered as requiring payment for their use. Similar to the comments above in the SVCA section, with respect to an expectation of a higher level of service when paid parking is implemented, County staff do not believe these three lots would match that expectation.

Comparing the noted County-owned parking areas to the agencies and municipalities listed above isn't ideal as they are considerably different. The other parking areas often include additional amenities i.e., washrooms, pavilions, boardwalks, additional interpretative signage, etc. In many of the more visited conservation authority sites, they may also have additional natural features i.e., waterfalls, significant rock formations, waterfronts, etc. which attract more visitors and would justify the establishment of parking fees in these areas. The County properties listed above do not generally have additional amenities and as notable natural features. As such, the visitor numbers although undocumented, are significantly lower than many of the comparators evaluated above. Staff would further reiterate that the neighbouring counties profiled do not charge for their recreational property parking.

County staff are employing trail counters this summer to establish a baseline for use of these parking areas, but these counters will not distinguish between tourism-based visitors or local residents. Anecdotally, County staff believe many of the County Forest visitors will be Grey County residents. On the Rail Trail, staff believe the trail is still heavily used by residents, but that some cyclists, equestrian riders, ATVers, snowmobilers, and off-road motorcyclists may travel from outside the area.

As per the above-noted research, some areas charged separate resident vs. non-resident fees (or parking was free for residents). Should Council direct the implementation of a paid system, staff would also need to understand if the intent was for residents to be required to pay for access, or just those visiting as this could impact revenue significantly. If paid parking is to be implemented at certain locations on County properties, there are some items that should be considered:

1. Should there be a discounted rate/no fee for residents of Grey?
2. If there is a discount rate or no fee for residents, there would need to be some administration for residents to register for their discount (most likely on-line).

3. If no discount rate, should there be a rebate program for those with lower incomes, so that this fee doesn't become a barrier for recreation and overall health?
4. Should the paid parking fees be applied annually or just during the winter months?
5. The introduction of a program may create a need for additional staff to monitor / enforce the sites for compliance.
6. Would a program of this nature sustain itself or provide meaningful revenue at this time?

Based on the research completed, staff do not believe there are sufficient amenities, natural features, and estimated tourism traffic at these locations to implement a program for parking at this time. The cost of setting up the system, as well as monitoring or enforcement, is likely to exceed any revenue generated from the system. As the sites are monitored it could be revisited in the future, however, it does not seem appropriate at this time to introduce paid parking.

Other Potential Options for Parking Revenue

Should Council not opt to pursue a formal paid parking system, there are two other options which could be explored.

1. Implement a membership program like SVCA, or
2. Implement a voluntary 'pay what you can' parking system.

Option # 1 would be very similar to what SVCA currently has. While staff are supportive of this option in principle, it is questionable as to whether the County properties currently have the level of visitors and amenities needed to incentivize someone to sign up for an annual membership. There are costs and staff time associated with administering such a membership program and updating signage.

Based on the above, option # 2 may be preferable in this regard. Under this option, payment would be strictly voluntary and could include either a suggested parking amount (e.g. $5.00), or a pay what you can type approach. County staff could add signage to those County properties with parking, which would include a QR code whereby someone could choose to pay as they see fit, but would not be required to do so. While revenues may not be the same as an enforced user pay system, this system would use less staff time/resources, beyond the initial signage and web set-up. The other benefit would be that it wouldn't be exclusionary to users with less financial means. A model such as this is not without precedent and has been used by some museums or galleries as an 'entry fee'. There would be costs associated with this model to (a) update the signage, and (b) process the payments (i.e., a transaction cost for each payment processed).

Staff are not recommending a formal paid parking system, a membership program, or voluntary 'pay what you can' parking system be implemented at this time. With respect to the membership program, or voluntary 'pay what you can' parking system, should Council support either of these options, County staff will monitor revenues and report back to Council. Depending on revenue levels, and trail user rates, it may be worth re-investigating paid parking options at a later date. Of these two options, the voluntary 'pay what you can' parking system is preferable to the membership program.

Legislated Requirements

Section 11(3)8 of the *Municipal Act* authorizes municipalities to pass by-laws respecting parking, except on highways.

Section 391 of the *Municipal Act* provides municipalities with the ability to pass by-laws imposing fees or charges. Should the County seek to implement paid parking, an update would be needed to the Fees and Service Charges By-law.

Financial and Resource Implications

Should Council direct, there will be a cost to implement and administer a paid parking system (required or voluntary) or a membership program. In a required payment system, there could also be the need for additional staff to help manage the locations for compliance. Staff support will be required from various departments to create a model that would work to receive the funds. This includes the creation and production of signage (estimated cost of one sign and post is $133 + installation costs), a web-based platform, finance approved payment system, and ongoing monitoring of these aspects. As noted above, staff believe that the implementation and administration costs could be more than the potential parking revenue generated.

There are very few online payment models within Grey. Currently direct payments made by individuals to Finance are not received online, only payment via card (in person or over the phone), cash or cheque are accepted. Organizations the County does business with can register for Electronic Funds Transfer.

Some departments like Housing and Long-Term Care have their own platforms for receiving rent payments online. Grey Roots has a voluntary online donation option that is run using Stripe as the payment processor and it is integrated into Drupal Webforms. The fee structure for Stripe is 2.9% + $0.30 per successful transaction for domestic cards. The same model is also used in Planning to accept payment for Natural Heritage Review fees.

Depending on the direction of Council there will be a need to work with staff in various departments to create and use a model that is feasible for the current staff complement as well as within the budget.

Relevant Consultation

☒ Internal: Legal Services, Finance, Information Technology, Grey County Forest Manager, Grey Roots

☒ External: Bruce County, Dufferin County, Simcoe County, Town of The Blue Mountains, Municipality of Meaford, City of Owen Sound, Grey Sauble Conservation Authority, Saugeen Valley Conservation Authority, Nottawasaga Valley Conservation Authority, Grey Bruce Public Health

Appendices and Attachments

Rail Trail Parking Options - PDR-CW-18-25.pdf

Committee Report

To:	Warden Andrea Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	CSR-CW-12-25
Title:	Affordable Housing Funding for Lutheran Social Services Affordable Housing Build
Prepared by:	Anne Marie Shaw, Director of Community Services
Reviewed by:	Niall Lobley, Deputy CAO
Lower Tier(s) Affected:	Owen Sound

Recommendation

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

Executive Summary

On February 23, 2023, Grey County Council approved $1,600,000 in capital funds from the Affordable Housing Fund and $1,400,000 in operating funds over 20 years to be used to support a 40 unit affordable and market rent build for seniors by Lutheran Social Service Owen Sound (LSSOS). Lutheran Social Services Owen Sound has been approved for the remaining funding required through the Affordable Housing Fund through Canadian Mortgage and Housing Corporation and requires an agreement with the County of Grey for the approved capital and operating funding.

Background and Discussion

LSSOS is a non-profit housing provider that provides affordable housing for seniors, those with low income or living with disabilities. The organization has been in operation for over 30 years

and is governed by a board of directors. As the waitlist for affordable seniors housing continues to grow, LSSOS became interested in creating more affordable housing on their current non-profit housing site located at 3rd Avenue East Owen Sound.

The proposed 40 units of housing will be for seniors on the Grey County Community Housing Wait List. The build will be a six-floor apartment building. There will be 35 one-bedroom units and 5 two-bedroom units. The land is donated from LSSOS. The units will be energy efficient with the use of energy saving appliances, high levels of insulation in the building to reduce heating and cooling costs, and ground source heat pumps for heating. Universal design will be followed for accessibility and there will be 30 accessible units.

LSSOS worked with local firm G.M. Diemert Architect Inc. to determine a cost estimate for the build. The total cost for the 40-unit apartment building is estimated to be $17,310,000.

Funding

On February 23, 2023 Grey County Council approved $1,600,000 in capital funds from the Affordable Housing Fund to be used to support a 40 unit affordable and market rent build by Lutheran Social Service Owen Sound (LSSOS). Council also approved a total of $1,400,000 to provide an annual subsidy for 20 years to assist with operating costs.

LSSOS has successfully secured the remaining funding required through the Affordable Housing Fund through the Canada Mortgage and Housing Corporation for the 40-unit build.

As part of the National Housing Strategy, the Affordable Housing Fund provides funding to facilitate the construction of new permanent affordable housing units for people and populations who are in severe housing need. The program provides upfront capital in the form of a contribution and a low interest loan for a build so lower rents can be achieved to meet the needs of residents in lowest income brackets.

As LSSOS has qualified for the CMHC funding and is now ready to sign an agreement for the Affordable Housing Funding, LSSOS requires an agreement with Grey County for the approved capital and operating funding.

Staff recommend entering into an agreement with LSSOS for the capital funding dependent on the remaining project funding being secured and the operating funding being forwarded only with proof of occupancy.

Financial and Resource Implications

Capital funds of $1,600,000 will be disbursed according to timelines of an agreement based on the progress of the build. The agreement will be in the form of a forgivable loan over 20 years and secured by a mortgage registered on title. These funds were unbudgeted for 2025 as it was unknown as to when the project would move forward.

The unbudgeted capital funds will come from the Affordable Housing Fund Reserve. The reserve balance on January 1, 2025 was $924,438 and is projected to be $2,046,594 at the end of 2025 before accounting for this transaction.

Staff will also look at the possibility of Canada Ontario Community Housing Initiative funds but cannot supersede the $1,600,000 due to other commitments for the funding.

Operating funds totaling $1,400,000 will begin when the building is completed. Funds will be disbursed quarterly from the County for the next 20 years based on an operating agreement and will be included in future operating budgets.

Relevant Consultation

☐ Internal (list) Finance

External LSSOS, CMHC

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	CSR-CW-26-25
Title:	Transitions to Permanent Housing Pilot Project Funding
Prepared by:	Josh Gibson, Manager of Housing Programs
Reviewed by:	Anne Marie Shaw, Director of Community Services
Lower Tier(s) Affected:	

Recommendation

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

Executive Summary

The County applied for funding for a pilot project through the Canadian Alliance to End Homelessness (CAEH) funding initiative called the “Homelessness Reduction Innovation Fund” (HRIF). The pilot project focuses on reducing the number of individuals who return to homelessness following a successful housing placement by providing a higher level of case management support. Staff are asking Grey County to enter into an agreement for funding with the Canadian Alliance to End Homelessness and that the agreement be signed prior to County Council approval to meet start date of October 1, 2025.

Background and Discussion

The Canadian Alliance to End Homelessness (CAEH) is a national movement focused on ending homelessness in Canada by supporting and mobilizing communities to implement proven solutions and advocate for policy changes. CAEH through an expression of interest process sought ideas for projects aimed at reducing homelessness by increasing move-ins to housing or decrease inflow to the homelessness system. To be considered eligible, the applying

community must be the community lead for the area and have a Quality By Name List approved by CAEH, both criteria which Grey County met.

Grey County proposed Transitions to Permanent Housing Pilot through the expression of interest to address a gap in local services. Currently, individuals from the Grey County By Name List (BNL) are housed without sufficient ongoing case management. This project aims to fill that gap by expanding housing supports, reducing evictions among newly housed chronically homeless individuals, and decreasing returns to homelessness.

The project is expected to start October 1st, 2025 and conclude September 30, 2026.

Project Goal and Description

The Project goal is to lower the rate of return to homelessness by more than 50% after securing a housing opportunity directly from the BNL. In 2024, Grey Counties BNL had 99 Households experiencing chronic homelessness move into Housing, with a rate of return to homelessness of 30% during the same period.

This initiative proposes two full-time temporary Housing First Case Coordinators to support households transitioning from the By-Name List (BNL) into housing. Currently, this support is lacking, with emergency outreach staff handling follow-ups without dedicated time or resources.

Each Case Coordinator would support 12 households at a time, offering intensive, 6-month support including:

- Regular in-person check-ins
- Crisis management and tenant education
- Referrals to community services (income support, food, healthcare, employment)
- Help setting up housing (furnishings, utilities, etc.)
- Ongoing landlord communication to maintain tenancies and encourage landlords to engage with the system in the future to increase the supply of rental opportunities

Households would also receive a rental supplement and a $250 engagement incentive for the first 6 months to ease their transition and encourage participation in the pilot project.

The pilot project would support 48 households over its duration and aims to highlight the critical role of sustained Housing First support in ensuring long-term housing stability.

Financial and Resource Implications

Total funding under this agreement is $362,420, the table below provides a breakdown of the pilot budget.

Item	Budget
Two Case Coordinators	$216,000
Rent Supplements	$72,000
Housing Rental Readiness Costs	$30,000

Program Supervision	$20,000
Data Collection	$11,420
Computers and Cell Phones	$8,000
Travel	$5,000
Total	$362,420

This program is not included in the 2025 budget as funding was unknown in fall of 2024. All unbudgeted 2025 costs will be funded from unbudgeted grant revenue and the 2026 portion will be included in the 2026 budget. All costs will be fully funded through the grant, resulting in no levy impact to the County. Additionally, the supervision and data collection will be completed by existing Homelessness Prevention Program (HPP) Staff, which will result in savings of $31,420 to the HPP budget. These savings will be used to increase the capacity of the Short-Term Shelter Program.

Relevant Consultation

☒ Internal (Finance, HR)

☐ External

Appendices and Attachments

HRIF Agreement

HRIF Data Sharing Agreement

THIS AGREEMENT made this ___ day of ____, 2025,

BETWEEN

CANADIAN ALLIANCE TO END HOMELESSNESS
(hereinafter referred to as "CAEH")

AND

THE CORPORATION OF THE COUNTY OF GREY
(hereinafter referred to as "the Agency")

WHEREAS the Canadian Alliance to End Homelessness ("CAEH") entered into the Reaching Home: Canada's Homelessness Strategy, Homelessness Reduction Innovation Fund (HRIF) Community Capacity and Innovation Stream Contribution Agreement with the Government of Canada, effective February 21, 2025, whereby the Government of Canada ("Canada") agreed to engage CAEH to administer and implement the HRIF to support communities to test, implement, document, and share innovative, system-level interventions that achieve measurable reductions in community-level homelessness;

AND WHEREAS the Agency shall receive Funding, under the HRIF as administered by CAEH, and herein agrees with CAEH on the terms and conditions of the Funding to support the Agency in the development and use quality data to identify trends and remaining gaps in their local systems (e.g. lack of outreach services, insufficient housing supports, or specific types of prevention programs), and to test ways to accelerate homelessness reductions through the CAEH's continuous improvement methodology aimed at measurably reducing homelessness (the "Project", as described in Schedule "A").

NOW THEREFORE, in consideration of the terms and conditions herein, and other good and valuable consideration, the Agency and CAEH agree as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Unless the context requires otherwise, the expressions listed below have the following meanings for the purposes of this Agreement:

a) "Business Day" means 8 am to 5 pm Mountain Time, Monday to Friday;

b) “Canada” means His Majesty the King in Right of Canada as represented by the Minister of Housing, Infrastructure and Communities (Government of Canada);
c) “Deliverables” means the data and work product resulting from the Project as specified in Schedule “A”;
d) “Funding” means monies from the HRIF payable to the Agency pursuant to this Agreement;
e) “Intellectual Property” means any (i) any invention, trademark, copyright, industrial design, trade secret or confidential information; (ii) any right to apply for the registration of same, any application for same or any registration of the same, including without limitation, any patent application, patent, trademark application, trademark registration, copyright application or copyright registration; or (iii) any other intellectual property or industrial property right anywhere in the world and which shall include, without limitation, any right in any cause of action relating to any of the foregoing.
f) “Party” or “Parties” means CAEH and the Agency or any one of them;
g) “Project” means the specific innovative improvement project, as described in Schedule “A”, that has been approved as part of the HRIF by CAEH and is the subject of this Agreement;
h) “Project Period” means that period specified in section 2.1;
i) “Quality By-Name Data” means By-Name Data that has been reviewed and confirmed by CAEH using a number of tools. By-Name Data is real-time data of all known people experiencing homelessness in a community.

2. TERM

2.1 This Agreement shall come into effect on **October 1, 2025 (the “Effective Date”)** and end on **September 30, 2026** (the “Project Period”), unless terminated on a prior date in accordance with the terms of this Agreement.

3. PURPOSE OF FUNDING

3.1 The Agency shall use the Funding only for the Project outlined in Schedule “A”. Under no circumstances whatsoever shall the Agency use the Funding for any other purpose, unless agreed to in writing between the Parties.

4. FUNDING AND PROJECT PAYMENTS

4.1 The Funding for the Project is a maximum amount of **$362,420**. Under no circumstances whatsoever shall CAEH be obligated to the Agency for any additional monies that exceed the maximum amount stated.

4.2 Payment details are set out in Schedule "A".

4.2 Payments are conditional upon the Agency's compliance with all terms, conditions and warranties of this Agreement.

4.4 Funding is dependent on the continued funding from Canada to CAEH pursuant to its agreement with Canada for the HRIF. Payments to the Agency may be cancelled or reduced in the event that Canada cancels or reduces its funding under the HRIF.

5. REPAYMENT OF FUNDING

5.1 Upon CAEH's written demand, the Agency shall repay to CAEH the amount of the Funding provided to the Agency to which the Agency is not entitled, including without limitation any payments:

a) made in error;
b) made for costs in excess of the amount actually incurred for those costs; and
c) that were used for costs that were not eligible for reimbursement under this Agreement.

6. AUDIT

6.1 When requested to do so, the Agency shall permit representatives of both CAEH and Canada to access the Agency's business premises and business site to access, review, and possibly audit, the books and records associated with the Project and to monitor and inspect the administration of the Project.

7. PROJECT RECORDS

7.1 The Agency will maintain and retain proper and accurate financial accounts and records in accordance with generally accepted accounting principles including, without limitation, all expenditures, invoices, receipts, vouchers and statements

associated with the Project that is being funded for a period of at least six years after the end of the Project Period.

8. REPORTING EXPECTATIONS

8.1 The Agency shall submit reports to CAEH on progress, outcomes, deliverables, and expenditures as outlined and by the deadlines noted in Schedule "A".

8.2 The Agency shall provide such other reports related to the Project, outcomes and results as may be specified by Canada in any reporting guideline or instructions provided to CAEH by Canada, or as may be specified in the administration of the HRIF.

9. DEFAULT

9.1 Each of the following constitutes an event of default:

a) CAEH determines, in its opinion, that the Agency is in breach of its obligations under this Agreement;
b) The Agency becomes bankrupt or ceases to operate;
c) CAEH determines, in its opinion, that the Agency has failed to proceed diligently with the implementation of the Project, except where such failure is due to causes which, in the opinion of CAEH, are beyond the control of the Agency;
d) The Agency makes false or misleading representations or statements to CAEH in connection with this Agreement; and
e) The Agency assigns, attempts to assign, or is deemed to have assigned this Agreement contrary to the prevision of section 18.

9.2 In the event of default or the reduction of funding by Canada under the HRIF, and in addition to any other remedies set out herein or otherwise applicable at law, CAEH may immediately stop Project payments to the Agency.

10. TERMINATION

10.1 This Agreement may be terminated by either party upon giving written notice at least 30 calendar days.

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10.2 CAEH, without liability, cost or penalty, may terminate this Agreement immediately upon giving written notice to the Agency if the Agency commits an event of default as set out in Section 9.1 herein.

10.3 In the event of a termination or reduction in HRIF funding, the Agency shall refund to CAEH any monies advanced by CAEH for the Project and not expended.

11. COMPLIANCE WITH APPLICABLE LAWS

11.1 The Agency shall carry out the Project in compliance with all applicable federal, provincial and municipal laws, bylaws and regulations, including any environmental legislation and legislation related to human rights and to the protection of information and privacy. Prior to the commencement of the Project, the Agency shall obtain all permits, licenses, consents and other authorizations that are necessary to carry out the Project.

11.2 The Agency shall ensure that its directors, officers, employees, contractors and volunteers are familiar with the obligations of the Agency with respect to this Agreement and all applicable federal, provincial and municipal legislation, regulations and bylaws.

12. PUBLIC ACKNOWLEDGEMENT OF CONTRIBUTION AND PRESS RELEASES

12.1 The Agency shall give appropriate recognition of Canada's contribution to the Project being carried out in its publicity and signage relating to the Project, including any information provided to the public on any website maintained by the Agency.

12.2 The Agency will notify CAEH in writing at least 20 business days in advance of any and all communications activities, publications, advertising and press releases planned by the Agency relating to the Project.

12.3 The Agency shall, as directed by CAEH, cooperate with representatives of Canada during any official news release or ceremonies relating to the announcement of the Project.

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13. LIABILITY

13.1 The Agency acknowledges and agrees that CAEH shall not be liable in any way to the Agency for any damage, loss or injury, or any costs or expenses that may be incurred because of any such damage, loss or injury that may occur in the furtherance of this Agreement.

13.2 Neither Party shall be liable to the other for any loss, claim or damage because of any delay or failure in the performance of any obligation hereunder, directly or indirectly caused by or resulting from: acts of God: acts of terrorism, acts of third persons, strikes, embargoes, delays in the mail, transportation and delivery, power failures and shortages, weather conditions, or other causes beyond the reasonable control of such Party.

14. INSURANCE AND INDEMNITY

14.1 The Agency shall arrange and maintain, during the Project Period, appropriate comprehensive general liability insurance coverage, with a minimum of $2 million coverage and 'errors and omissions' coverage, to cover claims for bodily injury or property damage resulting from anything done or admitted by Agency employees, agents or Project participants, if any, in carrying out the Project.

14.2 The Agency shall indemnify and save the CAEH (and its respective officers, directors, shareholders, employees, contractors, insurers and their successors and assigns) harmless from and against all claims, actions, losses, expenses, costs or damages of every nature and kind whatsoever, and any and all expenses associated therewith (including, without limiting the generality of the foregoing, reasonable defense costs other legal fees), arising out of or in connection with, or that are the result of, or are otherwise related to: (i) any negligent act or omission of the Agency in the performance or non-performance of this Agreement; (ii) any non-compliance by the Agency with any applicable national, federal, provincial or state laws or regulations; (iii) any failure of the Agency to perform, in whole or in part, any of their obligations hereunder; or (iv) any breach by the Agency of this Agreement.

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15. DATA COLLECTION AND INTELLECTUAL PROPERTY

15.1 The Agency shall work closely with their assigned CAEH staff (the Improvement Advisor) and agrees to comply with the meeting and reporting requirements set out in Schedule "A" to collaboratively implement the Project through

15.1.1 improvement science testing, and
15.1.2 the submission of Quality By-Name Data to CAEH as set out in Schedule "A".

15.2 The Agency and CAEH will sign and share data in alignment with the Data Sharing Agreement, the form of which is attached as Schedule "C".

15.3 The Agency will share their learnings, outcomes and Project data with CAEH and Canada. These learnings and successes will be shared by CAEH with Canada and other communities across the country through a variety of communication channels and mediums in an effort to drive system-level homelessness reductions across all Canadian communities.

15.4 The Agency and CAEH agree to:
a) Protect the confidentiality of any person-specific data;
b) Restrict access to any shared data to authorized staff only; and
c) Employ secure methods for data storage and transfer, including encrypted data submission procedures and secure cloud platforms.

15.5 Intellectual Property created as part of the Project is created by the collaborative efforts of all Parties and accordingly each Party shall have a royalty free permanent licence in all rights, title, and interest in and to all Deliverables (being defined as the work product created under this Agreement), including any related rights arising from the Intellectual Property.

15.6 The Agency will use the Deliverables solely for the purpose of fulfilling the objectives of the Project, including reporting obligations under the HRIF, subject to the terms of this Agreement.

15.7 CAEH acknowledges that the Agency will use (i) any generic knowledge, skills and expertise retained in the memories of its employees; and (ii) any of Agency's previously owned standards of general application and work processes.

15.8 CAEH and the Agency, in working on Deliverables, will each bring pre-existing applicable general and specialist knowledge, experience, know-how and techniques including, but not limited to:

a) Improving the quantity and quality of accommodations and support to individuals and families experiencing homelessness and poverty;

b) Providing expertise, resources, consulting and training on strategies and best practices to end homelessness in Canada; and

c) Homeless system transformation, unsheltered homelessness, leadership development, and subject matter expertise in advancing reductions in homelessness.

15.9 The Parties will each remain the sole and exclusive owner of all right, title, and interest in and to all rights arising from Intellectual Property owned by the Parties prior to the Effective Date.

16. CONFLICT OF INTEREST

16.1 The Agency shall have a conflict of interest policy in place that includes provisions relating to the actions of directors and employees and the fair and competitive acquisition of goods and services related to the Project.

17. REPRESENTATIONS, COVENANTS AND WARRANTIES

17.1 The Agency represents, warrants to, and covenants with CAEH that it:

a) has full power and authority to enter into this Agreement and to observe, perform, and comply with the terms and conditions of this Agreement, and all necessary acts and procedures have been taken in order to authorize this Agreement;
b) is a corporation that is duly organized, registered, and validly existing under the laws of the province in which it resides, and is qualified to do business wherever necessary to carry out the terms of the Agreement, and has not been dissolved or wound up;
c) holds all permits, licenses, consents, intellectual property rights, registrations and authorizations necessary to perform its obligations under this Agreement;
d) shall comply with all applicable federal, provincial and municipal laws, rules, orders, regulations, and bylaws in respect of the performance of this Agreement;

e) shall not infringe or violate any patent, copyright, trade secret, trade mark, industrial design, intellectual property right, or any other right of any person or entity in the performance of this Agreement; and

f) applies sound financial management practices and respects the highest level of integrity in its operations and management.

18. ASSIGNMENT

18.1 The Agency shall not assign this Agreement or any part thereof or sub-contract, sell, assign or distribute any of the rights or obligations herein, in whole or in part, without the prior written approval of CAEH, which approval may be withheld at the sole discretion of CAEH.

19. NOTICE

19.1 Any notice given by the Agency to CAEH under this Agreement or any other document as prepared by the Agency for CAEH shall by served by electronic mail, personal delivery, letter mail, or prepaid courier to:

Canadian Alliance to End Homelessness
Attention: Anna McGregor, Senior Director, Community Impact
PO Box 811 Stn M
Cochrane, AB T4C 1A9
Email: anna@caeh.ca

Or such address as CAEH may designate by written notice to the Agency.

19.2 Any notice given by CAEH to the Agency under this Agreement or any other document as prepared by CAEH for the Agency shall by served by electronic mail, personal delivery, letter mail, or prepaid courier to:

The Corporation of the County of Grey
Attention: County Clerk
595 9th Ave. E.
Owen Sound, ON N3K 3E3
Email: Agreements@grey.ca

19.3 Any notice or other communication delivered electronically, personally or by courier shall be deemed to have been given and received on the day it is so delivered, provided that if such day is not a Business Day, such notice or other communication shall be deemed to have been given and received on the next Business Day. Any notice or other communication sent by regular letter mail shall be deemed to have been given and received on the fifth Business Day following the date of mailing.

19.4 The Agency shall immediately notify CAEH in writing of any significant changes related to the Agency and/or its operations. Significant chances include, but are not limited to:

a) Dissolution of the Agency; and
b) Change in control of the Agency. Change of control means:
    i) if senior administrative staff are terminated or resign unexpectedly;
    ii) if two (2) or more board members (directors) resign or are removed from the board, or
    iii) any similar changes to the individuals in administration or governance

20. DISPUTE RESOLUTION

20.1 In the event of a dispute arising under the terms of this Agreement, the parties agree to make a good faith attempt to settle the dispute. In the event that the parties are unable to resolve the dispute through negotiation, they agree to give good faith consideration to resorting to other alternate dispute processes to resolve the dispute. However, the parties agree that nothing contained in this section shall affect, alter or modify the rights of either party to terminate the Agreement.

21. REDUCTION OR TERMINATION OF FUNDING

21.1 If

iv) the Project named in this Agreement is cancelled,
v) the level of funding for the Project named in this Agreement for any fiscal year in which payment is to be made under the Agreement is reduced as a result of spending decision by Canada, or
vi) Canada reduces the overall level of funding for the HRIF in which payment is to be made under this Agreement, then CAEH may, without notice, reduce its funding under this Agreement or terminate the Agreement.

21.2 Where, pursuant to article 21.1, CAEH reduces its funding, and where, as a result of the reduction in funding, the Agency is of the opinion that it will be unable to complete the Project or will be unable to complete the Project in the manner desired by the Agency, the Agency will notify CAEH of same as soon as possible after the funding reduction and may, upon not less than thirty (30) days written notice to CAEH, terminate the Agreement.

21.3 Under no circumstances will CAEH be liable for any direct, indirect, consequential, exemplary or punitive damages, regardless of the form of action, whether in contract, tort or otherwise, arising from any such reduction or termination of funding.

22. GENERAL

22.1 This Agreement, including its schedules, sets forth the entire Agreement between the Parties with respect to the subject hereof and may be amended with mutual consent only by a written agreement signed by the respective Parties. The Parties acknowledge that they have read this Agreement and agree to be bound by its terms. In the event of a conflict between this Agreement and any provision in a schedule, this Agreement will govern.

22.2 The following attached Schedule shall form an integral part of this Agreement:

a) Schedule “A” – Project Description, Funding, Deliverables and Monitoring
b) Schedule “B” – Project Budget
c) Schedule “C” – Data Sharing Agreement

22.3 This Agreement shall be governed by and construed in accordance with the laws of the Province of Alberta and the applicable laws of Canada. The CAEH and the Agency each attorns to the jurisdiction of the courts of the Province of Alberta.

22.4 This Agreement may be executed in counterpart in writing or by electronic signature and delivered by electronic means, mail, or facsimile, including in Portable Document Format (PDF), no one copy to which need to be executed by all of the parties, and all such counterparts together shall constitute one agreement and shall be a valid and binding agreement among the parties hereto as of the data first written above.

IN WITNESS WHEREOF the parties hereto have signed this Agreement by their duly authorized officers on the date written below.

CANADIAN ALLIANCE TO END HOMELESSNESS	**THE CORPORATION OF THE COUNTY OF GREY**
Tim Richter, President & CEO	Andrea Mastrosvs, Warden
Date	Date
	Tara Warder, Clerk
	Date

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Schedule "A"
Project Description, Funding, Deliverables and Monitoring

Agency Legal Name	The Corporation of the County of Grey (the "Agency")	
Project Title	Transitions to Permanent Housing (the "Project")	
	CAEH	**The Corporation of the County of Grey**
Address	PO Box 811 Stn M	595 9th Ave. E.
City/Town	Cochrane	Owen Sound
Province/Territory	AB	ON
Postal Code	T4C 1A9	N4K 3E3
Primary Contact	**Tim Richter**	Josh Gibson
Email Address	tim@caeh.ca	Josh.Gibson@grey.ca
Secondary Contact	**Anna McGregor**	
Phone Number	226-962-7024	
Email Address	anna@caeh.ca	

Project Start Date	2025-10-01	Project End Date	2026-09-30

Project Target Population	Chronic Homelessness
Data Point Addressed	Decrease returns from Housing
Project Reduction Aim	To reduce chronic homelessness by 13% by reducing total returns from housing by 20 (50%) by the Project end date.

Project Description
Program Overview
As part of Government of Canada's Budget 2024 commitment, $45 million was approved for Canadian Alliance to End Homelessness (CAEH) to implement the Homelessness Reduction Innovation Fund (HRIF), which provides communities with one-time funding grants to test, implement, document, and share innovative, system-level interventions that achieve measurable reductions in community-level homelessness. Through the HRIF, CAEH will work with and allocate funding to communities across Canada to accelerate reductions in homelessness through the use of quality by-name/person-specific data and a focus on sustainable system-level interventions. To support communities to build culturally appropriate practices for Indigenous peoples experiencing homelessness into HRIF projects, the National Indigenous Homelessness

Council (NIHC) will also work to foster collaboration between Reaching Home Designated Communities (DCs), Indigenous Homelessness Community Entities (IH CEs), and neighboring community partners.

CAEH will also document and publicise learnings from innovative HRIF-funded projects with the homelessness sector across Canada through case studies, resources, articles/blogs, and videos shared through a variety of communications channels.

Project Overview

Funding
CAEH will contribute an amount of up to **$362,420** for The Corporation of the County of Grey to design, implement, and evaluate the Project.

Funding will be flowed quarterly, with the initial payment of $81,534.50 ($81,544.50 less the $10 test deposit already received through electronic funds transfer) being released on or just prior to October 1, 2025. Remaining payments of $81,544.50 each will be flowed on or just prior to:

- January 1, 2026
- April 1, 2026
- July 1, 2026

CAEH will retain a holdback of $36,242 (10% of the total funding). This amount will be released, in full or in part, after the final quarterly report is received and verified. The release will reflect actual eligible spending under this Agreement.

Description
This Project implements two Housing First Case Management FTEs to focus on moving households from the BND into permanent housing options. The community currently lacks these positions and relies on emergency housing outreach staff to do follow up off the side of their desk without the appropriate designated time and resources. These positions will be partnered with a rental supplement to assist with affordability of the housing unit, ensuring additional financial stability to get set up in their new accommodations and stabilize with other appropriate income supports.

Each Housing First Case Manager will be responsible for a case load of 12 households to allow for intensive levels of follow up, and the household will receive a $250 engagement supplement of 6 months to support their participation in the program and ongoing engagement to build the relationship. The Case Manager will work with each household to maintain their permanent housing for a period of approximately 6 months, during which time they will assist them in necessary referrals, assist with apartment setup or

organizing of accounts, provide local resources and scheduling support. Outside of the direct support to tenants, the Case Manager will also work with landlords to maintain positive relationships, react to any early bumps in the tenancy, and engage landlords to designate further units to the Coordinated Access system, where possible.

Case Manager Roles include:

- Assisting with accessing Social Assistance Benefits
- Connecting clients to community services including food, employment services, healthcare or further financial assistance
- Conduct regular in person check ins
- Address Crises, disputes or behavioral issues that may impact housing
- Monitor progress on goals
- Maintain housing stability with a focus on maintaining accommodations after the 6 months of case management ceases
- Build relationships with landlords and property owners
- Educate tenants on rights and responsibilities
- Coordinate post move in logistics, furnishing, utility accounts etc.
- Maintain timely and accurate case notes, and assessments
- Enter Data into HIFIS

This Project aims to demonstrate how important ongoing Housing First Supports are. Operating the program with two staff, will support 48 total households during the pilot period.

Expected Results

Through this Project:

- The Corporation of the County of Grey will reduce chronic homelessness by 13% by reducing total returns from housing by 20 (50%) by the Project end date.

Project Objectives

To support the intent of the HRIF, the objectives of the Project are to:

- Decrease returns from housed to achieve reductions in chronic homelessness by implementing two Housing First Case Managers to focus on moving households from the BND into permanent housing options through intensive supports and pairing this with rent supplements.
- Test innovations, such as new approaches or interventions, to learn more about their impact on reducing homelessness and boost capacity to pivot responses toward the Project's reduction goal.
- Adopt a Housing First approach throughout all stages of the Project.

Activities

To achieve these objectives, the Agency will carry out the following activities:

- Share data in alignment with the Data Sharing Agreement in Schedule "C".

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- Maintain quality data on the Project's target population in accordance with HRIF eligibility, or as directed by CAEH.
- Attend meetings with the assigned CAEH Improvement Advisor(s) monthly, at a minimum.
- Document project notes, progress timelines, and action items—including the tools and materials used—within the online Change Package to support the development of a community portfolio.
- Submit required reporting by established deadlines.
- Hire two Housing First Case Managers to focus on moving households from the BND to housing options.
- Administer and provide rent supplements to client households.
- Assist households with referrals, assist with apartment setup or organizing of accounts, provide local resources and scheduling support.
- Build and maintain positive relationship with landlords and work to obtain additional affordable rental units.

Reporting, Deliverables and Timelines

The Project will run from 2025-10-01 to 2026-09-30. During this period, the following Deliverables will be shared with CAEH:

Deliverable	Due Date(s)
Quarterly narrative and financial reporting, including financial backup documentation, in a template provided by CAEH.	**Jan. 15** (for the period Oct. 1 to Dec. 31); **Apr. 15** (for the period Jan. 1 to Mar. 31); **Jul. 15** (for the period Apr. 1 to Jun. 30); and **Oct. 15** (for the period Jul. 1 to Sep. 30);
Submission of monthly community Quality By-Name Data (QBND) for the Project's target population in a format determined by CAEH.	By the **15th** of the following month
Provide supporting documentation/evidence on Project design/services (e.g., job descriptions, policies, call for proposals, business practices).	As requested by CAEH
Share learnings and successes by participating in Bright Spot Blogs/Newsletters/Case Study Videos/Social Media Posts/CAEH, Learning Sessions, Annual Conference presentations and other avenues.	As requested by CAEH
In collaboration with CAEH, co-create a final summary report on the Project that includes project description, results, methods, and lessons learned.	As requested by CAEH

CAEH Supports

To support and help ensure the completion of successful funded Projects that meet the objectives of the HRIF, CAEH will:

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- Assign Improvement Advisor(s) who will meet with the Agency monthly, at a minimum, and provide ongoing support, coaching, and data and improvement tools.
- Make available additional supports from the CAEH Data Team and/or third parties to support testing and analytics to make data-informed decisions throughout the Project.
- Collect data, supporting documentation, financial, and narrative reporting, as outlined in the Reporting, Deliverables and Timelines section.
- Provide quarterly payments to support Project costs and in line with the Project Budget attached in Schedule "B".
- Document and publicise learnings from reduction-focused HRIF-funded Projects with the homelessness sector across Canada through case studies, resources, articles/blogs, and videos shared through a variety of communications channels.
- Support collaboration and information sharing across other HRIF projects to share learnings, mobilize knowledge, and foster further improvements or homelessness reductions.
- Support analysis of community and Project data in accordance with the CAEH Data Sharing Agreement to track improvements pre and post Project.
- Host at a minimum two HRIF-focused Community of Practice Calls per year to share improved skills and learnings.

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Schedule "B"
Project Budget

HOMELESSNESS REDUCTION INNOVATION FUND

Budget - Grey County

SUMMARY

Phase	Amount ($)
Planning Phase	$0
Implementation Phase	$357,720
Evaluation Phase	$4,700
TOTAL Requested	$362,420

ADD OTHER SOURCES OF FUNDING

Examples: Federal, Provincial, Municipal, In-Kind

Source	Amount ($)	Contributes to (explain):
Grey County	$63,500	In Kind - Intake Supports and Supervisory salary
[add source]	$0	
[add source]	$0	
TOTAL	$63,500	

1. PLANNING PHASE

Category	Amount Requested ($)	Details
Data collection	$0	In Kind - Grey County
Staff costs	$0	In Kind - Grey County
Stakeholder engagement	$0	In Kind - Grey County
TOTAL Planning Costs	$0	

2. IMPLEMENTATION PHASE

Category	Amount Requested ($)	Details
Data collection	$6,720	2 Days per month Data work
Staff costs	$236,000	2XFTE at $108,000 Each & $20,000 in Supervisory costs
Test materials/services	$5,000	Mileage & admin supplies
Technology/infrastructure	$8,000	Computers/Cell phones and Related Expenses
Participant supports	$72,000	24 x $250 Monthly Rental/participant support supplements (24 x 12 Months x 250)
Housing Rental Readiness Costs	$30,000	Includes supporting the household with obtaining items required for housing readiness, furnishing, utility and communication connections. Outfiting their kitchen with the basics or cleaning supplies. Limited to $1,500 per household with the primary focus on utilizing other available local resources prior to this budget line.
TOTAL Implementation Costs	$357,720	

3. EVALUATION PHASE

Category	Amount Requested ($)	Details
Data collection	$4,700	20 Days staffing for data collection, and program roll up and review
Monitoring	$0	
Surveys/Focus groups	$0	
Communication and knowledge mobilization	$0	
TOTAL Evaluation Costs	$4,700	

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Schedule "C"
DATA SHARING AGREEMENT

THIS AGREEMENT made this ___ day of ____, 2025,

BETWEEN

CANADIAN ALLIANCE TO END HOMELESSNESS
(hereinafter referred to as "CAEH")

AND

THE CORPORATION OF THE COUNTY OF GREY
(hereinafter referred to as "the Agency")

WHEREAS the parties recognize the importance of sharing homelessness-related data in order to improve strategies aimed at preventing and reducing homelessness across Canada;

AND WHEREAS the parties agree to establish a framework for the safe and secure sharing of such data for the purpose of advancing homelessness reduction strategies;

AND WHEREAS the Agency is entity that is the Data Provider party to this Agreement and responsible for providing data under the terms of this Agreement;

AND WHEREAS CAEH is entity that is the Data Receiver party to this Agreement who will receive data under the terms of this Agreement.

1. DEFINITIONS

1.1 For the purposes of this Agreement, the following terms shall have the meanings set out below:

a) "Agreement" means the Data Sharing Agreement, including all amendments and modifications.
b) "Aggregate data" means non-identifiable, cumulative data summarizing individuals or households currently or at-risk of experiencing homelessness within a defined period. This data may include counts or proportions disaggregated by duration of homelessness (e.g., chronicity), subpopulation characteristics, and other indicators relevant to homelessness system planning and improvements.

c) “Application Programming Interface (API)” means a set of rules and protocols that allow different software applications to communicate and share data, enabling seamless integration and functionality between them.

d) “Data” means any homelessness-related information shared under this Agreement.

e) “Data Processing” means the collection, use, storage, analysis, and deletion of data.

f) “Data Provider” means the Agency as the entity that collects, owns, and controls the original dataset(s) and agrees to share such data with the Data Recipient under the terms of this Agreement.

g) "Data Receiver" means The Canadian Alliance to End Homelessness (CAEH) for this Agreement.

h) “Data Transmission” means the secure transfer of data from the Agency to CAEH.

i) “Data Residency” means data storage and processing within Canada.

j) “Data Stewardship” means the responsibility for overseeing the collection, management, safeguarding, quality, and appropriate use of data throughout its lifecycle.

k) "De-identified data" refers to data with direct and indirect personal identifiers removed, modified or masked to reduce the likelihood that an individual can be directly or indirectly identified. This may involve techniques including, but not limited to, data masking, generalizations, or pseudonymization.

l) “Homeless Management Information System (HMIS)” means a secure, centralized, and standardized electronic data collection system used to record, manage, and report information on individual-level data, track service usage, evaluate program effectiveness, and support coordinated access and housing efforts.

m) “HIFIS” means Homeless Individuals and Families Information System – an HMIS developed by the Government of Canada.

n) “HICC” refers to Housing, Infrastructure and Communities Canada - the department of the Government of Canada responsible for federal public infrastructure policy, including homelessness reduction. If the homelessness portfolio is transferred to another department or HICC is renamed, this Agreement shall survive, and all references to the department will automatically transfer accordingly.

o) “Personally Identifiable Information (PII)” means information about an identifiable individual as defined by PIPEDA and applicable provincial legislation.

p) "PIPEDA" means the *Personal Information and Electronic Documents Act*, S.C.2000, c. 5, as amended from time to time.

2. PURPOSE

2.1 The purpose of this Agreement is to establish the terms under which the Agency will share data related to homelessness and housing with CAEH. This data sharing will:

a) Strengthen community-level support from CAEH to the Agency.
b) Strengthen community-level efforts to prevent and reduce homelessness by enabling the Agency to be informed by accurate and timely data.
c) Enable CAEH to maintain, analyze, and share data, in accordance with this Agreement, to advance local and national efforts to end homelessness.
d) Enable optional sharing of raw and de-identified data from the Agency for CAEH to perform an Exploratory Data Analysis to better understand current service system operations, identify gaps, and explore emerging opportunities for partnership and innovation.

3. ROLES AND RESPONSIBILITIES

3.1 The Agency agrees to:

a) Collect, store, and share data in accordance with applicable Canadian privacy laws, including the Personal Information Protection and Electronic Documents Act (PIPEDA), and relevant provincial regulations.
b) Maintain a Homelessness Management Information System, including but not limited to HIFIS.
c) De-identify data prior to sharing, where required.
d) Use secure data transmission methods.
e) Ensure data is submitted on time, in accordance with the Agreement.
f) Notify CAEH of any data corrections.

3.2 CAEH agrees to:

a) Use data only for the purposes set out in this Agreement.
b) Maintain strong Data Stewardship, including access controls and encryption.
c) Share relevant findings and insights with the Agency.

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d) Store and process data in accordance with applicable Canadian privacy laws, including the Personal Information Protection and Electronic Documents Act (PIPEDA), and relevant provincial regulations.
e) Conduct periodic reviews of data-sharing practices to ensure compliance with evolving privacy laws and best practice are followed.

4. DATA SHARING

4.1 Standard Data Sharing

a) Data will be shared by the Agency to CAEH on a schedule agreed upon by both parties, which may include monthly, quarterly, annual, or other intervals as required to meet any program or grant terms as they relate to this Agreement.
b) Aggregate homelessness data, including monthly or period summaries of individuals and families actively experiencing or at-risk of homelessness within a report period. This includes data by relevant sub-populations as defined by HICC or CAEH, which may include, but is not limited to:

i) Length of homelessness (e.g., chronicity)
ii) Veteran status
iii) Unsheltered homelessness
iv) Families
v) Youth
vi) Indigenous identity, whereas voluntarily self-identified and appropriately governed
vii) Gender identity
viii) Race
ix) Health-related vulnerabilities (e.g. mental health, substance use)

c) Aggregate inflow data, including monthly or period summaries within a reporting period. This includes data related to inflow into homelessness or diversions from entering into homelessness, as defined by HICC or CAEH, including, but not limited to:

i) Newly identified as experiencing homelessness
ii) Aged-in to chronicity
iii) Diverted from homelessness
iv) Returns from housing

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v) Discharged from institutional settings (e.g. hospital, corrections, child welfare)

d) Aggregate outflow data, including monthly or period summaries within a reporting period. This includes data related to exits out of homelessness or those no longer receiving a service within the Agency's homelessness serving system as defined by HICC or CAEH, including, but not limited to:

i) Housing move-ins
ii) Inactive from services or whereabouts unknown
iii) Deceased
iv) Destination at exit (e.g., reunification with family, relocating to another geographic area, entering an institution)

e) The parties may periodically review and update the reporting frequency or methods of reporting by mutual written agreement, without requiring a formal amendment to this Agreement.

4.2 Participation in CAEH Funded or CAEH Led Initiatives

a) The Agency, at its sole discretion, may participate in or receive funding or in-kind support from CAEH for a specific initiative. In such instances, the Agency agrees to provide additional data (aggregate or de-identified) necessary to evaluate, monitor, enhance sector-wide knowledge, or report on the outcomes and effectiveness of that initiative.

b) Any such data request shall:

i) Be reasonable and proportionate to the scope and objective of the initiative;
ii) Be communicated in writing to the Agency in advance;
iii) Include appropriate de-identifiable standards, as outlined in this Agreement; and
iv) Be subject to the same privacy protections, data security, and governance obligations as all other data shared under this Agreement.

5. DATA ACCESS, RETENTION, AND DISPOSAL

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5.1 CAEH may retain aggregate and de-identified data indefinitely for the purposes outlined in the Agreement.

5.2 Data will be securely disposed of when no longer required, in accordance with CAEH's retention policies and legal obligations.

5.3 Deletion or disposal of data will only apply under CAEH's custody or control and will not apply to any data that is:

a) Already aggregated or anonymized reporting previously published;
b) Shared externally in de-identified or statistical form; or
c) Required to be retained for audit or legal purposes.

5.4 Any use of data for academic research requires the Agency's written consent and may be governed by a separate agreement.

6. DATA RESIDENCY AND PROCESSING

6.1 Data shared by the Agency will be stored on secured servers hosted in Canada. Data processing may include secure cloud-based platforms and statistical analysis software.

6.2 Cross-border processing is prohibited unless fully compliant with Canadian privacy legislation and subject to equivalent protections.

7. DATA USE

7.1 CAEH may use aggregate or de-identified shared data under this Agreement to:

a) Provide CAEH-related services. (e.g. community-level reduction initiatives).
b) Publish national and regional reports.
c) Publicly share communications that highlight community-level progress, trends, or practices.
d) Develop learning resources, presentations, or improvement tools.
e) Design, test, and improve data tools, platforms, services, and methodologies intended to assist communities.
f) Provide funders outcome and activity reporting associated with funding agreements.

7.2 All data used by CAEH under this Agreement will be in aggregate or in a de-identified form and will not contain any personally identifiable information about people experiencing or at risk of homelessness.

7.3 CAEH may identify the Agency by name as the source of data in as described in 7.1.

7.4 Attribution of Agency names will be used solely to promote transparency, foster peer learning, and showcase data-driven strategies or results, and not for evaluation or comparison without context.

7.5 Explicit written permission from an Agency is required only when CAEH intends to publicly release a communication product that:

a) Exclusively profiles or highlights the Agency by name; and
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8. DATA TRANSMISSION AND SECURITY

8.1 Data will be transmitted via secure or encrypted methods, including, but no limited to:

a) Secure File Transfer Protocol (SFTP);
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c) Password-protected portals;
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e) Another mutually agreed-upon secure transmission method that complies with applicable privacy laws and security standards.

8.2 Security protocols will be reviewed and updated regularly to respond to cybersecurity risks.

9. LIABILITY AND INDEMNIFICATION

9.1 Each party is responsible for its own actions and any breach of this Agreement. The Agency and CAEH agree to indemnify and hold each other harmless from any claims arising from a breach of this Agreement or misuse of the data. Each Party shall be responsible for its own compliance with privacy and data protection laws. CAEH shall not be liable for any damages resulting from inaccurate data provided by the Agency.

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[this is the form of the Data Sharing Agreement and
a signing copy will be provided and signed separately.]

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b) Encrypted email;

c) Password-protected portals;
d) Application Programming Interface (API); or
e) Another mutually agreed-upon secure transmission method that complies with applicable privacy laws and security standards.

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9. LIABILITY AND INDEMNIFICATION

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10. DISPUTE RESOLUTION

10.1 In the event of a dispute arising from this Agreement, the parties agree to engage in good faith discussions and, if necessary, pursue mediation or arbitration before seeking legal remedies.

11. DURATION AND TERMINATION

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12. AMENDMENT OR MODIFICATION

12.1 This Agreement may be amended or modified only in writing and with the consent of both parties.

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IN WITNESS WHEREOF the parties hereto have signed this Agreement by their duly authorized officers on the date written below.

CANADIAN ALLIANCE TO END HOMELESSNESS	**THE CORPORATION OF THE COUNTY OF GREY**
Tim Richter, President & CEO	Andrea Mastrosvs, Warden
Date	Date
	Tara Warder, Clerk
	Date

DRAFT

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	August 14, 2025
Subject / Report No:	CSR-CW-14-25
Title:	Architectural Services for EarlyON Redevelopment
Prepared by:	Anne Marie Shaw
Reviewed by:	Niall Lobley
Lower Tier(s) Affected:	Hanover

Recommendation

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

Executive Summary

The purpose of this report is to approve the award of the Request for Proposal (RFP) for architectural services for the Hanover EarlyON redevelopment project in Hanover to JPM Architectural Inc in the amount of $119,750 exclusive of HST.

Background and Discussion

The existing EarlyON Centre that is directly operated by the County of Grey is located at 515 9th Street Hanover. It is a very well attended EarlyON. In 2024 there were 2,598 visits made by children and 2,038 visits from parents/caregivers. Due to its aging infrastructure, limited parking, and lack of accessibility, the building is not meeting operating needs of the program and the community. The building must be accessible or working towards being accessible by the end of 2025 to be compliant with the Accessibility for Ontarians with Disability Act (AODA).

On May 8th, 2025, Council approved the acquisition of land located at Lot 22, Plan 846 (17th Street Cresent) in Hanover for the redevelopment of an EarlyON centre. The land was acquired June 16, 2025, and the County issued a request of proposal (RFP) for architectural services June 16, 2025. The RFP closed on July 10, 2025. There was a mandatory on-site meeting on

June 25th with six bidders in attendance. The County received six bids for the project. The selected bid was JPM Architecture Inc. at $119,750 excluding HST.

JPM Architecture Inc, formerly Allan Avis Architects, is a local firm out of Goderich. They have successfully completed many school and Early Learning and Child Care projects and have worked with Grey, Bruce and Huron Counties. Grey County has worked with JPM Architecture Inc on previous projects and has been very pleased with their professionalism and the project results.

The Scope of the Architectural services will involve all-inclusive programming and design services for the build, including working with Grey County to define operational, spatial and technical program requirements, coordination of all submissions and approvals with the Town of Hanover to allow full implementation of the project including but not limited to building permits, site plan and site control approvals. Also included are the construction administration services during implementation of the construction.

The project will progress through the following phases:

Phase 1: Schematic Design and Design Development: meet with Grey County and Hanover staff to ensure site plan approval and permitting approvals are completed efficiently. Prepare design documents and submit for review.

Phase 2: Construction Documents: once design documents are accepted and comments received and addressed, detailed construction documents will be prepared for review.

Phase 3: Tendering Services: assist in issuing tender documents and obtaining bids from contractors. Leverage experience with local contractors and trades.

Phase 4: Construction Contract Administration: after successful bidder is selected assist with CCDC2 document and work to ensure the construction is carried out in compliance.

Phase 5: Construction Close-out: close out activities and ensure smooth transition from construction to occupancy.

JPM Architectural Inc has estimated occupancy at the end of 2026.

Financial and Resource Implications

The funds in the amount of $119,750 exclusive of HST for architectural fees will be funded from the EarlyON reserve fund.

Relevant Consultation

Finance, Purchasing

Appendices and Attachments

None.

Minutes

Grey County Joint Municipal Accessibility Advisory Committee

July 17, 2025

Present:	Catherine Sholtz, Andrew Edgcumbe, Brooke Sillaby, Christina Schnell, Councillor Greig
Regrets:	Claudia Strelocke, Pamela Matheson
Staff Present:	Tara Warder, Clerk, Kathie Nunno, Accessibility Coordinator

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Call to Order

The Grey County Joint Accessibility Advisory Committee met electronically on the above date. The Chair called the meeting to order at 2:01 p.m. with all members present with the exception of Members Pamela Matheson, Claudia Strelocke and Ray Whitfield.

Committee Present: Chair Catherine Sholtz, Councillor Scott Greig, Members Andrew Edgecumbe, Christina Schnell and Brooke Sillaby

Staff Present: Tara Warder, Clerk; Kathie Nunno, Accessibility & Contract Specialist; Olivia Yale, Digital Communications Specialist; and Brittany Rier, Deputy Clerk

Others Present: Mason Bellamy, Pam Coulter, Jackie Groves, Eckhard Pastrik, Jennifer Patton and Jodi Ward

Declaration of Interest

There were no declarations of interest.

Delegations

Items For Direction or Discussion

CCR-JAAC-07-25 Accessible Customer Service Policy Update

JAAC10-25
Moved by: Member Sillaby
Seconded by: Member Schnell

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

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

Carried

CS-25-078 New Playground Designs at Comm-er-ette Park and Owen Heights Park

Eckhard Pastrik, Manager of Parks and Open Space for the City of Owen Sound, noted the potential accessible playground options suggested for each park within the City. He noted that there were two open houses hosted at each of the parks to invite members of the public for feedback.

The Committee asked for information on locations of accessible swings within the City and ways to find accessible swings and playgrounds in the area. Kathie Nunno, Accessibility and Contract Specialist for Grey County, noted that there is an interactive GIS map on the County website of accessible municipal spaces in the County, but noted that it does need updated. https://www.grey.ca/news/grey-county-launches-municipal-accessible-spaces-map

Councillor Greig shared the Accessible Playgrounds Ontario website where the public can look for information on locations for accessible playgrounds in the area.

The Committee sought clarification on the product that will be used on the ground of the playgrounds. Eckhard noted that the playgrounds will use engineered wood fibre. He noted that according to the CSA standard, this does meet accessibility requirements.

JAAC11-25
Moved by: Councillor Greig
Seconded by: Member Edgcumbe

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

Carried

Flesherton Connecting Link

Grey Highlands staff Jackie Groves, Manager of Human Resources, and Mason Bellamy, Manager of Infrastructure, noted that critical improvement needs were

reviewed to update the main intersection in Flesherton including meeting requirements of the Ministry of Transportation for truck turning radius. With the close proximity of the main street buildings to the road, no rest areas were able to be included in the upgrades as well as accessible parking was not able to be accommodated.

Kathie Nunno noted item 80.31 in the Accessibility for Ontarians with Disabilities Act, 2005 and spoke to the exemptions from certain requirements under the legislation.

The Committee asked if proper audible crossings were able to be included where staff from Grey Highlands confirmed this was done as part of the project.

The Committee suggested posting a sign on the main road directing the public to the nearest accessible parking spaces.

JAAC12-25
Moved by: Member Sillaby
Seconded by: Councillor Greig

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

Carried

Lorne Street Sidewalk Addition

Grey Highlands staff shared the proposal of a new section of sidewalk in Markdale down Lorne Street. The project is to complete an entire sidewalk network that is lacking, including repairs and correcting some deficiencies. Staff noted the increase of pedestrian traffic in the area due to travel to and from the Chapman's building.

The Committee sought clarification on the length of the sidewalk and where it leads. Staff noted that the project includes 160 metres of sidewalk running down a residential street.

There was no recommendation to add a rest area along this sidewalk.

JAAC13-25
Moved by: Member Schnell
Seconded by: Councillor Greig

That the report "Lorne Street Sidewalk Addition" be received; and

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

Carried

The Town of The Blue Mountains - Multi-Year Accessibility Plan 2025-2029

JAAC14-25
Moved by: Member Sillaby
Seconded by: Councillor Greig

That The Town of The Blue Mountains Multi-Year Accessibility Plan 2025-2029 be presented to the Grey County Joint Accessibility Advisory Committee for review and comment.

Carried

Correspondence

EASE Grant Funding Announcement

Kathie Nunno shared the opportunity to apply for grants through the Ontario Building More Accessibility Communities Ease Grant program where she encouraged members of the Committee to apply. She noted that the Ontario government is investing $2.2 million in this project and noted that there can only be one application per organization.

D25-005 Site Plan Approval at 2261 9th Avenue East

JAAC15-25
Moved by: Councillor Greig
Seconded by: Member Schnell

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

Carried

Other Business

Member Resignation

Jacob Morris-Wheeler submitted a letter of resignation effective June 18, 2025. Member Morris-Wheeler expressed fulfillment in being a member of the committee. His resignation is a result of a very full workload and volunteer schedule. Staff expressed gratitude for his participation and contributions to the committee.

Next Meeting Date

Thursday, September 18, 2025, at 2:00 p.m.

Adjournment

On motion of Chair Scholtz, the Grey County Joint Accessibility Advisory Committee adjourned at 2:48 p.m. to the call of the Chair.

Minutes

Budget and Finance Committee

July 23, 2025

Call to Order

The Budget and Finance Committee met at the County Administration Building on the above date. The Chair called the meeting to order at 10:00 a.m. with all member present, except Councillor Scott Greig.

Present: Councillor Brian Milne, Councillor Kevin Eccles, Councillor Dane Nielsen, Councillor Sue Carleton, Councillor Scott Mackey, Councillor Shirley Keaveney and Warden Andrea Matrosovs.

Absent: Councillor Greig

Declaration of Interest

There were no declarations of interest.

Delegations

There were none.

Items For Direction or Discussion

Capital Presentations - Community Services and Economic Development, Tourism and Culture

Community Services

Anne Marie Shaw, Director of Community Services, reviewed the housing department's assets including housing properties, machinery and equipment. She noted that the County has over 500 units in Owen Sound recently adding a hotel and transitional housing. The total value of all assets for the department amounted to approximately $236 million not including transitional and short-term housing in 2023.

She noted that the department uses a variety of evaluation tools including the building condition assessments (BCAs) to help determine a ten-year capital plan along with staff

input and consultations. The BCAs are used to determine the cost of replacement now and in future dollars.

The department also conducts visual inspections throughout the year to ensure the buildings are kept properly. The inspections are done by County staff that are on site as well as consultants. Project cost estimation is determined once the scope is timed for inclusion in the ten-year capital forecast for a one-to-two, three-to-five or six-to-ten year window.

The department uses estimations to conduct repair work, but a final evaluation is made to determine if items need fixing on a different timeline. For example, if windows are in good condition but are due for replacement, a final evaluation is done to determine if the fix can be pushed off to later in the timeline.

She noted that the department receives funding through the levy and it will have an average annual increase of 7.91% over the next ten years as well as provincial and federal funding sources and reserves. Federal funds will pay for 30% of capital projects until 2026. She noted that the department will be able to maintain a healthy reserve through to 2034.

The department uses a capital tracker spreadsheet that helps to see what is going in and out of the department. This is an internal staff tool that includes in-year projections which will eventually be replaced by Questica.

The department continuously looks at energy efficient options and noted that the department has seen a reduction in cost with the installation of LED lighting in buildings. Major capital projects upcoming for the department include elevator replacements, kitchen rebuilds, window replacements and in-suite radiator installs.

Director Shaw shared that the operating budget provides funding to cover the cost of turnovers. She noted that annual inspections are conducted for all buildings and that if there is a specific issue from a tenant, a maintenance request form can be filled out to see if it's something maintenance staff can deal with or if an external contractor needs to be hired.

Councillor Greig joined the meeting at 10:15 a.m.

The Committee discussed the evaluation process on the heat pump installs in terms of seeing cost savings. Staff noted that tenants at Victoria Village are responsible for paying heating bills and the County pays for vacant units. The idea to install the heat pumps was to lower heating bills for tenants, but at this point it's too early to give a number on cost savings. Staff noted that the utility cost for vacant units will give a good idea of the cost savings.

The Committee asked if there is federal or provincial funding for operational budget increases. Director Shaw noted that federal funding is one time funding and nothing else has been announced. Provincial funding has increased slightly. Staff noted that in 2001 a number of services were transferred from the province to the county level. Grey County has a substantial waitlist of around 2300 people, 70% of which are from Grey County. Staff also noted that the County is mandated to keep the buildings we have.

Planning and Economic Development

Savanna Myers, Director of Economic Development and Culture, reviewed the departments assets which include Grey Roots which is 20,000 square feet across 20 acres, Moreston Village which includes 13 buildings, Sydenham Campus which is 45,000 square feet across ten acres, as well as two vehicles.

Director Myers noted that the vehicles are used by summer students to travel to different events across the County as well as staff travel. The use of the vehicles significantly reduces staff mileage allowing staff to use a County vehicle to travel to meet with a client. The vehicles are inspected and maintained by County mechanics and are owned by the County. She noted that the vehicles were due for replacement years ago, but they are working well and are not at end of life yet.

She shared that strategic direction from the EDTC Master Plan and building condition assessments are used to identify projects over a ten-year span. Funding sources for the department include proceeds from sales, grants, reserves and sponsorships as well as the department levy. She noted that fully funded projects include Thomas Wheildon Theatre within Grey Roots and the Makerspace equipment at the Sydenham campus.

Director Myers noted that project planning is prioritized based on condition assessments; some projects get pushed back annually based on condition and some projects are moved forward as needed such as the Sydenham Campus exterior door replacement and schoolhouse roof replacement in Moreston Village.

She noted that the department's capital budget is focused on maintaining two large facilities. Staff try to maintain a modest levy but noted that this is posing to be difficult due to pricing increases. With the introduction of the new Facilities and Operations manager position, better planning for repairs and replacements can be done.

Over the next ten years, the budget will be determined based on monitoring year-end projections and adjustments to the reserve continuity plan.

The Committee asked for more information on the weighting of the capital contributions for Grey Roots and noted the significantly higher percentages for Grey Roots against the department as a whole.

Mary Lou Spicer, Director of Finance, noted that the operating levy in 2025 was approximately $1,717,000 and the capital is just over $100,000 totaling just over $1.8 million which results in 5.6% percent of the levy. Staff noted that increases to Grey Roots is not going up by the same percentage as the department as a whole.

The Committee sought clarification on if the reserve contributions that were set aside for the vehicles are being redirected elsewhere. Director Myers noted that funds have not been redirected as the savings are set aside for the purchase of a future vehicle. She noted that costing has not been done on a future vehicle but noted the possibility of purchasing an electric vehicle.

FR-BFC-15-25 Capital Project Status Update Report as of April 30, 2025

The Committee discussed the potential for Councillors to have access to Questica to view reports. Staff noted that until reports are updated, Councillors wouldn't be looking at real time actuals.

BFC11-25
Moved by: Councillor Keaveney
Seconded by: Councillor Carleton

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

Carried

FR-BFC-14-25 Corporate Financial Update to April 30, 2025

Councillor Eccles left the meeting at 11:34 a.m.

BFC12-25
Moved by: Councillor Mackey
Seconded by: Councillor Dickert

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

Carried

FR-BFC-13-25 Health Care Funding Requests

Moved by: Councillor Nielsen
Seconded by: Councillor Mackey

That report FR-BFC-13-25 Health Care Funding Requests – 2026 Budget be received; and

That staff be directed to maintain the budgeted $209,500 transfer to the Health Care Initiatives Reserve for the 2026 budget and 2027 projected budget.

BFC13-25
Moved by: Councillor Greig
Seconded by: Councillor Carleton

That the motion be amended to reflect a $200,000.00 transfer to the Health Care Initiatives Reserve in the 2026 draft budget.

Carried

BFC14-25
Moved by: Councillor Nielsen
Seconded by: Councillor Mackey

That Report FR-BFC-13-25 Health Care Funding Requests - 2026 Budget be received; and

That staff be directed to maintain the budgeted $200,000 transfer to the Health Care Initiatives Reserve for the 2026 budget and 2027 projected budget.

Carried

Correspondence

There was none.

Other Business

The Committee asked for clarification on the purpose of the next Budget and Finance Committee meeting. Staff noted that a presentation on the Long-Term Care department capital, a report on budget timelines, cost of living adjustments, collective agreements and full-time employee requests would be discussed.

Next Meeting Date

Wednesday, September 24, 2025 at 10:00 a.m.

Adjournment

On motion of Councillors Carleton and Nielsen, the Budget and Finance Committee adjourned at 11:53 a.m. to the call of the Chair.

Minutes

Joint Municipal Services Committee

July 29, 2025

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1. Call to Order

Brittany Rier, Deputy Clerk, called the meeting to order at 9:55 a.m.

All members were present including Councillors Boddy, Dickert, Keaveney, McKay and Pringle.

Staff present included Randy Scherzer, CAO; Niall Lobley, Deputy CAO; Tara Warder, Clerk; and Brittany Rier, Deputy Clerk.

2. Election of Chair and Vice Chair

JMSC01-25
Moved by: Shirley Keaveney
Seconded by: Warren Dickert

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

Carried

JMSC02-25
Moved by: Shirley Keaveney
Seconded by: Terry McKay

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

Carried

3. Items for Discussion

3.a Terms of Reference Review

The Committee discussed if member municipalities can work together rather than having to involve the County for a shared service. They

questioned if there are specific mandated services that need to be delivered on an individual basis. Staff noted that the County is legislated to run one long-term care home, as an example. Because this is an individually mandated requirement to provide this service, something like this wouldn't be explored at this Committee.

Staff further noted that the Municipal Act has a chart of areas of jurisdiction that outlines services to be provided by upper and lower-tier municipalities and suggested a review of this before the Committee goes too in-depth of discussing changes to service arrangements. Staff noted that topics discussed within the Committee meetings would still need to go to Council for final approval.

3.b CAOR-JMS-10-25 Existing Work and Background

Niall Lobley, Deputy CAO, noted that there has been a long history of joint partnership and collaboration to find efficiencies across the County as a whole. In the past, the County began to facilitate and review opportunities for shared or joint municipal services beginning with conversations around library services. The Committee will work together to see where efficiencies can be found in terms of joint municipal services within the nine member municipalities to improve services to the residents of Grey County.

He noted that an affordable housing task force had been struck in the past. Areas of collaboration are already happening within the County with the potential to expand services with member municipalities.

The Committee shared comments around the potential for sharing large pieces of equipment. The Committee discussed "Gov Deals" and experiences using that platform and system for the purchase of municipal equipment.

The Committee expressed their interest in joint-procurement processes. to streamline processes across the nine member municipalities. Comments were shared about current procurement by-laws and procedures that can or have been incorporated into purchasing by-laws that help facilitate purchasing among municipalities.

The Committee discussed opportunities to share underutilized services from municipalities within Grey County. and suggestions for communicating and sharing

The Committee and County staff discussed staff recruitment and retention difficulties that municipalities face, and the opportunity to share staff among member municipalities within the County to help with coverage, absences, and vacancies in positions. The Committee discussed the current competitive job market and suggested support for succession planning and staff retention. The Committee discussed encouraging staff movement within the County. It was noted that when a compensation

review is done at one member municipality that this may be a good opportunity to complete this across the County.

JMSC03-25
Moved by: Warren Dickert
Seconded by: Grant Pringle

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

Carried

3.c CAOR-JMS-11-25 Waste Management Community of Practice - Share Opportunities

The report highlighted the work of the Waste Management Community of Practice. Staff and members shared information on member municipal arrangements when it comes to collecting and trucking waste.

The Township of Southgate is unique in this regard from the other municipalities across Grey County. The Committee suggested if the County can get a contract for waste management services, if there would be a potential to increase services to pick up bulkier items or expand services to hazardous waste.

It was noted by staff that there is no waste strategy at the provincial level and it has been deferred at this point. This hasn't been deemed a crisis at this point, but this will be a growing concern over the next few years.

The Committee discussed the increasing use of incinerators within Ontario and the likelihood of expansion of this waste management tool in the future.

The Committee noted that this service may pose a challenge as some Municipalities will benefit, while others won't.

JMSC04-25
Moved by: Terry McKay
Seconded by: Shirley Keaveney

That report CAOR-JMS-11-25 be received; and

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

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

Carried

3.d Brainstorming on Services

The Committee discussed potential ideas for joint services including:

- waste management
- staffing: area retention and skills development
- procurement services/policy/standards
- doctor recruitment
- services such as water and wastewater
- equipment sharing and leasing fleet
- building inspection
- centralized tax collection
- information systems

The Committee discussed and participated in an exercise to determine which of the above categories the Committee would like to see further information on. Once the exercise was completed, the Committee determined the top three topics as staffing, waste management and doctor recruitment.

Niall Lobley 12:04 p.m. left the meeting.

JMSC05-25
Moved by: Shirley Keaveney
Seconded by: Warren Dickert

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

Carried

3.e Preferred Meeting Format

The Committee discussed the preference of an in-person format and suggested scheduling a sooner meeting date for the end of September.

4. Next Meeting Date

Friday, October 24th, 2025, at 10:00 a.m.

On motion by Councillors McKay and Pringle, the meeting adjourned at 12:09 p.m.