# Committee of the Whole

# Agenda

June 26, 2025

Following Council

Council Chambers - Grey County Administration Building

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Pages

1. Call to Order
2. Declaration of Interest
3. Business Arising from Minutes
4. Determination of Items Requiring Separate Discussion
5. 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.

   5.a Call to Revoke Conditional Support for TC Energy's Pumped Storage Proposal — 4

   That the correspondence received from Save Georgian Bay regarding revoking support for TC Energy's Pumped Storage Proposal be received for information.

   5.b TR-CW-19-25 Award of RFT-TS-07-25 Fuel Tender — 6

   That report TR-CW-19-25 containing the tender results for RFT-TS-07-25 regarding the Supply and Delivery of Various Fuel Products be received; and

   That Midwest Co-operative Services Inc. be awarded the tender for a total estimated annual amount of $786,707.70, including all fuel taxes, delivery and HST.

   5.c PDR-CW-39-25 Georgiou Subdivision Redline Revision 42T-2016-08 — 9

   That all written submissions received on the proposed redline revision to plan of subdivision 42T-2016-08 were considered which helped to make an informed recommendation and decision; and

   That PDR-CW-39-25 be received, and that in consideration of revisions

to draft plan of subdivision 42T-2016-08, and the matters to have regard for under Subsection 51(24) of the Planning Act, the County of Grey Committee of the Whole hereby approves the revised plan of subdivision on lands described as Part of Lot 18, Plan 55 (geographic Township of Bentinck) now in the Town of Hanover, subject to the revised conditions of draft plan approval in Appendix 1 to this report.

5.d TR-CW-17-25 School Spring Litter Pick Up Program 19

That Report TR-CW-17-25 regarding a summary of the 2025 School Litter Pick-Up Program be received for information.

5.e Powering Ontario's Economic Engine, WOWC Launches 2025–2027 Strategic Priorities at Queen's Park 25

That the correspondence from Western Ontario Warden's Caucus regarding the 2025-2027 Strategic Priorities at Queen's Park be received for information.

5.f PDR-CW-41-25 Khanani Subdivision Recommendation Report 42T-2023-04 28

That Report PDR-CW-41-25 be received; and

That all written and oral submissions received on plan of subdivision 42T-2023-04, known as Khanani subdivision, were considered and helped to make an informed recommendation; and

That in consideration of the draft plan of subdivision application 42T-2023-04, on lands legally described as Park Lot 4,5,9,10,11 and 12; and Lots 61 to 68; and Lot 105 to 112; Part of Park Street, George Street, Hunter Street, Jackson Street, and John Street, Registered Plan 508, in the Geographic Town of Durham, now in the Municipality of West Grey, the Grey County Committee of the Whole approves this plan of subdivision to create a minimum of one hundred and thirty-four (134) residential units, in addition to a stormwater management channel, public roads, a public park, and naturalized wetlands, subject to the conditions set out in Appendix 1 to this report.

5.g Town of Bracebridge Council Motion - Road Salt Usage 56

That the correspondence received from The Corporation of the Town of Bracebridge regarding Road Salt Usage be received for information.

5.h The Corporation of the County of Prince Edward Resolution - Advocacy to the Federal Government for 'Disability without Poverty' 57

That the correspondence received from The Corporation of the County of Prince Edward regarding support of advocacy to the Federal Government for 'disability without poverty' be supported by Grey County Council.

6. Items For Direction and Discussion

6.a Community Services Committee minutes dated June 5, 2025 59

That the County of Grey Community Services Committee meeting minutes dated June 5, 2025 be adopted as presented and the following resolution contained therein be endorsed:

i. That report CSR-CS-10-25 regarding the Rockview fire restoration update be received for information.

ii. That report CSR-CS-11-25 regarding Homelessness Prevention Program 2024-25 Year in Review be received for information.

iii. That report CSR-CW-09-25 regarding an update on the Rowe's Lane redevelopment be received for information.

6.b Agricultural Advisory Committee minutes dated June 4, 2025 63

That the County of Grey Agricultural Advisory Committee meeting minutes dated June 4, 2025 be adopted as presented and the following resolution contained therein be endorsed.

7. Closed Meeting Matters

That the Committee of the Whole does now go into closed session pursuant to Section 239 (3.1) for the purpose of educating or training the members on Code of Conduct matters.

8. Other Business

9. Notice of Motion

10. Adjournment

| | |
|---|---|
| **From:** | Brittany Rier |
| **To:** | Brittany Rier |
| **Subject:** | Call to Revoke Conditional Support for TC Energy's Pumped Storage Proposal |
| **Date:** | June 20, 2025 2:43:43 PM |

Dear Meaford Council, Meaford Pumped Storage Advisory Committee, Owen Sound Council, Grey County Council,

I am writing on behalf of Save Georgian Bay to urge your Council to **revoke its conditional support for TC Energy's proposed open-loop pumped storage project.**

In 2023 and 2004 your Councils expressed support for the project based **on the understanding that it would undergo a thorough and independent environmental impact assessment** to ensure the protection of local ecosystems and public health.

However, it is now clear that **the expectations upon which your conditional support was based will not be met:**

- In a presentation to Meaford's Pumped Storage Advisory Committee, the federal Impact Assessment Agency of Canada (IAAC) admitted that its scope is narrow and that the IA process focuses only on federally recognized interests (like migratory birds and fish habitats) and **does not consider broader public health concerns, such as potential contamination of drinking water, noise, dust, or CO2 emissions from traffic and construction.**

- Since then, the **federal government has withdrawn oversight for major infrastructure projects such as TC Energy's pumped storage proposal altogether**, announcing in March 2025 that provinces alone will decide on major infrastructure projects.

- The **Ontario government is now advancing Bill 5**, legislation that would **dismantle the remaining environmental protections**, including those in the **Endangered Species Act**, and allow projects like TC Energy's to proceed without proper review or accountability.

**These major shifts remove all meaningful environmental oversight for TC Energy's proposed project, nullifying the conditions of your resolutions. As such, we respectfully call on your Council to formally revoke your conditional support for TC Energy's proposal.**

This is a critical moment for leadership and your opportunity to reaffirm your commitment to an Environment First official plan. We urge you to stand with your constituents, with nature, and with future generations.

Sincerely,

Kellie Haslam

On behalf of Save Georgian Bay
savegeorgianbay.ca

CAUTION: This email originated from outside the organization. Do not click links, follow instructions or open attachments unless you recognize the sender and know the contents to be safe.

# Committee Report

| | |
|---|---|
| **To**: | Warden Matrosovs and Members of Grey County Council |
| **Committee Date**: | June 26, 2025 |
| **Subject / Report No**: | TR-CW-19-25 |
| **Title**: | Award of Tender RFT-TS-07-25 Fuel Tender |
| **Prepared by**: | Shaun Anthony, Operations Manager |
| **Reviewed by**: | Pat Hoy, Director of Transportation Services |
| **Lower Tier(s) Affected**: | |

# Recommendation

1. **That report TR-CW-19-25 containing the tender results for RFT-TS-07-25 regarding the Supply and Delivery of Various Fuel Products be received; and**
2. **That Midwest Co-operative Services Inc. be awarded the tender for a total estimated annual amount of $786,707.70, including all fuel taxes, delivery and HST.**

# Executive Summary

The purpose of this report is to provide Council with the results of the tender RFT-TS-07-25 regarding the supply and delivery of various fuel products. This tender was issued in anticipation of expiry of the current fuel contract on July 31, 2025 (RFT-TS-10-18). This report recommends that the tender RFT-TS-07-25 be awarded to Midwest Co-operative Services Inc. for a total estimated annual amount of $786,707.70, including all fuel taxes, delivery and HST, for the bulk supply of diesels and gasoline to seven (7) locations operated by Grey County.

# Background and Discussion

This tender was posted on the County's Bonfire portal from May 16, 2025, to June 10, 2025, in anticipation of expiry of the current fuel contract on July 31, 2025 (RFT-TS-10-18). The tender was a cooperative tender issued by the County and included the following participating member municipalities, who will award for their own requirements:

- City of Owen Sound
- Town of The Blue Mountains
- Township of Southgate
- Township of Chatsworth
- Township of West Grey

The following bids were received for Grey County:

## *RFT-TS-07-25 Tender Results*

| # | Name of Bidder | Bid Amount (Including all Fuel Taxes, delivery and HST) |
|---|---|---|
| 1. | Midwest Co-operative Services Inc. | $786,707.70 |
| 2. | Bryan's Fuel | $792,544.71 |
| 3. | McDougall Energy Inc. | $806,441.45 |
| 4. | MacDonnell Fuels | $834,894.85 |
| 5. | Canada Clean Fuels | $868,327.60 |

The term of this tender is 3 years commencing August 1, 2025 with two further 2-year renewal terms extended upon successful negotiation, for a total contract term of 7 years.

Bidders were instructed to provide their total cost to 7 locations operated by Grey County. The bid was based on a static May 15, 2025 Suncor Rack Price plus the cost of delivery. Based on this pricing, staff estimate a 6% savings on fuel costs compared to the County's current pricing.

# Financial and Resource Implications

## *Project Funding*

| Item | Excluding HST | Net HST |
|---|---|---|
| Approved Budget for Fuel Purchase | N/A | $729,000.00 |
| Tender Award Amount (based on estimated quantities) | $696,201.50 | $708,454.65 |

This amount represents an estimated annual cost of fuel based on historical usage at a rate provided by the bidder. The actual amount that will be paid, will be dependent on usage throughout the year and payment will only be made for the product received.

# Relevant Consultation

☐ Internal (list)

- ☐ AODA Compliance
- ☐ Contribution to Climate Change Action Plan Targets

☐ External

# Appendices and Attachments

None.

# Committee Report

| | |
|---|---|
| **To**: | Warden Matrosovs and Members of Grey County Council |
| **Committee Date**: | June 26, 2025 |
| **Subject / Report No**: | PDR-CW-39-25 |
| **Title**: | Georgiou Subdivision Redline Revision 42T-2016-08 |
| **Prepared by**: | Scott Taylor, Director of Planning |
| **Reviewed by**: | Randy Scherzer, CAO |
| **Lower Tier(s) Affected**: | Town of Hanover |

# Recommendation

1. **That all written submissions received on the proposed redline revision to plan of subdivision 42T-2016-08 were considered which helped to make an informed recommendation and decision; and**
2. **That PDR-CW-39-25 be received, and that in consideration of revisions to draft plan of subdivision 42T-2016-08, and the matters to have regard for under Subsection 51(24) of the Planning Act, the County of Grey Committee of the Whole hereby approves the revised plan of subdivision on lands described as Part of Lot 18, Plan 55 (geographic Township of Bentinck) now in the Town of Hanover, subject to the revised conditions of draft plan approval in Appendix 1 to this report.**

# Executive Summary

The report considers a proposed redline revision to draft plan of subdivision 42T-2016-08 known as Georgiou subdivision. This proposed redline revision would have the effect of (a) swapping the location of two lots and the stormwater management block, and (b) removing three small blocks of land which were severed from the subdivision and added onto neighbouring parcels.

There is no change in the number of residential dwellings proposed by this redline revision and the previously approved draft plan of subdivision. The existing road network will not change through this redline revision. No zoning by-law or official plan amendments are needed to implement this change.

It is recommended that Committee approve the revision to the draft plan subject to the updated conditions of draft plan approval found in Appendix 1 to this report.

# Background and Discussion

The County received a redline revision application that proposes changes to draft approved plan of subdivision 42T-2016-08, known as the Georgiou subdivision. The subdivision is located on Part of Lot 18, Plan 55 (geographic Township of Bentinck) now in the Town of Hanover. The developer is seeking some changes to the draft plan, which their planner has described as follows:

1. *"The locations of Lots 13 and 14 were swapped with Block 72 (stormwater management pond), and these two lots were also reduced in depth.*
2. *The three blocks that were intended to be merged with three existing residential lots located outside of the subdivision have been removed from the Draft Plan drawing. These three blocks were recently severed through the Consent application process and have merged on title with the abutting properties."*

The proposed redline revision does not alter the total number of residential units proposed, or the road network within the plan of subdivision. Access to the development is from 8th Avenue North, which then branches off into a series of internal streets. This proposal will not significantly impact the previously approved servicing, other than a minor change to the location of the stormwater management block as described in item # 1 above.

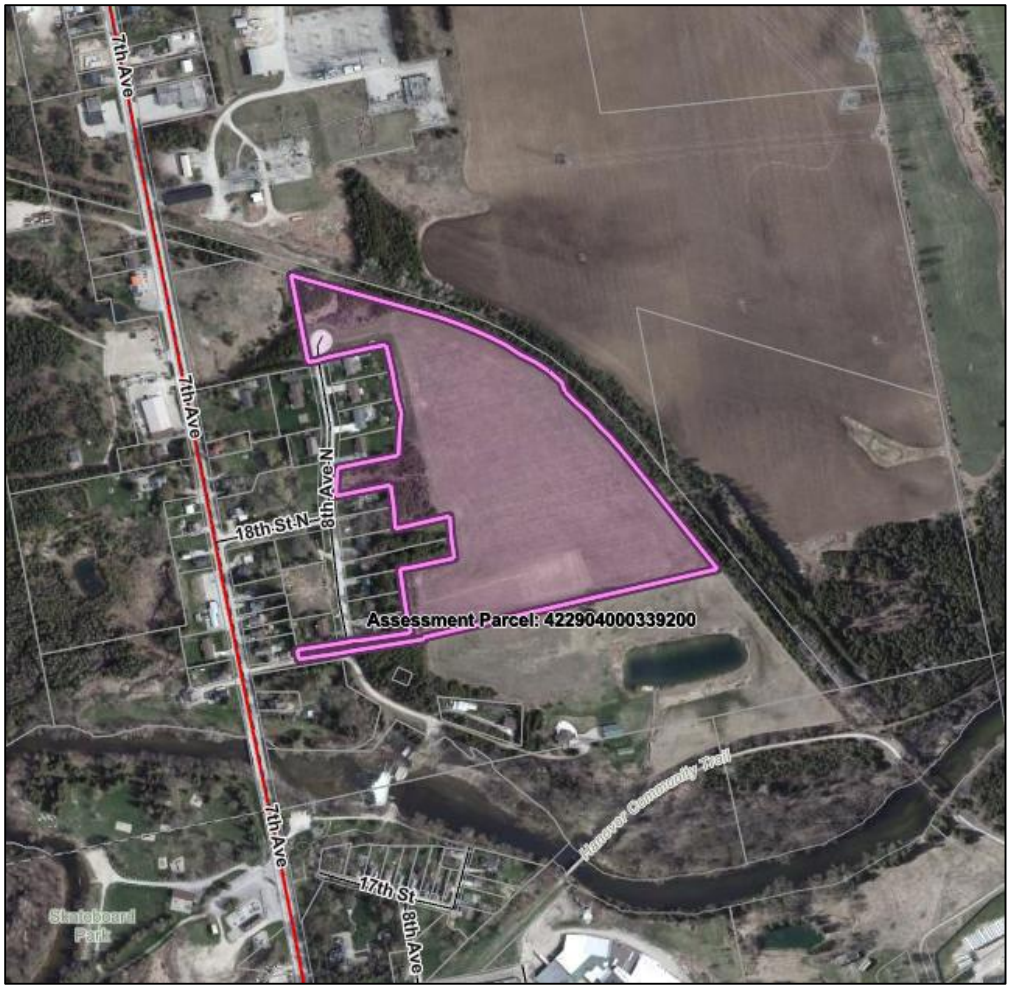
Item # 2 above has been contemplated since the original draft approval of the subdivision, as noted by draft plan condition # 5, quoted below.

> *"That wording be included in the Subdivision Agreement determining how Blocks 69, 70, and 71 will be disposed of. These Blocks are not to be deeded to the Town of Hanover. The first priority for the disposal of these Blocks will be via lot addition to abutting residential parcels. Should these Blocks be designed to merge into one of the lots being created via this plan of subdivision, a redline revision can be processed by the County."*

Since the original draft plan approval, blocks 69, 70, and 71 have been severed (via consent applications B4, B5, and B6-2024) from the draft plan and added to 943 8th Avenue North, 903 8th Avenue North, and 858 8th Avenue North respectively.

The Georgiou plan of subdivision was originally draft approved by the County in November 2018. That decision was then appealed by a neighbour to the Local Planning Appeal Tribunal (LPAT). The appeal was later withdrawn and LPAT approved the subdivision in May 2019 with no changes to the draft plan or draft plan conditions.

Map 1 below shows the subject lands and surrounding area. Maps 2 and 3 show the existing draft approved plan of subdivision and the proposed redlined subdivision.

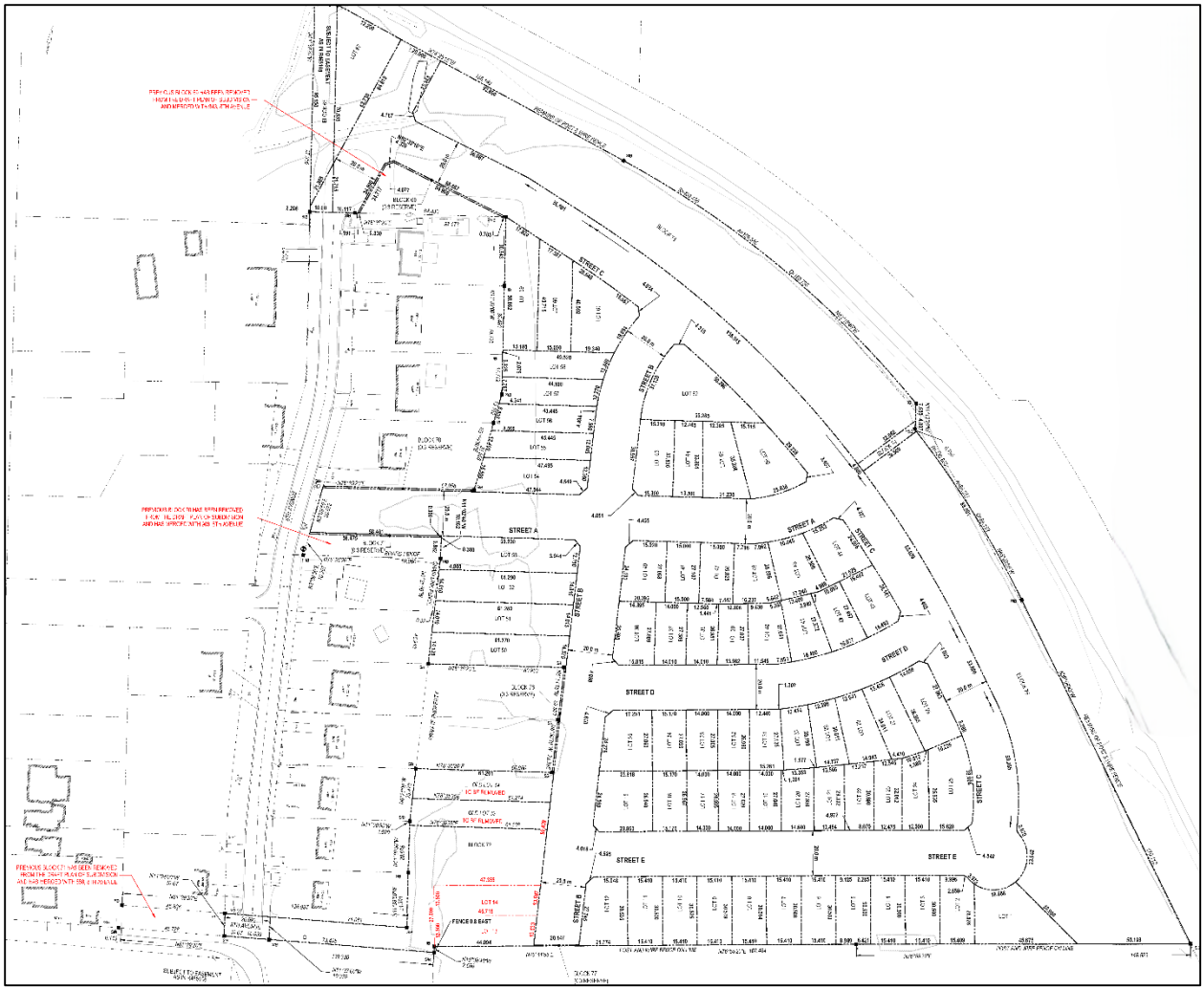



## Map 1: Air photo of Subject Lands

The applicant has submitted a Planning Report and a revised draft plan of subdivision. Copies of all background materials can be found here on the County website. The subject lands are already zoned and designated for residential development, and no changes were needed to the Town's official plan or zoning by-law in support of the redline revision.



Map 2: Existing Draft Approved Plan of Subdivision



Map 3: Proposed Redlined Plan of Subdivision

## Public and Agency Comments Received

As part of the redline revision there were no comments received from the public.

Agency comments were received by the Saugeen Valley Conservation Authority, Hydro One, and the Town of Hanover. There is no outstanding agency concerns related to this development.

# 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 official plans or provincial plans that govern the subject lands. In this case, the County of Grey and Town of Hanover Official Plans have jurisdiction over the subject property. Given that this development was thoroughly reviewed as

part of the original approval, an abbreviated planning analysis will follow. A link to the November 2018 staff report has been included in the Attachments section of this report.

## The Planning Act

Section 1.1 of the *Planning Act* outlines the purposes of the Act. The purposes of the Act promote sustainable economic development, in a healthy natural environment, within a land use planning system led by provincial policy and matters of provincial interest. Section 2 of the *Planning Act* outlines matters of provincial interest, which decision makers must be consistent with when carrying out their responsibilities under the Act. The proposed revisions are minor in nature, some of which were already contemplated at the time of the original draft plan approval. The change to the stormwater facility was required based on detailed design investigations, which the applicant's planner has described as follows:

> *"During detailed design it was determined that the Stormwater Management Pond needed to be relocated and re-configured to ensure that the preferred minimum roadway slope of 0.5% could be achieved. The preliminary design had not accounted for vertical curves in the road, so relocating the pond was required to ensure the minimum slope of 0.5% is provided with the appropriate vertical curves for road design. This revision also helps to ensure there is adequate cover over the storm sewers."*

As noted above, there are no changes to the road network or the number of residential units from the original draft approval. This redline revision, with the attached revised conditions of draft approval, has regard for matters of provincial interest as well as the criteria of section 51(24) of the *Planning Act*.

## Provincial Planning Statement (PPS) 2024

The original draft approved plan of subdivision was tested against the policies in the 2014 Provincial Policy Statement. Although there have been a series of changes in the 2024 PPS from the 2014 version, the key policy directives as they pertain to development in settlement areas remain very similar. A key goal of the PPS is directing new growth to serviced settlement areas and promoting the vitality of such settlement areas through re-development, infill, and intensification. The subject lands have been designated for residential growth within a settlement area. This proposed redline revision would continue to provide development which makes efficient use of land and infrastructure.

Chapter 3.6.2 of the PPS notes that municipal water and sewer services are the preferred form of servicing for settlement areas. The proposed subdivision will be serviced with Town of Hanover water and sewer services.

Other PPS policies such as environmental, traffic, and archaeology were addressed through the original draft plan approval and will not change via this proposed redline revision.

The proposed redline revision, with the attached revised conditions of draft approval, is consistent with the PPS.

## County of Grey Official Plan

Similar to the PPS, this original draft approved plan of subdivision was tested against an earlier version of the County official plan, prior to the approval of Recolour Grey in 2019. The subject lands are designated as 'Primary Settlement Area' in the County Official Plan. Both versions of the County plan direct residential development of this nature to settlement areas which are fully serviced.

The proposed changes to the lot fabric and stormwater facility have been reviewed and supported by Town staff. The removal of blocks 69, 70, and 71, was also supported by the Town through consent applications B4, B5, and B6-2024. These three blocks of land were the result of an abnormally shaped property wherein these blocks were not large enough to be developable or used for infrastructure, and thus were added onto neighbouring parcels.

There is no designated Hazard Lands on the subject property, but the site is adjacent to some abutting Hazard Lands in the southwestern portion of the site. SVCA has reviewed the redline revision and has no objection.

Appendix B to the County plan maps the subject lands as being adjacent to Significant Woodlands. An Environmental Impact Study was prepared for the original draft plan approval, which was reviewed and supported at that time.

Although the subdivision will gain access from 8th Avenue North, all of the traffic will funnel onto 7th Avenue North (Grey Road 10). Transportation Services were involved in the original draft plan approval and have no outstanding concerns.

Subject to the revised conditions of draft approval attached to this report, the application conforms to the goals and objectives of the County of Grey Official Plan.

## Town of Hanover Official Plan

The subject lands are designated as 'Residential' in the Town of Hanover official plan. Town staff have reviewed the subject redline revision and are supportive of the proposed changes. Town staff have noted that the development conforms to the Town official plan.

# Legislated Requirements

The application has been processed in accordance with the *Planning Act*.

# Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed redline revision, beyond those normally encountered in processing the application. The County has collected the requisite fee for this application.

Relevant Consultation

☒ Internal: Planning, Transportation Services

☒ Contribution to Climate Change Action Plan Targets: The proposed plan of subdivision makes efficient use of land and Town services to provide housing.

☒ External: The public, Town of Hanover, Hydro One, and Saugeen Valley Conservation Authority

# Appendices and Attachments

Addendum to PDR-CW-04-17 Georgiou Final Report

*Appendix 1: Revised Conditions of Draft Approval (attached)*

# Appendix 1: Revised Conditions of Draft Plan Approval

Plan of subdivision file No. 42T-2016-08 has been revised and is recommended for draft approval. The County's conditions of draft plan approval for this revised draft plan of subdivision are amended as follows:

| No. | Conditions |
|---|---|

1. Condition 1 of the draft plan conditions approved May 15, 2019, is hereby deleted and replaced with the following:

   **"That this approval applies to the Draft Plan of Subdivision (labelled M13018-DPS) as prepared by Darryl M. Robins Consulting Inc. last revised April 15, 2024, and signed in 2025, showing;**
   - **a) sixty-seven (67) (Lots 1 to 67) for detached residential dwellings,**
   - **b) two (2) Blocks for townhouse units (Blocks 73 and 75),**
   - **c) one Block for trail purposes (Block 74),**
   - **d) one (1) Block for stormwater management purposes (Block 72),**
   - **e) one (1) Block for watermain easement purposes (Block 68), and**
   - **f) five (5) Blocks for 0.3 metre reserve purposes (Blocks 69, 70, 71, 76, and 77) and**
   - **g) Streets "A", "B", "C", "D", "E" and 8th Avenue North.**

   **The legal description of the subject lands is Part of Lot 18, Plan 55 (geographic Township of Bentinck) in the Town of Hanover, County of Grey."**

2. Condition 5 of the draft plan conditions approved May 15, 2019, is hereby deleted and the remaining conditions are renumbered accordingly.

3. Condition 32 of the draft plan conditions approved May 15, 2019, is hereby deleted and replaced with the following:

   **"That prior to final approval being given, that the County is advised in writing by the Saugeen Valley Conservation Authority, how Conditions 13 to 16 have been satisfied."**

4. Condition 33 of the draft plan conditions approved May 15, 2019, is hereby deleted and replaced with the following:

   **"That prior to final approval being given, that the County is advised in writing by Canada Post how Conditions 19 to 27 have been satisfied."**

5. Condition 34 of the draft plan conditions approved May 15, 2019, is hereby deleted and replaced with the following:

   **"That prior to final approval being given, that the County is advised in writing by Hydro One Networks Inc. how Conditions 29 and 30 have been satisfied."**

6. Condition 35 of the draft plan conditions approved May 15, 2019, is hereby deleted and replaced with the following:

**“That prior to final approval being given, that the County is advised in writing by the Town of Hanover how Conditions 2 to 33 have been satisfied.”**

7. That all other conditions of draft approval as granted on May 15, 2019, remain in effect.

# Committee Report

| | |
|---|---|
| **To**: | Warden Matrosovs and Members of Grey County Council |
| **Committee Date**: | June 26, 2025 |
| **Subject / Report No**: | TR-CW-17-25 |
| **Title**: | School Spring Litter Pick up Program |
| **Prepared by**: | Tori Adams, Operations Technologist |
| **Reviewed by**: | Shaun Anthony, Operations Manager |
| **Lower Tier(s) Affected**: | N/A |

# Recommendation

1. **That Report TR-CW-17-25 regarding a summary of the 2025 School Litter Pick-Up Program be received for information.**

# Executive Summary

The School Litter Pick-Up Program encourages schools in Grey County to participate in keeping Grey Roads clean in exchange for financial compensation of $51.58 per kilometre of road cleaned. Three schools participated in the School Litter Pick-Up Program in 2025 cleaning 272.8 kilometers of roads with a total sum of $14,056.07 being provided to participating schools. This is a 'win-win' program in that it helps to keep our roadways clean while also helping to support school projects and functions.

# Background and Discussion

Hillcrest Elementary, Osprey Central School and Georgian Bay Community School participated in the County's School Litter Pick-Up Program in 2025. The three schools cleaned a total of 272.8 kilometers of roads.

Information regarding the School Litter Pick-Up Program was provided to the principals of the elementary schools within Grey County in March 2025. This information will be sent again in 2026.

The three schools that participated were very appreciative of the opportunity to raise money for their various school projects and functions. Transportation Services is committed to promoting this program again in 2026 by using the positive feedback from the participating schools from this year, in our information package.

| School | Number of Student Participants | Kilometers of Road Cleaned | Financial Compensation Earned |
|---|---|---|---|
| Hillcrest Elementary School | 125 | 145.2 | $7,489.93 |
| Osprey Central School | 125 | 81.6 | $4,208.93 |
| Georgian Bay Community School | 100 | 46.0 | $2,372.68 |
| **Total** | **325** | **272.8** | **$14,056.07** |

# Financial and Resource Implications

The 2025 compensation rate is based on Council's directive to apply the CPI increase since 2015. The current compensation rate is $51.58 per kilometre.

Grey County paid a total sum of $14,056.07 in 2025 compared to $15,054.38 in 2024. Transportation Services budgeted $26,000.00 for Litter Pick-Up. This includes Grey County staff time and materials for all litter pick-up related activities.

# Relevant Consultation

☐ Internal (list)

- ☐ AODA Compliance (describe)
- ☐ Contribution to Climate Change Action Plan Targets (describe)

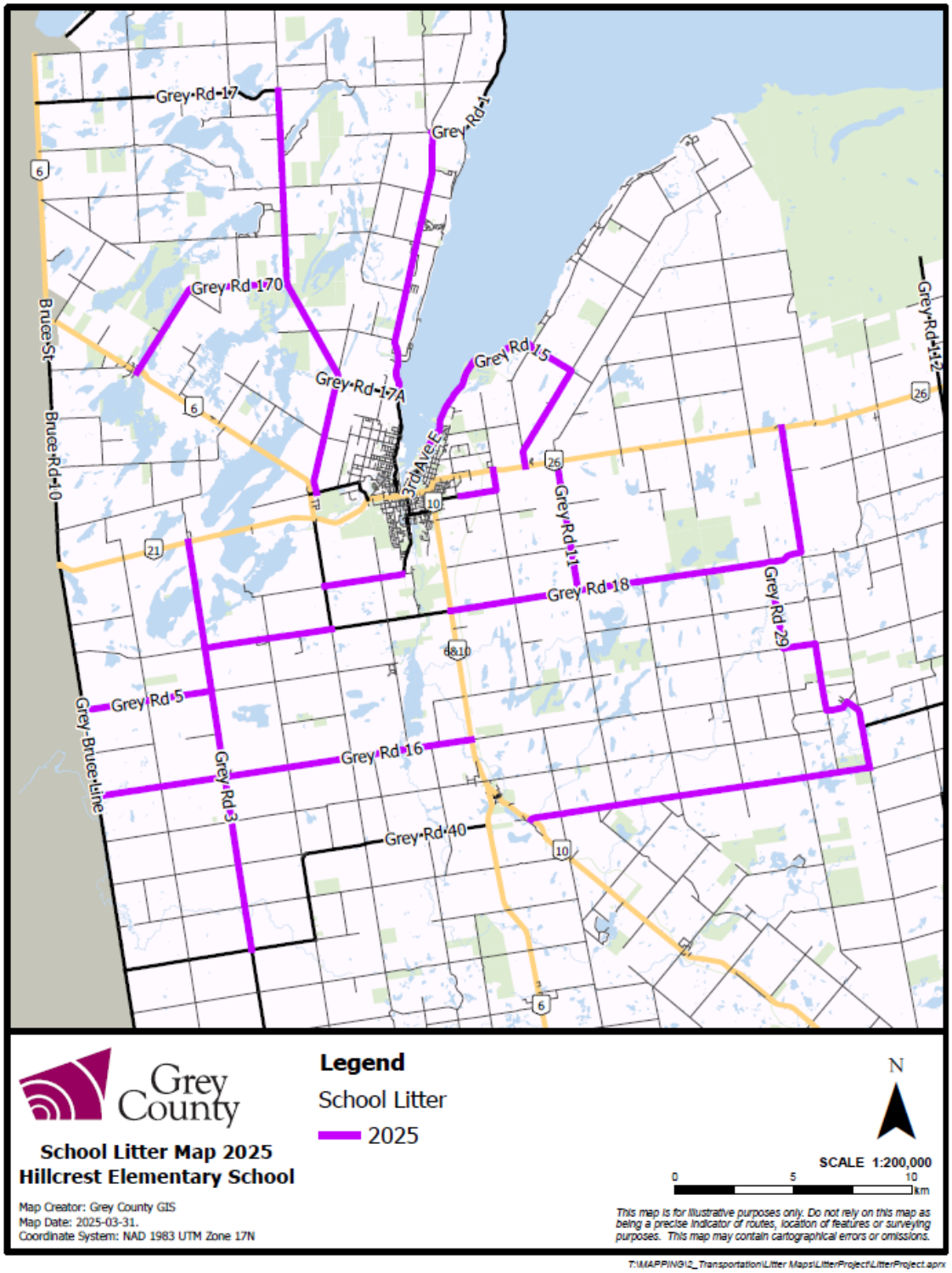
☒ External (list)

Alexandra Community School, Beaver Valley Community School, Beavercrest Community School, Bluewater District School Board, East Ridge Community School, Egremont Community School, Georgian Bay Community School, Grey Highlands Secondary School, Highpoint Community School, Hillcrest Elementary School, Holland-Chatsworth Central School, Holy Family School, John Diefenbaker Senior School, Macphail Memorial Elementary School, Normanby Community School, Notre Dame School, Osprey Central School, Owen Sound District Secondary School, Spruce Ridge Community School, St. Peter's & St. Paul's School, St. Mary's High School, Sullivan Community School.

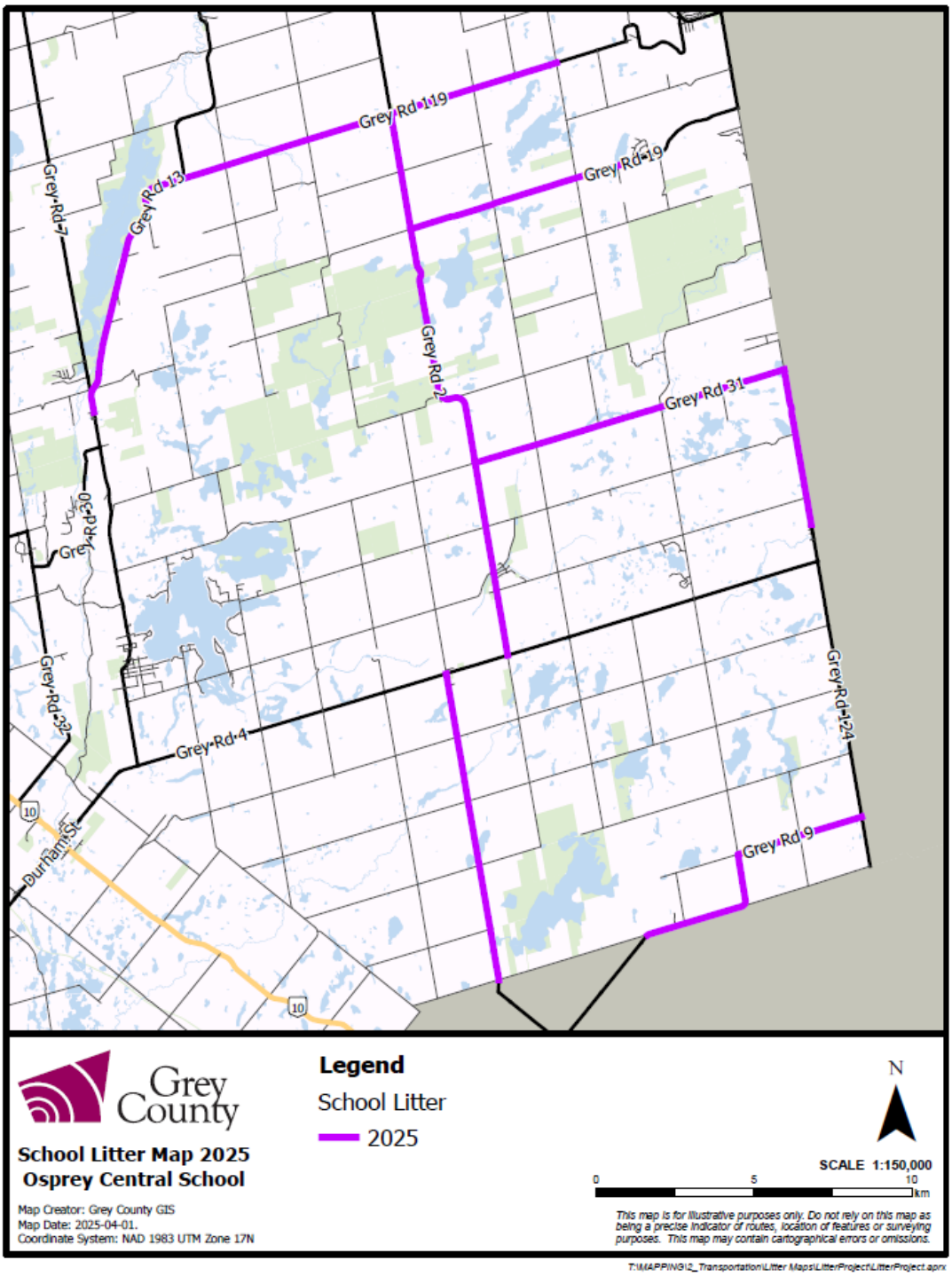
# Appendices and Attachments

2025 School Spring Litter Pick-Up Hillcrest Elementary School Location Map
2025 School Spring Litter Pick-Up Osprey Central School Location Map
2025 School Spring Litter Pick-Up Georgian Bay Community School Location Map

# School Spring Litter Pick-Up Program 2025
# Hillcrest Elementary School

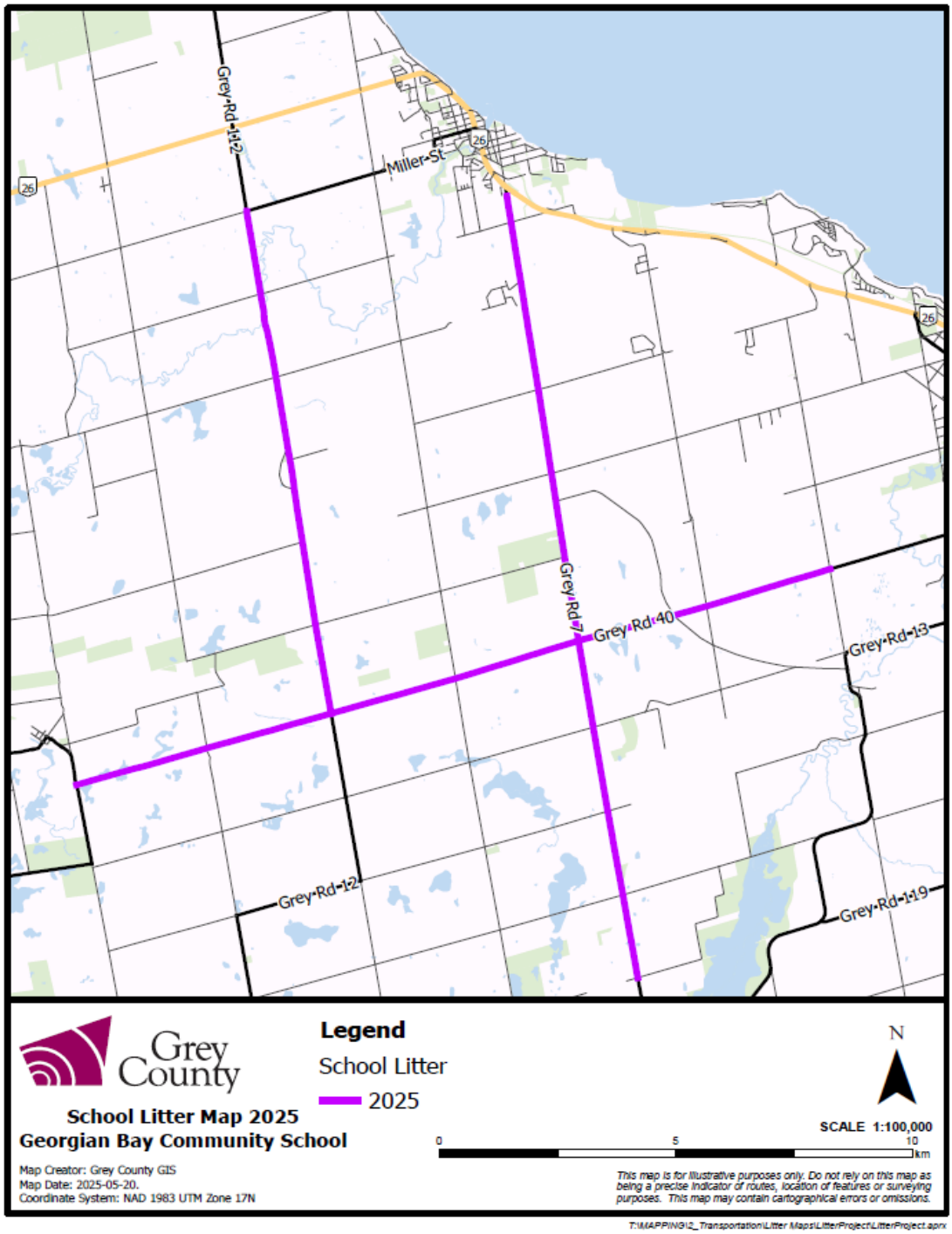


# School Spring Litter Pick-Up Program 2025
# Osprey Central School




# School Spring Litter Pick-Up Program 2025

# Georgian Bay Community School



# Media Release

**FOR IMMEDIATE RELEASE – June 3, 2025**

## Powering Ontario's Economic Engine: WOWC Launches 2025–2027 Strategic Priorities at Queen's Park

### *Meetings with Provincial Ministers and Evening Reception Highlight Collaborative Work between WOWC and Province of Ontario*

**TORONTO —** The Western Ontario Wardens' Caucus (WOWC) brought regional leadership to Queen's Park on Monday, June 2, for a series of strategic meetings with Ontario Cabinet Ministers, culminating in an evening reception attended by Members of Provincial Parliament (MPPs), staff, and key partners.

The Caucus officially launched its **2025–2027 Strategic Priorities: Powering Ontario's Economic Engine**, a forward-looking roadmap to support the long-term prosperity, connectivity, and resilience of Western Ontario. Representing 15 upper and single-tier municipalities and 1.6 million residents, the WOWC is a strong voice for rural and mid-sized communities across the region, which collectively drive more than $226 billion in exports through more than 250,000 businesses.

"This week marks a pivotal moment for our region," said Amy Martin, Chair of the WOWC and Mayor of Norfolk County, during remarks at the reception. "We are proud to launch our new Strategic Plan at Queen's Park, in partnership with the Provincial government, to help advance solutions for the people and businesses powering Ontario's economy."

As part of the day's advocacy, WOWC held targeted meetings with key Provincial Ministers to discuss the Strategic Priorities and identify opportunities for collaboration across multiple sectors, including:

- **Hon. Rob Flack**, Minister of Municipal Affairs and Housing
- **Hon. Kinga Surma**, Minister of Infrastructure
- **Hon. Trevor Jones**, Minister of Agriculture, Food, and Agribusiness
- **Hon. Victor Fedeli**, Minister of Economic Development, Job Creation and Trade
- **Hon. Graydon Smith**, Associate Minister of Municipal Affairs and Housing

The WOWC's **2025–2027 Strategic Priorities** focus on four key areas critical to the long-term health and prosperity of Western Ontario:

**1. Infrastructure Development and Funding**

Rural municipalities are experiencing unprecedented growth pressures but lack the financial tools and support to maintain and expand critical infrastructure such as roads, water systems, broadband, and transit. The WOWC is calling on the Province to significantly increase funding and partnership opportunities to help communities upgrade aging infrastructure and invest in new projects essential to future development.

**2. Housing Affordability and Availability**

Western Ontario's housing market is outpacing infrastructure and affordability, making it increasingly difficult for workers, families, and seniors to find suitable homes. The WOWC is advocating for provincial support to help stabilize the housing supply, accelerate development approvals, and implement innovative financing models that ensure housing remains attainable and appropriately scaled for rural and mid-sized communities.

**3. Workforce Development and Preservation**

A resilient local economy depends on a strong, skilled, and accessible workforce. The WOWC is emphasizing the need for strategic investments in regional training opportunities, transportation infrastructure, and digital connectivity. Additionally, housing that supports workers and their families must be prioritized to attract and retain talent across sectors—from manufacturing and agriculture to healthcare and tourism.

**4. Mental Health Services and Support**

Municipalities across Western Ontario are increasingly on the front lines of a growing mental health and addictions crisis. With rising demands on social services and homelessness response, municipalities are calling for a coordinated, well-funded provincial approach. The WOWC is urging the Province to provide sustainable funding and wraparound supports that address the root causes and relieve local governments of disproportionate financial burdens.

"These are not just local challenges, rather they are Ontario-wide priorities that require meaningful collaboration between all levels of government – and we're here to offer practical, evidence-based solutions that reflect the realities of Ontario's municipalities," said Chair Martin. "Let's ensure that those powering Ontario's economy have the infrastructure, people, and support systems they need not just to keep going—but to thrive. By working together, we can continue to power Ontario's economic engine."

The WOWC remains committed to its core values of non-partisanship, regional unity, and solution-oriented advocacy, and looks forward to ongoing collaboration with the Province of Ontario.

For more information on the WOWC and its 2025–2027 Strategic Priorities, visit: www.wowc.ca.

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**About**

The ***Western Ontario Wardens' Caucus (WOWC)*** is a not-for-profit organization representing 15 upper and single-tier municipalities in Southwestern Ontario, representing more than 1.6 million residents. The WOWC aims to enhance the prosperity and overall wellbeing of rural and small urban communities across the region. Caucus members work collectively to influence federal and provincial legislation and programs through advocacy, research, analysis and education. For more information, visit www.wowc.ca.

# Committee Report

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| **To**: | Warden Matrosovs and Members of Grey County Council |
| **Committee Date**: | June 26, 2025 |
| **Subject / Report No**: | PDR-CW-41-25 |
| **Title**: | Final Report – Khanani Subdivision 42T-2023-04 |
| **Prepared by**: | Becky Hillyer, Senior Planner |
| **Reviewed by**: | Scott Taylor, Director of Planning |
| **Lower Tier(s) Affected**: | Municipality of West Grey |

# Recommendation

1. **That Report PDR-CW-41-25 be received; and**
2. **That all written and oral submissions received on plan of subdivision 42T-2023-04, known as Khanani subdivision, were considered and helped to make an informed recommendation; and**
3. **That in consideration of the draft plan of subdivision application 42T-2023-04, on lands legally described as Park Lot 4,5,9,10,11 and 12; and Lots 61 to 68; and Lot 105 to 112; Part of Park Street, George Street, Hunter Street, Jackson Street, and John Street, Registered Plan 508, in the Geographic Town of Durham, now in the Municipality of West Grey, the Grey County Committee of the Whole approves this plan of subdivision to create a minimum of one hundred and thirty-four (134) residential units, in addition to a stormwater management channel, public roads, a public park, and naturalized wetlands, subject to the conditions set out in Appendix 1 to this report.**

# Executive Summary

Grey County received a plan of subdivision application (County file number 42T-2023-04), referred to as 'Khanani Subdivision,' submitted by Khanani Developments Durham Acquisitions Inc. through Georgian Planning Solutions. The proposed subdivision is in Durham in the Municipality of West Grey and would consist of 134 new residential units, in addition to a new public road system, sidewalks, a public park block, naturalized stormwater management channel, and naturalized wetlands.

The development would share a stormwater management pond and sewage pumping station with a recently draft-approved subdivision on lands south of Grey Road 4 (Roseate subdivision) and cannot be fully developed until such time that that infrastructure is installed.

A concurrent West Grey official plan amendment (OPA 13) and zoning by-law amendment (ZA21.2023) were submitted to West Grey and were processed concurrently with the draft plan

of subdivision. The OPA was adopted by West Grey on June 3, 2025, and approved by Grey County on June 18, 2025. County and Municipal staff worked in collaboration to prepare conditions for the draft plan of subdivision in Appendix 1.

A public meeting was held on September 19, 2023 at the Municipality of West Grey to discuss the plan of subdivision, OPA, and zoning by-law amendment. County Planning staff are recommending approval of the plan of subdivision, subject to the conditions of draft approval attached as Appendix 1 to this report.

# Background and Discussion

The proposed development, known as Khanani Subdivision (42T-2023-04), is located on the western boundary of the Primary Settlement Area of Durham, north of Grey Road 4. The draft plan of subdivision would create up to 134 new residential units (including 65 townhouses and 69 single detached dwellings), a public park area, naturalized stormwater management channel, and four new public roads with sidewalks.

The subject lands are vacant and approximately 11.25 hectares (27.8 acres) in size. The site was previously part of an historic lotting plan that included municipal road allowances within a grid formation. Recently, West Grey agreed to convey all previously established municipal road allowances to the developer, to support road realignment that recognizes the natural heritage and hazard features of the site. Surrounding land uses include agriculture to the north; natural areas to the east and west; and neighbourhood residential and institutional (hospital) uses to the southeast. The West Grey municipal building is located just west of the site.

In February 2025, Grey County provided draft approval for the development of a (maximum) 146-unit development on lands south of Grey Road 4 (Roseate Subdivision), which proposes to share a stormwater management pond and sewage pumping station with the Khanani site. Water and sewer services would also be extended to the subject lands through the Roseate development. The fulsome development of the Khanani subdivision will not be feasible until this infrastructure is in place on lands to the south.

Public road access to the development is proposed from Grey Road 4 (Durham Road West) to the south. A secondary emergency access route is also required to ensure safe access to the site. The draft plan includes future road connections to lands to the north and east, should development on connecting lands be permitted at a future stage.

The subject lands are designated as ‘Primary Settlement Area’ and ‘Hazard Lands’ on Schedule A of the County Official Plan. A recent amendment to the West Grey Official Plan redesignated the site from ‘Future Development’ and ‘Environmental Protection,’ to ‘Residential,’ ‘Open Space,’ and ‘Environmental Protection,’ including amendments to the ‘Environmental Protection’ designation boundaries, in consultation with Saugeen Valley Conservation Authority (SVCA).

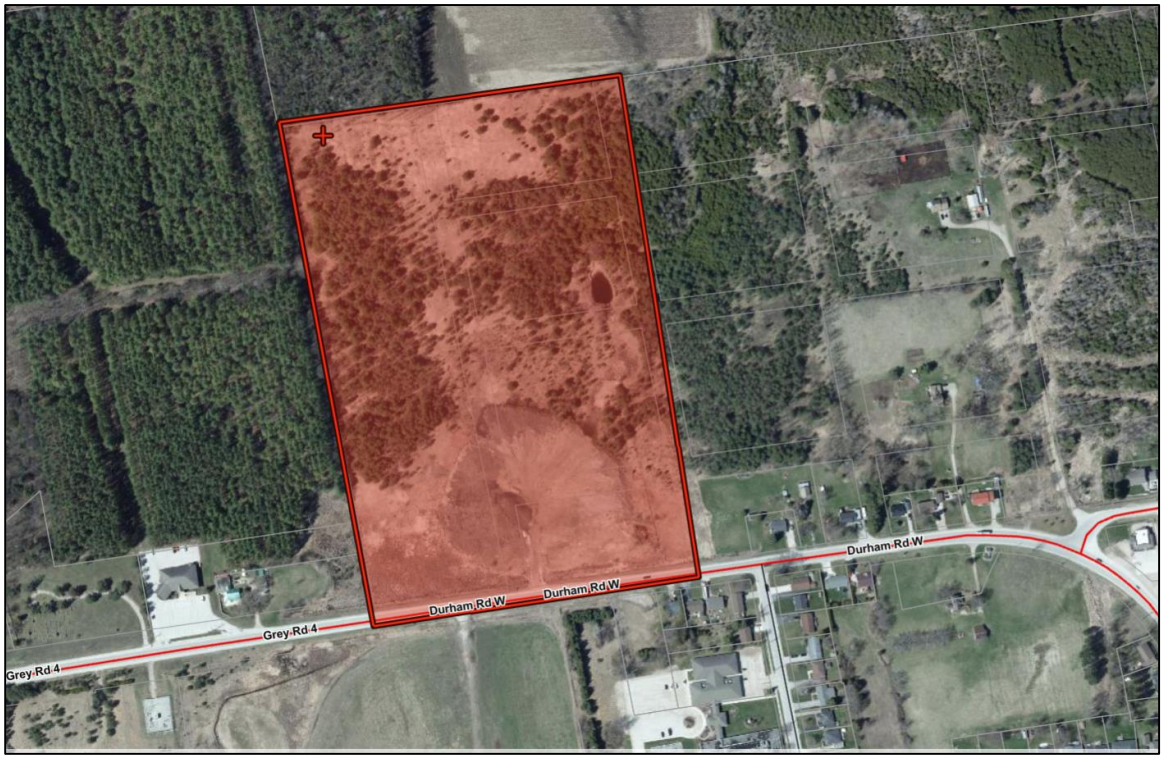
West Grey adopted a zoning by-law amendment on June 3, 2025, that changed the zoning on the site from ‘Natural Environment’ (NE), and ‘Future Development’ (FD) to ‘R2-541 Medium Density Residential Exception,’ ‘R3-542 High Density Residential Exception,’ OS-540 Open Space Exception,’ and a revised ‘Natural Environment’ zone to permit the proposed development. The zoning supports a variety of housing types, including townhouses, singles, semi-detached units, and additional residential units.

A variety of studies were submitted in support of the development. Copies of all background reports and plans can be found on the County of Grey website.

The engineering reports were peer reviewed by GSS Engineering (through West Grey), while SVCA was extensively involved in the review of the Flood Hazard study and Stormwater Management (SWM) Report. Grey County Planning Ecology staff provided review of natural heritage matters within the Environmental Impact Study (EIS) and SWM report, while Saugeen Ojibway Nation (SON) provided review of the Archaeological Assessment. Cobide Engineering conducted a peer review of the Traffic Impact Study (TIS). Additional public and agency comments were received as described in the following section.

Map 1 below shows the subject lands highlighted in red and the surrounding area. Map 2 shows the proposed final concept plan.

## Map 1: The Subject Lands



# Map 2: Proposed Final Concept Plan



# Public and Agency Comments Received

As part of the development application process, County and Municipal staff received comments from agencies and members of the public. The public meeting was held on September 19, 2023. A link to the public meeting minutes is included in the Attachments section of this report.

In addition to members of the public who spoke at the public meeting, the following members of the public provided written comments for this development:

- Marian Ratcliffe
- Lloyd Sauder

Written comments were received from the following agencies:

- Bell Canada
- Bruce Telecom
- Cobide Engineering
- Enbridge Gas
- Grey Bruce Public Health
- Grey County Paramedic Services
- Grey County Planning Ecology
- Grey County Transportation Services
- Historic Saugeen Metis (HSM)
- Hydro One
- Municipality of West Grey
- Saugeen Ojibway Nation (SON)
- Saugeen Valley Conservation Authority (SVCA)

A summary of public comments is provided in Table 1, followed by agency comments in Table 2.

## Table 1: Response to Public Comments Received

| ID | Comment(s) | County Response |
|---|---|---|
| 1. | **Dark Sky Lighting -** Questions and recommendations for the development to be 'dark sky' friendly/compliant, and to reduce the impact of light on neighbouring properties. | Dark Sky community lighting will be implemented within the subdivision. The proposed development will ultimately follow the Municipal standard and West Grey staff have noted that their municipal standards do include a requirement for dark sky compliant lighting. |
| 2. | **Road Connections -** There was a suggestion that a future road connection should be provided for lands to the north of the subject site. | An earlier version of the proposed draft plan did not include an access road to the north. While the West Grey and County official plans do not include these lands as part of the Primary Settlement Area, staff recognize that there is a need to plan for future growth (should it be required in this location). As such, a northern road extension was added, through further discussions with the applicant. |
| 3. | **Sewage Pumping Station -** Questions of where the sewage pumping station would be located. | During the public meeting, staff and the applicant confirmed that the sewage pumping station for the Khanani site would be located on the 'Roseate' site to the south. The pumping station would be located at the north-west corner of the Roseate lands, which is a revised location since the time of the public meeting. The sewage pumping station location was revised to be located on the section of the Roseate site with the lowest elevation. |
| 4. | **Housing Types -** Question of whether the townhouses would be comparable to those on the Roseate site. | During the public meeting, the applicant's agent advised that both developments are currently proposing two-storey townhouses that are not likely to have basements. There are various floor plans with different numbers of bedrooms and bathrooms. |
| 5. | **Historic Farm Pond/Dam -** Comment and question regarding the state of the on-site farm pond and dam structure, noting it has partially failed. Concern with what happens if the entire dam were to wash out. | This comment prompted further discussion with the applicants and peer reviewers, and additional peer review comments were requested with regards to the status of the dam wall and what actions may be required (or possible) to remove or repair the dam. There was an additional concern about fish habitat if this dam were to be removed. The peer reviewers confirmed that the dam wall could (and likely should) be removed to prevent collapse in future. At the detailed design stage, staff will be seeking further clarity from the applicants (as well as approval from the Department of Fisheries Ontario (DFO)) with regards to how this dam structure should be managed, for the best outcomes for human safety and ecological function. |

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| 6. | **Timelines -** Question of proposed timeline for the development. | The applicant's agent suggested that the development would begin immediately, once approved. West Grey staff advised at the public meeting that there is a lack of municipal water and sewer capacity to service the proposed development. However, since the public meeting, West Grey staff have reallocated capacity from another approved development that has not initiated construction. The draft plan conditions will include a five-year lapse date, acknowledging that the Khanani site is dependent on the installation of infrastructure from the Roseate site. The draft plan conditions speak to West Grey's ability to revoke or reduce servicing allocation during this time. |
| 7. | **Emergency Access -** Question of whether there are any concerns with emergency access to the site. | This site is complex regarding safe access, as there is a significant amount of Hazard Lands along the frontage of Grey Road 4, and currently no opportunity for a formal, opened road connection on abutting lands, apart from the proposed entrance on to Grey Road 4. Through discussions with the applicants and peer reviewers, a 6-metre emergency access route has been assessed and will be required just west of the proposed road entrance to the site. This route would remain gated, but may be used if required in emergency situations, where the primary road may be temporarily inaccessible. The requirement for the 6-metre emergency access road has been outlined within draft plan conditions 34 – 36. |

## Table 2: Response to Agency Comments Received

| **Agency** | **Comment(s)** | **County Response** |
|---|---|---|
| Bell Canada | Bell Canada noted they have no objections with the proposed subdivision and provided standard wording to be included in the draft plan conditions. | Draft plan conditions 27 – 29 have been added to address Bell Canada's comments. The draft plan conditions have been adapted to apply similar conditions for all utility and telecommunications providers. |
| Bruce Telecom | Confirmed they will not be reviewing this development. | No comments / acknowledged. |
| Cobide Engineering | Cobide provided peer review of the original Traffic Impact Study (TIS). The original TIS suggested that no new turning lanes from Grey Road 4 would be required to support the development. The peer review by Cobide suggested that both right and left turning lanes would be warranted. | County Transportation staff confirmed that only left-hand turning lanes would be required. The requirement for further design details regarding the turning lane and any other upgrades to the County Road have been added as Conditions #6(h) and #22. |

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| Department of Fisheries and Oceans (DFO) | DFO was circulated on the original submission for this file. While formal comments were not received by DFO, staff understand that formal approval will be required by DFO at the final design stage, for any realignment or adjustments to the water course / dam structure on site, as they support fish habitat. | Condition 42 has been added, to acknowledge the requirement for DFO final approval of the stormwater design. |
| Enbridge Gas | Enbridge Gas noted they have no objections with the proposed subdivision and provided wording to be included in the draft plan conditions, with regards to placement of servicing easements. | Draft Plan conditions 27 – 29 communicate this requirement for all relevant utility companies. |
| Grey Bruce Public Health | Provided general comments around safe, healthy, Age-Friendly, and climate-friendly communities. Recognized the importance of denser, mixed-use communities; access to outdoor recreational space, sidewalks, shaded areas, etc. | Numerous studies have been undertaken that address safety of this site, including the Flood Hazard Study, SWM Report, Hydrogeological and Geotechnical Studies. These studies have been further peer reviewed by two peer-review consultants and SVCA. An additional emergency access route will be required, in the event of extreme flooding or road closure.<br><br>The development will achieve the County's minimum density targets, promote access to outdoor space, and will preserve key natural heritage features of the site. The park space has been located in proximity to the wetland block, to facilitate access to the natural environment. Sidewalks will be constructed throughout the development. |
| Grey County Paramedic Services | No concerns with the proposed development. | No comments / acknowledged. |
| Grey County Planning Ecology | Grey County Planning Ecology staff provided substantive comments at many phases of the development, and conducted detailed review of the EIS, SWM Report, and Hydrogeological Study. There was a noted discrepancy between 'significant woodland' mapping between the County and Municipal Official Plans, and ecology staff requested a further review of the wooded areas on the site, to determine the delineation of the 'significant woodland' areas. | Conditions 42 – 47 have been added to address County Ecology comments, including a requirement for sign-off by DFO, the submission of a rehabilitation plan along the drainage corridor and wetland features, a restriction on development within bird-breeding season, a requirement to implement all recommendations of the EIS, and further |

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| | Ultimately, Ecology staff agreed with the findings of the EIS that suggested wooded areas outside of the revised Hazard Land boundaries would not be considered significant and may be removed to facilitate the development.<br><br>A small reduction of wetland area on the site is proposed. Conditions have been added to ensure that the retained wetland and watercourse areas are planted and rehabilitated to maintain and enhance ecological function. At the time of detailed design, staff will be seeking further information to ensure that the water balance of the retained wetland feature shall be adequately maintained. Staff will also be seeking sign-off from DFO regarding any future removal of the on-site dam and/or water course realignment. | confirmation to be provided at the final stage to ensure that the ecological and hydrological integrity of the wetland features shall be sufficiently maintained. |
| Grey County Transportation Services | County Transportation Services staff shared the following comments.<br><br>a. Requested road widening along frontage of Grey Road 4, plus a 0.3 metre reserve.<br>b. Road entrance permit required. Alignment with Roseate development is required.<br>c. Confirmation required that post-development flows shall be equal to or less than pre-development flows as part of final stormwater management design.<br>d. All structures shall meet County Setback Policy of 75 feet from centre line of County Road.<br>e. Any works within County Road allowance shall obtain an Encroachment Permit from the County.<br>f. Grey County Transportation requires the construction of left-hand turn lanes to be constructed.<br>g. Agreement required between the County, West Grey, and the Developer with regards to any upgrades of County Road, culverts, ditches, etc.<br>h. Transportation Staff confirmed that they would support an emergency access lane onto Grey Road 4, provided it is gated and only used during emergency situations. | Conditions 21 to 26 have been added to address Transportation Services comments. |
| Historic Saugeen Metis (HSM) | No objections to the development. | No comments / acknowledged. |
| Hydro One | No comments or concerns. Provided general notes about contact information, etc. | Comments have been added into the ‘Notes’ section of Appendix 1 for future reference by the applicant. |

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| Municipality of West Grey | Early comments were provided by West Grey, which outlined the Municipality's requirements for parkland, sidewalks, etc. Furthermore, a fulsome staff report was prepared by West Grey Planning staff, for the adopted OPA and ZBA and is appended to this report. Generally, the County and Municipality worked closely on these files, and all comments and discussions with West Grey have been jointly considered in compiling the proposed draft plan conditions. | No further comments. |
| Saugeen Ojibway Nation (SON) | SON reviewed the Stage 1, 2, and 3 Archaeological Assessments and were generally satisfied with the work completed by the consultants. Email correspondence further confirmed that the required Stage 4 work may be completed as part of a draft plan condition, provided no further ground disturbance/development occurs prior to the finalization of this work. | The requirement for a Stage 4 Archaeological Assessment has been added as draft plan condition 37.<br><br>Draft plan conditions 38 and 39 have been added as standard conditions, which acknowledge the requirement for further archaeological review if new items are uncovered during development; or the cessation of fieldwork should a burial site be uncovered. |
| Saugeen Valley Conservation Authority | SVCA, with external consultants B.M. Ross, have been extensively involved in the review of this proposal (and previously draft-approved 'Roseate' subdivision), particularly as it relates to the location, design and function of the SWM pond, Flood Hazard Study, Geotechnical and Hydrogeological Reports. As noted, the applicants have proposed to amend the 'Hazard Land' boundaries, which requires formal approval from the Conservation Authority. Initial comments from SVCA resulted in several re-submissions regarding the SWM design and floodplain mapping. A key consideration of their comments was whether the function of the on-site wetlands and water course could be adequately maintained as a result of the proposed development. SVCA also commented regarding safe access to the site, from a flood-hazard perspective.<br><br>Most recently, SVCA provided final comments to confirm that they have no objections to the proposal moving to draft plan approval, provided that final versions of the SWM Report, Flood | Draft plan condition 48 outlines wording supported by SVCA regarding final review of the SWM Report, Flood Hazard Study, lot grading and drainage plan, and erosion and control plan prior to final approval.<br><br>Draft plan condition 49 acknowledges the requirements for an SVCA development permit prior to any work within the regulated areas of the site. |

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| | Hazard Study, lot grading and drainage plan, and erosion and control plan be submitted to SVCA prior to final approval. | |

# Analysis of Planning Issues

Proposed development under the *Planning Act*, must have regard for matters of provincial interest, be consistent with the Provincial Planning Statement (PPS) 2024, and must conform to the Grey County Official Plan. In this case, the subdivision must also conform to the Municipality of West Grey Official Plan. The subject lands are outside of the Niagara Escarpment Plan area.

# The Planning Act

Section 2 of the *Planning Act* provides matters of provincial interest which planning authorities must have regard for in rendering any decision under the Act. The most relevant matters of provincial interest to the proposed development are listed below, with brief justification provided.

*(a) the protection of ecological systems, including natural areas, features, and functions*

Staff Comment: An EIS was submitted with this application and reviewed by Grey County Planning Ecology staff, as well as SVCA. The EIS provided overall recommendations for the entire development, including mitigation measures that will be implemented as part of the conditions of draft plan approval. County Planning staff are satisfied that with the recommended conditions of draft plan approval there will be minimal negative impacts to ecological systems, including natural areas, features, and functions. Further analysis is provided in sections below.

*(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems*

Staff Comment: The subject lands are considered a ‘greenfield’ site, which means they have not been substantively developed in the past. This site is located within a Primary Settlement Area and makes use of Grey Road 4. The subdivision is near existing servicing infrastructure (municipal water/sewer), which will be extended to service the proposed development. The applicants will have five years to obtain final approval (unless otherwise extended), acknowledging that expansion of servicing relies on the development of the Roseate site to the south. West Grey delivers waste management services to this area and notice was circulated to all utility companies to confirm capacity for expansion.

*(h) the orderly development of safe and healthy communities*

Staff Comment: The proposed development is primarily residential in nature, but will provide some walkability to nearby amenities, including a proposed park area, natural areas, and a local hospital. The County and West Grey, in consultation with SVCA, approved an official plan amendment to alter the ‘Hazard Land’ designations of the subject lands. No development shall be permitted within the adjusted ‘Hazard Lands’ designation. In addition, Hydrogeological, Geotechnical and Flood Hazard Study have been provided and reviewed by a third-party peer review consultant, as well as SVCA and B.M. Ross.

*(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities*

Staff Comment: As noted, the site is across the road from a local hospital and will feature a public park block. The application has been circulated to the school board(s) and draft plan conditions have been added to reflect standard comments from school boards.

*(j) the adequate provision of a full range of housing, including affordable housing*

Staff Comment: While no affordable housing is proposed (i.e., housing that would meet the PPS definition), the unit tenure includes both townhouses and single-residential dwellings. This provides some variety of housing options which may be facilitate a wider variety of household needs and affordability.

*(p) the appropriate location of growth and development.*

Staff Comment: The subject lands are partially designated as 'Primary Settlement Area' in the County's Official Plan, and a recent OPA has been approved to the West Grey official plan to recognize the subject lands as appropriate for fully serviced residential development.

With the attached conditions of draft plan approval, staff are satisfied that the development has regard for matters of provincial interest under the *Planning Act.*

# Provincial Planning Statement (PPS) 2024

Chapter 2.3 of the PPS specifies that settlement areas shall be the focus of growth and development, and that planning authorities shall support complete communities by offering a range of housing options and promoting transit-oriented development. The proposed development offers some mix of housing opportunities (townhouses and single-detached dwellings), a new public park space, and is across from an existing hospital site. While Durham does not currently offer local transit, the density and road configuration of the proposed development may be appropriate for potential transit offerings in future.

Chapter 2.9 requires planning authorities to prepare for the impact of a changing climate through the development of transit-oriented communities, consideration for energy conservation, efficiency, stormwater management systems, infrastructure, etc. The proposed development offers some walkable amenities for residents and will provide sidewalk/trail connections to lands south of Grey Road 4. From an efficiency perspective, the development makes use of existing road networks and nearby services, and uses a modified grid layout, to ensure that pedestrian and car traffic can efficiently navigate the site. An oversized stormwater management pond is proposed as part of the Roseate development to the south, which would accommodate flows from the subject development. Both sites would also share a proposed sewage pumping station.

Chapter 3.6 of the PPS specifies that municipal sewage and water are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. The development would be serviced by full municipal sewer and water. West Grey has recently reallocated existing servicing capacity and has confirmed that servicing shall be made available to the development for a period of five years (with the caveat that this allocation could be reduced or revoked).

Chapter 4.1 specifies that the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or where possible, improved. Sub-sections (6) and (7) respectively specify that development shall not be permitted in fish habitat or the habitat of endangered and threatened species, except in accordance with provincial and federal requirements. Ecological matters have been considered under the *Planning Act* section above and will be further reviewed under the County policies in the following section.

Chapter 4.6 speaks to the protection of significant built heritage resources and archaeological resources. Stage 1, 2 and 3 Archaeological Assessments were completed to support the proposed development, and a Stage 4 Assessment is required. A draft plan condition has been included to note the requirement for a Stage 4 Archaeological Assessment prior to additional grading of the site, and conditions 38 and 39 (which are standard to most draft approvals), contain protections should any additional archaeological finds or burial site be uncovered during the construction phase.

Chapter 5.1 provides policies related to natural and human-made hazards. Large portions of the site are designated as 'Hazard Lands,' and those boundaries were recently adjusted through the County's approval of West Grey OPA 13. A number of studies were provided to assess the OPA. Ultimately, SVCA provided sign off on the revised hazard boundaries and proposed setbacks. No development is permitted within the revised hazard land boundaries. The following section provides a more detailed analysis of the development in relation to the 'Hazard Lands' policies of the County's Official Plan.

The proposed plan of subdivision, subject to the recommended conditions of draft plan approval, is consistent with the PPS.

# County of Grey Official Plan

The subject lands are designated 'Primary Settlement Area,' and 'Hazard Lands' on Schedule A of the County's Official Plan (OP). Many of the policies in the County Plan mimic those in the provincial legislation and policy covered above. For the sake of brevity, an abbreviated analysis has been provided below, given the subject matter already covered above.

As noted, Grey County has recently approved West Grey OPA 13. Generally, County staff are satisfied that the Hazard Lands should not be further aggravated by the proposed development, subject to further review by SVCA and other agencies at a detailed design stage.

Like the PPS, the County Plan directs most growth to fully serviced primary settlement areas. Further, the OP promotes a diversity of land uses and housing types, including affordable housing. As noted, the proposed development would offer two housing types, including townhouses and single-detached dwellings. Given some of the concerns related to safe access to the site (due to wetlands), staff are generally of the opinion that the site would be less suitable for other forms of mixed use or higher-intensity forms of development. That said, the site does offer a new public park block, which is contiguous with the environmental protection lands identified within the EIS. Furthermore, the lands are located within walking distance to some amenities. Neighbourhood commercial uses are proposed as part of the Roseate development, to the south.

New residential development in Grey County is required to meet a minimum threshold of 25 units per net hectare within Primary Settlement Areas. The proposal is for 134 units on 5.05 hectares of net development area, which equates to approximately 26 units per net hectare, which gently exceeds the minimum density threshold within the County's OP.

Section 9.13 of the County's Official Plan speaks to several factors that shall be considered regarding the layout and features of a plan of subdivision. These are outlined with staff comments below.

*a) Access and connections to public transportation (where applicable) and access to existing trails.*

Staff Comment: While no local public transportation exists in Durham, the road layout and density would not bias future opportunities to locate public transportation routes in this community. West Grey does not have a Master Trails Plan, but sidewalks would be located throughout the site, offering future connectivity to future development on surrounding lands.

*b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County Road and front onto a local internal street.*

Staff Comment: One new road access point is proposed from Grey Road 4. No new laneway access would be permitted on Grey Road 4, and lots have been designed for access onto the new internal public road.

*c) Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions.*

Staff Comment: Sidewalks will be constructed throughout the site, including through connections to surrounding lands. The proposed internal streets will be 20-metre right-of-ways and are not anticipated to accommodate heavy traffic. Therefore, bike lanes have not been required for internal roads.

*d) Accessibility needs*

Staff Comment: At this stage, developers have not confirmed if any units will be specifically constructed to meet accessibility standards, but County staff have raised this as a comment and best practice. It is recommended that at the time of detailed park design, West Grey considers input from the Grey County Joint Accessibility Advisory Committee (GCJAAC) to ensure an accessible public park space is created.

*e) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs*

Staff Comment: The development will use a modified grid pattern, which accounts for the natural heritage and hazard considerations for the site. Regarding future connectivity, staff note that the subdivision has connections to lands to the north and east. Consideration was given to a connection to the west, should the settlement area of Durham be expanded westward in the future. While this option may allow for greater flexibility and connectivity, municipal staff indicated challenges with obtaining such a connection (i.e. the lands are outside of settlement area, currently shown as a 'significant woodland,' etc.)

*f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development*

Staff Comment: The engineering consultants have confirmed that opportunities for use of Low Impact Development (LIDs) for directing stormwater or facilitating drainage on site would be limited, due to the high groundwater table on site, and existing soil saturation levels. That said, the SWM system has been designed with the intent of balancing the requirement for site-dewatering to permit safe development, while maintaining a sufficient water balance required for the on-site wetlands. A draft plan condition has been added to ensure that water balance considerations will continue to be investigated through final design stages.

*g) Impact on the natural environment, as defined in Section 6 of this Plan*

Staff Comment: Appendix B of the County's Official Plan indicates that the subject lands contain a small area of 'significant woodlands,' which is connected to larger areas of significant woodlands to the north and east. Appendix B also indicates the Saugeen River and 'significant valleylands' approximately 300 metres to the west of the site. There is also a small water course, wetlands, and historic farm pond, which are not shown on the County's mapping.

An EIS, SWM Study and Floodplain study have been submitted to support the application and to ensure no negative impact on these features. The EIS has identified a water course on the subject lands, which includes fish and amphibian habitat. A small portion of the on-site wetland is proposed to be removed, in order to facilitate the development and realign the Hazard Land boundaries.

Various mitigation measures have been recommended through the EIS and reviewed by Grey County Ecology staff and SVCA. Conditions have been added to ensure that any potential impacts to natural heritage features are adequately mitigated. This includes a requirement for a planting and rehabilitation plan around the retained wetlands and stormwater management corridor, and limits development within bird-breeding season. It is noted that further permission is also required from the DFO for any realignment of the on-site stream or pond.

*h) Compliance with the Dark Sky Protection policies of section 7.14 of this Plan*

Staff Comment: West Grey has confirmed that municipal standards require that all new lighting shall be dark-sky compliant, and the applicants have acknowledged this requirement.

*i) The provision of usable parkland and green space*

Staff Comment: Parkland will be jointly provided through the provision of a formal parkland dedicated to West Grey (Block 81), in addition to cash-in-lieu of parkland. The public park area is located outside of the revised Hazard Land boundary but is located to be contiguous with the retained wetlands, to facilitate access to nature for residents, and a greater setback for surrounding residences.

*j) Public access to waterfront or beach (where applicable)*

Staff Comment: Not entirely applicable, but as noted above, the public park has been located adjacent to the 'Environmental Protection' block where retained wetlands would be located.

*k) Snow removal and emergency vehicle access*

Staff Comment: Snow removal would be performed by the Municipality of West Grey. The lots would generally conform to zoning standards, and snow storage would be generally maintained on front lawns and boulevards.

The location of the subject lands in relation to on-site natural hazard and heritage features raises some complexity regarding safe access. At this time, the site would contain only one formal, public road entrance, which would connect to Grey Road 4, and would cross over an existing water course on site. Due to the on-site wetlands and water course, in addition to limited road-entrance opportunities onto the County Road, a full, secondary public road access is not feasible. Given these limitations, the applicants have proposed that a 6-metre emergency access route (to be located west of Block 80), would fulfill the functional requirements for safe access. At the detailed design stage, County and Municipal staff will require further detailed information regarding the design of the emergency access route, to ensure a stable and navigable access for emergency vehicles. County Transportation Services staff have consented to the emergency access route, provided the accessway from Grey Road 4 is gated, except where required for emergency purposes. The application was also circulated to County Paramedic Services who indicated no concerns.

*Compatibility with the Ministry of the Environment, Conservation and Parks' D-Series Guidelines or its successor document(s)*

Staff Comment: Schedule B indicates a licensed Mineral Resource Extraction Area approximately 650 metres to the west. Appendix A indicates a previous Landfill site approximately 540 metres to the east. Regarding the landfill, a Ministry of the Environment, Conservation and Parks Guideline D-4 Study was completed in 2011.

The Khanani site is located a sufficient distance from these uses, and is unlikely to be impacted, particularly as the development would be serviced by full municipal servicing.

*l) Accessible, Age-Friendly design features, and*

Staff Comment: See comments for (d), above.

*m) Healthy environment development provisions outlined in Section 4.3(1).*

Staff Comment: As noted above, comments were received by the Health Unit, and these comments have been largely built into the design of the proposed development. The County's Healthy Development Checklist has been reviewed in relation to this proposal.

*2) A range of housing and employment densities.*

Staff Comment: The proposed draft plan and approved zoning by-law amendment, would support some mix of housing types and densities, including single-detached dwellings, townhouses and additional residential units. It is noted that on-site constraints may be restrictive of more intensive higher density housing types and commercial land uses, and staff would suggest that the current range is likely appropriate based on these factors. Further, the Roseate development across the road is proposed to contain a mixed-use apartment building and some commercial uses.

*3) A mix of housing types including homes for the aged and assisted living facilities.*

Staff Comment: As noted, a range of housing types are permitted within the approved zoning for the site. Assisted living facilities are not proposed at this stage.

*4) The provision of affordable housing.*

Staff Comment: Affordable housing is not specifically proposed, but the proposed townhouse units, by their nature, may be more affordable than the single-detached dwellings on larger lots. A price point has not been provided by the applicants. Should applicants choose to develop additional residential units (ARU's) on their properties in future, this may contribute to a more affordable form of housing.

*5) Consistency with Provincial Policy and Local Official Plan provisions*

Staff Comment: As outlined, the proposal is consistent with the PPS. Conformity with the West Grey Official Plan is reviewed in the next section.

Section 8 of the County's Official Plan provides policies on roads and transportation. A TIS was submitted with the application, and Grey County Transportation Services have required that a new left-hand turning lane be required along Grey Road 4, to access the site. This has been added as a draft plan condition. Furthermore, Transportation staff have requested that road widening, daylight triangles, and 0.3-metre reserve be provided to the County. The road entrance shall also align with the proposed Roseate development immediately south of Grey Road 4. Staff understand that additional road work, including the upgrading of the culvert under Grey Road 4, and potential upgrades to existing ditches may be required. The County will require an agreement with the developer prior to commencement of this work. These items have been included as conditions of draft plan approval.

Given the above, the proposed Roseate draft plan of subdivision conforms to the County's Official Plan.

# Municipality of West Grey Official Plan

The West Grey Official Plan encompasses the Primary Settlement Areas of Neustadt and Durham. Section C2 acknowledges that both communities shall be the focal points for growth and development within the municipality. The subject lands have been recently designated as 'Residential,' and 'Open Space,' with revisions to the 'Environmental Protection' boundary, on Schedule A of the West Grey official plan.

David Smith, Manager of Planning and Development for the Municipality of West Grey, prepared a fulsome staff report (dated May 20, 2025) regarding the now-approved OPA 13 and zoning by-law amendment for the site. The report provided a detailed municipal planning analysis, including a fulsome review of the West Grey official plan and zoning by-law. West Grey's staff report is linked to in the Attachments section below.

With the attached conditions of draft plan approval, County staff are satisfied that the proposed subdivision:

- has regard for matters of provincial interest under the *Planning Act* including the criteria under Section 51(24) of the Act,
- is consistent with the Provincial Planning Statement,
- conforms to the County official plan, and

- conforms to the West Grey official plan.

## Legal Considerations

The application has been processed in accordance with the *Planning Act.*

## Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a plan of subdivision application.

# Relevant Consultation

☒ Internal: Planning, Planning Ecology, Transportation Services, Paramedic Services

- ☒ AODA Compliance: It is recommended that the proposed parkland block be reviewed by GCJAAC at the time of development/design by the Municipality.
- ☒ Contribution to Climate Change Action Plan Targets: The development meets the County's minimum density targets and is located within a fully serviced Primary Settlement Area.

☒ External: The public, Municipality of West Grey, Saugeen Ojibway Nation, Saugeen Valley Conservation Authority, and required agencies under the *Planning Act*.

# Appendices and Attachments

- West Grey Staff Report – ZBA and OPA
- Proposed Draft Plan of Subdivision
- Public Meeting Minutes

# Appendix 1: Recommended Conditions of Draft Plan Approval

Plan of Subdivision File No. 42T-2023-04, if granted draft approval, will be subject to the below conditions of draft plan approval.

1. That this approval applies to the draft plan of subdivision located on the property legally described as Park Lots 4, 5, 9, 10, 11 and 12; and Lots 61 to 68; and Lots 105 to 112, and Part of Park Street, George Street, Hunter Street, Jackson Street and John Street, Registered Plan 508, in the geographic Town of Durham, now in the Municipality of West Grey, prepared by Van Harten Land Surveyors and Engineers, dated May 28, 2025, showing the following:

    a. 69 single detached lots (Lots 1 – 69),
    b. 65 townhouse units (Blocks 70-80),
    c. Public parkland dedication (Block 81),
    d. Open Space blocks, to preserve wetland and water course functions (Blocks 82, 83),
    e. Road widening and reserves (Blocks 84- 87), and
    f. Internal public roads, including future extensions to the north and east.

**Subdivision Agreement**

2. The developer shall enter into a subdivision agreement with the Municipality of West Grey (West Grey) agreeing to satisfy all requirements and conditions, financial and otherwise with respect to the provisions of the roads, sidewalks, streetlights, drainage, installation of services, amenities, stormwater management, landscaping, fencing, site grading, implementation of study recommendations, and other municipal or agency requirements.

3. The subdivision agreement shall further contain all relevant conditions noted within these draft plan conditions.

**Registration of Subdivision Agreement**

4. Prior to final approval and registration of any phase of the development, the subject lands shall be appropriately designated, within the West Grey Official Plan, through the approval of an Official Plan Amendment by the County of Grey, and that has come into effect in accordance with the provisions of the *Planning Act.*

5. Prior to final approval and registration of any phase of the development, the subject lands shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the *Planning Act,* and to the satisfaction of the Municipality.

**Required Studies, Reports & Plans**

6. The developer shall provide the following studies / reports to the County and West Grey prior to final approval:

    a. An engineering report detailing how the on-site pond and dam structure will be safely removed from the subject lands, regarding preservation of fish habitat and

other ecological considerations. This work may be incorporated into the final versions of one or more of the studies listed in Condition #4, below.

b. Further details regarding the construction and design of the proposed 6-meter emergency access route, demonstrating that this access can viably convey emergency services vehicles, in the event of an emergency situation, to the satisfaction of West Grey and Grey County.

c. Completion of a Stage 4 Archaeological Report.

7. The developer shall provide final versions of the following studies / reports to the County and West Grey prior to final approval:

    a. Stormwater Management Report,
    b. Flood Hazard Study
    c. Hydrogeological and geotechnical studies
    d. Functional servicing report
    e. Detailed grading and drainage plan
    f. Sediment and Erosion Control Plan,
    g. Environmental Impact Study, including an Edge Management Plan
    h. Final road design, including a new left-hand turning lane from Grey Road 4, detailed culvert/ditch design along and under Grey Road 4; active transportation requirements, sidewalks, construction of emergency access road, phasing, and other design considerations as required.

**Phasing**

8. The developer shall agree in the subdivision agreement that, prior to final approval, the developer shall submit detailed plans showing the proposed phasing plan for review and approval by West Grey.

    a. The above-noted phasing plan shall acknowledge that development on the subject lands shall only proceed subject to the fulsome construction of the stormwater management pond, servicing installation, and sewage pumping station on lands south of Grey Road 4. (Draft Approved Subdivision 42T-2023-02)

**Site Servicing**

9. The subdivision agreement shall include conditions necessary to ensure the provision of municipal water distribution to the development in accordance with acceptable standards. The allocation of municipal water distribution capacity may be revoked or reduced by West Grey, at the sole discretion of West Grey, if construction of units does not start within five (5) years of the original date of draft approval or show reasonable progression after the commencement of construction.

10. The subdivision agreement shall include conditions necessary to ensure the provision of municipal sanitary services to the development in accordance with acceptable standards. The allocation of municipal sanitary servicing capacity may be revoked or reduced by West Grey, at the sole discretion of West Grey, if construction of units does not start

within five (5) years of the original date of draft approval or show reasonable progression after the commencement of construction.

**Internal Roads / Sidewalks / Pedestrian Paths**

11. The developer shall agree in the subdivision agreement that all road allowances included on this plan shall be shown and dedicated as public highways to West Grey.

12. The developer shall agree in the subdivision agreement that the internal streets dedicated in these conditions shall be named to the satisfaction of West Grey.

13. The developer shall agree in the subdivision agreement to construct all roads, sidewalks, pedestrian paths and appurtenant infrastructure to municipal standards in effect at the time of construction to the satisfaction of West Grey.

14. The developer shall agree in the subdivision agreement to construct all temporary cul-de-sacs as required by West Grey and in accordance with municipal standards.

15. The developer shall agree in the subdivision agreement that the proposed roadway onto Grey Road 4 shall align with the proposed road entrance to the draft approved subdivision to the south (Draft Plan 42T-2023-02).

**Display Map**

16. The developer shall agree in the subdivision agreement, prior to offering any of the residential lots for purchase, to erect a display map on the lands which illustrates the location of all proposed sidewalks, trails, bike lanes, approved Canada Post community mailboxes, parks, environmental protection areas, storm water management area, landscaping, streetlights, buffer areas, fencing, roads and adjacent land uses.

**Development Charges and Notices**

17. The developer shall agree in the subdivision agreement that development charges, processing, and administration fees shall be paid in accordance with West Grey, County, and school board policies and by-laws.

18. The subdivision agreement between the developer and West Grey shall include provisions whereby all offers of purchase and sale will include information that satisfies subsection 59(4) of the *Development Charges Act, 1997, R S.O. 1997,* as amended.

19. The subdivision agreement between the developer and West Grey shall include provisions whereby all offers of purchase and sale will include notifying the purchasers of the exact community mailbox locations prior to the closing of any home sales with specific clauses in the purchase offer, on which the homeowners do a sign off.

20. The subdivision agreement between the developer and West Grey shall include provisions whereby all offers of purchase and sale will include a statement, which advises the prospective new home purchaser that mail delivery will be from a designated community mailbox, and to include the exact locations (list of lot numbers) of each of these community mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

21. The subdivision agreement between the developer and West Grey shall include a clause such that the owner/developer(s) agree to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a “holding school,” or directing students to an alternative attendance boundary.

22. The subdivision agreement between the developer and West Grey shall include a clause in all Offers of Purchase and Sale a statement advising prospective purchasers that student bussing is at discretion of the Student Transportation Service Consortium of Grey-Bruce.

23. The subdivision agreement between the developer and West Grey shall include a clause in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will be located at a location as determined by the Student Transportation Service Consortium of Grey Bruce.

**External Works & Servicing Extension**

24. The developer shall agree in the subdivision agreement to pay all construction costs of external infrastructure, including, but not limited to, the construction of municipal water distribution, municipal sanitary services, stormwater management infrastructure, ditches, turning lanes, etc.

25. The developer shall enter into an agreement with the County of Grey regarding the proposed upgrades to Grey Road 4, including any upgrades to County culverts, ditches, left-turning lanes, and/or any other required works on the County Road, to the satisfaction of Grey County. The developer shall undertake such upgrades at their own expense.

26. The developer shall acknowledge in the subdivision agreement that an encroachment permit is required from Grey County prior to the commencement of any works within the County’s Road allowance.

27. The developer shall acknowledge in the subdivision agreement that a road entrance permit is required from Grey County.

**Easements, Land Transfers /Conveyances, and Parkland Dedication**

28. The developer shall agree in the subdivision agreement that road widening and 5 x 5 metre daylight triangles at the intersection of Grey Road 4 shall be conveyed to the County of Grey, to the satisfaction of the County, at the expense of the developer.

29. The developer shall agree in the subdivision agreement that a 0.3 metre reserve shall be conveyed to the County of Grey along the frontage of Grey Road 4, to the satisfaction of the County, at the expense of the developer.

30. The developer shall agree in the subdivision agreement that such easements, land transfers/conveyances as may be required for daylight triangles, road widenings, road reserves, access, gas, utilities, Canada Post community mailboxes, communications, telecommunications, servicing, drainage, stormwater management and construction

purposes shall be granted to West Grey or the County of Grey and appropriate agencies or authorities, to their satisfaction free and clear of all encumbrances.

31. The developer shall agree in the subdivision agreement to the satisfaction of West Grey that prior to commencing any work within the plan, the developer shall confirm that sufficient, at the sole discretion of West Grey, wire-line communication / telecommunication / fibre-optics infrastructure will be constructed within the proposed development to provide communication / telecommunication / fibre-optics service to the proposed development.

32. The developer agrees in the subdivision agreement that should any conflict arise with any existing infrastructure or facilities where a current and valid easement exists within the subject area, the developer shall be responsible for the relocation of any such facilities or easements at their own cost.

33. The developer shall agree in the subdivision agreement to the satisfaction of West Grey that the developer is solely responsible for the disposal of refuse and collection of recycling within the subdivision (at the sole cost of the developer) until such time that all internal roads are formally conveyed to the Municipality, unless a formal alternate agreement is made with West Grey.

34. The developer shall acknowledge, in the subdivision agreement, that rear-yard access easements shall be established for all townhouse blocks, to permit external access rights to unit owners. Detailed easements may be shown at a future part-lot control stage.

35. The developer shall agree in the subdivision agreement to convey all of Blocks 81, 82 and 83 to West Grey.

36. The developer shall agree in the subdivision agreement that that Block 81 shall be accepted as parkland dedication. Any remaining parkland dedication owing shall be paid as cash-in-lieu as determined by West Grey.

**Emergency Access**

37. The developer shall agree in the subdivision agreement, that a minimum 6-metre-wide emergency access route shall be established along the western boundary of Block 80, or an alternative location as may be defined through detailed design. This access shall be gated at the entrance of Grey Road 4 and used for emergency access only.

38. The developer shall agree, in the subdivision agreement, to submit detailed engineering plans for the construction of said emergency access road to the satisfaction of West Grey and Grey County.

39. The stormwater management plan and/or flood hazard study shall be updated to demonstrate that the construction of the emergency access road is sufficient to permit safe access to the site during a flooding event.

**Archaeological Assessment**

40. The developer shall agree to complete a Stage 4 Archaeological Assessment prior to any further site disturbance (including site grading and tree removal), to the satisfaction of Grey County and the Saugeen Ojibway Nation (SON).

41. The developer shall agree in the subdivision agreement that should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to section 48(1) of the *Ontario Heritage Act.* The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with section 48 (1) of the *Ontario Heritage Act.*

42. The developer shall agree in the subdivision agreement that anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the *Funeral, Burial and Cremation Services Act.*

**Site Development**

43. The developer shall agree in the subdivision agreement that a detailed phasing, site design and construction plan shall be developed for approval by West Grey that includes all site-specific considerations and recommendations included within the studies /reports/plans as approved.

44. The developer shall acknowledge in the subdivision that due to the high-water table on site, the subdivision agreement shall require the owner to include warning clauses in all offers of purchase and sale, as may be further defined within the subdivision agreement.

**Grey County Planning Ecology**

45. The developer shall agree in the subdivision agreement or pre-servicing agreement that prior to any alteration to the on-site watercourse, culverts, and/or dam feature, clearance and/or approval shall be provided by the Department of Fisheries and Oceans Canada (DFO). Said documentation shall be provided to the County of Grey, Municipality of West Grey, and Saugeen Valley Conservation Authority prior to commencement of on-site works.

46. The developer shall agree in the subdivision agreement that tree clearing shall not occur in the natural channel corridor and natural heritage/floodplain blocks without the approval of the County of Grey and Municipality of West Grey.

47. A rehabilitation plan shall be submitted that highlights areas for wetland and woodland restoration by establishing native, self-sustaining, water-tolerant vegetation within lands abutting retained areas of wetland, and throughout the natural channel corridor and natural heritage/stormwater blocks, to mimic or improve current ecological and hydrological conditions, to the satisfaction of the County of Grey and Municipality of West Grey.

48. The final versions of the hydrogeological, environmental, and/or stormwater management reports shall demonstrate a sufficient water balance on the site to ensure the long-term ecological integrity of the wetlands being retained as identified within the EIS, and the restored/rehabilitated wetlands as referred to in Condition 45.

49. The developer shall agree in the subdivision agreement and/or pre-servicing agreement that any clearing of trees and vegetation shall avoid the woodland bird nesting season between April 1 – August 31 of any given year.

50. The developer shall agree in the subdivision agreement or pre-servicing agreement to construct/implement/maintain the mitigation measures as outlined in Section 8 of the Environmental Impact Study prepared by Azimuth (May 2023) to an extent that is reasonably feasible. If any condition(s) are considered non-feasible, clearance from Municipality of West Grey and the County of Grey to amend or eliminate specific conditions will be required.

**Saugeen Valley Conservation Authority**

51. The developer shall provide final versions of the following studies / reports to the Saugeen Valley Conservation Authority prior to final approval:

    a) Final Stormwater Management Report,
    b) Final Flood Hazard Study,
    c) Lot Grading and Drainage Plan, and
    d) Erosion and Sediment Control Plan.

    The final stormwater management report and final flood hazard study shall be to the satisfaction of SVCA.

52. The developer shall agree in the subdivision agreement, that development permits will be required from SVCA, prior to any development within the regulatory area.

**Canada Post**

53. The developer will consult with Canada Post to determine suitable permanent locations for the placement of community mailboxes and to indicate these locations on appropriate servicing plans and include them in the subdivision agreement.

54. The developer shall locate, construct, transfer etc. in accordance with all directions/instructions/requirements of Canda Post.

**Administrative**

55. Prior to the signing of the final plan by the County of Grey, the applicant is to provide to the County written correspondence from the Saugeen Valley Conservation Authority how draft plan condition 51 (as it relates to SVCA review function), has been addressed to SVCA's satisfaction.

56. Prior to the signing of the final plan by the County of Grey, the County is to be advised by the applicant in writing from Canada Post how draft plan conditions 53 – 54 have been addressed to the Canada Post's satisfaction.

57. Prior to the signing of the final plan by the County of Grey, the applicant is to provide to the County written correspondence from the Municipality of West Grey indicating that draft plan conditions applicable to West Grey have been carried out to the Municipality's satisfaction.

58. If final approval is not given to this plan within five (5) years of the draft approval dated **(June 26, 2025),** and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the *Planning Act, RSO 1990, as amended*. If the developer wishes to request an extension to draft approval, a written explanation along with the applicable application fee shall be submitted to Grey County. Furthermore, a resolution from the Municipality must be received.

59. That the developer shall provide the Municipality of West Grey and County of Grey with digital copies of the Final Plan in a format acceptable to the Municipality and the County.

**NOTES TO DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number 42T-2023-04.

2. The subdivision agreement shall be registered by the Municipality against the lands to which it applies as provided under the *Planning Act, R.S.O, 1990, as amended* in conjunction with the registration of this plan. A copy of the executed subdivision agreement shall be provided by the Municipality to the developer. The registration of the agreement shall be at the sole cost of the developer.

3. Clearances or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

    - Municipality of West Grey, 402813 Grey Road 4, Rural Route # 2, Durham, ON, N0G 1R0
    - Saugeen Valley Conservation Authority, 1078 Bruce Road 12, Box 150, Formosa, ON, N0G 1W0
    - Canada Post Corporation, 300 Wellington Street, London, ON, N6B 3P2
    - Department of Fisheries and Oceans, 867 Lakeshore Rd, Burlington ON, L7S 1A1, Telephone: 905-336-4999, Email: info@dfo-mpo.gc.ca

4. We suggest you make yourself aware of the following subsections of the *Land Titles Act*:

    a) Subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and

    b) Subsection 144(2) allows certain exceptions.

    The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under *The Registry Act*.

5. Inauguration or extension of a piped water supply, a sewage system, or a storm drainage system is subject to the approval of the Ministry of the Environment Conservation and Parks under the *Ontario Water Resources Act*.

6. That any tree removal on-site shall be done only in accordance with the County's Forest Management By-law and approved Environmental Impact Study.

7. All measurements in subdivision final plans must be presented in metric units.
8. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(59) of the *Planning Act*.
9. For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

June 16, 2025

**Re: Item for Discussion – Road Salt Usage**

At its meeting of June 11, 2025, the Council of the Corporation of the Town of Bracebridge ratified motion #24-GC-068, regarding Road Salt Usage, as follows:

> "WHEREAS chloride concentrations have increased by at least 0.5 mg/L in 80 of 274 (29%) of the lakes sampled by the District of Muskoka between 2018 and 2022, and by 15-fold in Lake Muskoka since 1970;
>
> AND WHEREAS Queen's University scientist, Dr. Shelley Arnott, a leader in global research on the effects of road salt on lakes, has demonstrated that in Muskoka lakes, some important aquatic organisms are negatively affected at chloride exposure levels as low as 10 mg/L, far below the 120 mg/L long term or chronic exposure guideline;
>
> AND WHEREAS roughly one quarter of lakes sampled by the District Municipality of Muskoka now have chloride levels above 10 mg/L;
>
> NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Bracebridge:
>
> 1. Commits to ongoing efforts toward the reduction of road salt as much as possible, while maintaining safety on roads, including public reporting on annual use, supporting local efforts to research the ongoing impacts of road salt, and assisting education efforts.
>
> 2. Urges the Province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially-endorsed standard Best Management Practices for snow and ice management on private lands; and to create and fund an expert stakeholder advisory committee to advise the Province and municipalities on the best courses of action to protect freshwater ecosystems, drinking water and infrastructure from the impacts of salt pollution.
>
> AND FURTHER THAT a copy of this resolution be sent to the Premier of Ontario; the Ontario Minister of the Environment, Conservation and Parks; the Attorney General of Ontario; the Muskoka-Parry Sound MPP; Conservation Ontario; the Association of Municipalities of Ontario; the Association of Municipal Managers, Clerks and Treasurers of Ontario, the District Municipality of Muskoka; and other lower-tier municipalities in Muskoka."

In accordance with Council's direction, I am forwarding you a copy of the resolution for your reference.

Please do not hesitate to contact me if I can provide any additional clarification in this regard.

Yours truly

Lori McDonald
Director of Corporate Services/Clerk

**From the Office of the Clerk**
The Corporation of the County of Prince Edward
T: 613.476.2148 x 1021 | F: 613.476.5727
clerks@pecounty.on.ca | www.thecounty.ca

June 13, 2025

Please be advised that during the regular Council meeting of June 10, 2025 the following resolution regarding support of advocacy to the Federal Government for 'disability without poverty' was carried.

**RESOLUTION NO. 2025-345**

**DATE: June 10, 2025**

**MOVED BY: Councillor Roberts**

**SECONDED BY: Councillor Branderhorst**

**WHEREAS one in four Ontarians lives with a disability; and**

**WHEREAS the median household income in Prince Edward County ($75K) is already well below both the Basic Living Income and the Ontario Median Household Income ($84K); and**

**WHEREAS persons with disabilities are twice as likely to live in poverty and would already require an average of 30% more income just to reach the poverty line; and**

**WHEREAS the new federal benefit for people with disabilities (about $200/month) and called the Canada Disability Benefit) is about to be rolled out; and**

**WHEREAS the Federal government has yet to exempt this new federal benefit from being considered income for federal tax purposes,**

**NOW THEREFORE BE IT RESOLVED:**

**THAT the Mayor be requested to communicate with Prime Minister Carney that the Council of the County of Prince Edward calls on the Government of Canada to commit to exempting the Canada Disability Benefit from income tax and work towards supporting Canadians with a disability to live without poverty;**

**THAT Prime Minister Carney be requested to publicly confirm his government's commitment to making that legislative change as soon as possible; and**

**THAT a copy of this resolution be circulated to the federal Minister of Finance, the federal Minister of Health, the Federation of Canadian Municipalities, Prince Edward Lennox and Addington Social Services, the Rural Ontario Municipal Association (ROMA), the Eastern Ontario Wardens' Caucus (EOWC) and all municipalities in the Province of Ontario.**

**CARRIED**

**From the Office of the Clerk**
The Corporation of the County of Prince Edward
T: 613.476.2148 x 1021 | F: 613.476.5727
clerks@pecounty.on.ca | www.thecounty.ca

Yours truly,



Victoria Leskie, **CLERK**

cc: Mayor Steve Ferguson, Councillor Roberts, Councillor Branderhorst, and Adam Goheen, Interim CAO

# Minutes

## Community Services Committee

**June 5, 2025**

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## Call to Order

The Community Services Committee met at the County Administration Building on the above date. The Chair called the meeting to order. The following members were in attendance:

Chair Dane Nielsen, Councillors Scott Greig, Scott Mackey, Warren Dickert, Ross Kentner, Barbara Dobreen and Warden Andrea Matrosovs.

The following staff were also in attendance: Randy Scherzer, CAO; Niall Lobley, Deputy CAO; Anne Marie Shaw, Director of Community Services; Aaron Whitney, Architectural and Design Program Manager; Tara Cockerill, Manager - Early Learning and Child Care; Josh Gibson, Manager of Housing Programs, Housing; Sharon Irwin, Manager of Community Housing; Tara Warder, Clerk; Melissa McCulloch, Ontario Works Program Manager and Rob Hatten, Communications Manager.

## Declaration of Interest

There were no declarations of interest.

## Delegations

## Items For Direction or Discussion

### 2024 Community Services Year in Review

Sharon Irwin addressed the Committee on the Community Services Year in Review from the last meeting. She spoke to new programs such as the energy programs like the heat pump project at Victoria Village, attic reinsulating, energy audits, housing projects such as upgraded kitchens in some of the units, a new fence at the high rise, patio, parking lot and window projects.

She noted that Santa also came to Alpha Street during the holiday season and spoke to the ongoing partnership building through events like BBQs and community gardens.

Josh Gibson then provided information on the Short Term Transitional Housing Project and statistics related to the length of stay and requests turned away. It was noted that the shelter was provided to 446 unique adults, 54 chlidren under 16 and 375 households. The average length of stay was 25 days. Due to insufficient capacity, 1764 requests were turned away which translates to an average of about 4.83 per day.

Details were provided on the improved administration processes seen in the department, waitlist trends, and the additional capacity that the motel purchase as provided as well as a decrease in operating costs of the program.

Melissa McCulloch then addressed the committee and outlined demographics, trends and statistics in Ontario Works. She noted that 33 months is the average time on assistance. There were 163 cases in 2024 that had employment earnings and 577 cases were referred to Employment Ontario for pre-employment screening and 204 cases exited OW for employment in 2024.

It was noted that caseloads have increased in Dundalk, likely due to a higher influx of newcomers to this area. She provided information on stability support information and the benefits of these. Additional supports include refurbished laptops and phones. There is also a pilot project with the Brockton Family Health Team which connects OW clients with an registered nurse.

Tara Cockerill spoke to Early Learning and Child Care, noting that there are currently 27 active providers on the child care roster and another about to onboard in Markdale. Fee subsidy details were shared and the typical base wage for ECEs and impacts from CWELCC funding. Information was provided on Special Needs resourcing and infant and early years mental health. Clarification was provided on the differences between County Initiatives funding and special resources funding. Further clarity was provided on spaces in Early ON, noting that the program does not have spaces in the same way child care has assigned spaces.

## CSR-CS-10-25 Rockview Fire Restoration Update

Anne Marie Shaw provided an update on the Rockview Fire Restoration project at 248 7th Avenue East in Owen Sound. It was noted that all residents were relocated temporarily the night of, but 19 tenants were relocated for the longer term. Winmar will be completing the restoration work. The need to more supportive housing was cited and the benefits of using the new building for this purpose.

CSC09-25
Moved by: Councillor Dobreen
Seconded by: Councillor Mackey

**That report CSR-CS-10-25 regarding the Rockview fire restoration update be received for information.**

Carried

## CSR-CS-11-25 Homelessness Prevention Program

Josh Gibson addressed the Committee on this report. He provided highlights around the various supports and how funds were utilized in 2024-2025, including through community outreach and support , emergency short term accommodations, homelessness supports, sustainable housing benefit, supportive housing and administrative funding.

It was noted that the sustainable housing benefit is the biggest program which seeks to keep people housed before they experience unsheltered homelessness.

The emergency short term accommodation programs had a successful first year. The motel was operated at a rate of $42 per occupied night. That is compared to an average cost of $110 per night under the previous system. In addition to increased dignity for those using the program, the reduced operating cost was also a success.

Questions were addressed regarding how much money is spent on overflow for those that aren't able to be accommodated as part of the program. There are some people that the motel system can't support and these can be expensive from an operating perspective.

Questions were addressed regarding repairs and expenses. It was noted that some repairs are covered by federal or provincial funding while other smaller repairs are completed and funded by Grey County.

Further information was provided on residency requirements for participating in housing programs and how it is determined whether people are residents or have been here for 4-6 months. Staff noted that there will be limits on what services can be provided to those who are not eligible.

CSC10-25
Moved by: Councillor Dickert
Seconded by: Councillor Dobreen

**That report CSR-CS-11-25 regarding Homelessness Prevention Program 2024-25 Year in Review be received for information.**

Carried

## CSR-CS-09-25 Rowes Lane Redevelopment

Anne Marie Shaw addressed the above noted report on the Rowe's Lane redevelopment. It was noted that the mapping between Grand River Conservation Authority and Southgate and Grey County differs. As such, GRCA has identified a portion of the site as wetland and within the floodplain, despite not being identified as Hazard Lands within Grey's mapping. Several studies are being requested by the conservation authority to support the development. Staff have met on site and the boundary of the wetland remains disagreed upon. A topographical analysis will determine next steps.

The project will be delayed based on these recent developments. It is anticipated that the survey and the study will help determine the buildable land and all parties can come to an agreement.

The Committee discussed the benefits that could be realized from exploring more underground parking rather than parking lots.

CSC11-25
Moved by: Councillor Dobreen
Seconded by: Councillor Kentner

**That report CSR-CW-09-25 regarding an update on the Rowe's Lane redevelopment be received for information.**

Carried

# Correspondence

There was no correspondence.

# Other Business

There was no other business.

# Next Meeting Date

Thursday, September 4, 2025 at 2:00 p.m.

# Adjournment

On motion of Councillors Dickert and Mackey, the Community Services Committee adjourned at 3:42 p.m. to the call of the Chair.

# Minutes

## Agricultural Advisory Committee

**June 4, 2025**

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## 1. Call to Order

The Agricultural Advisory Committee met electronically on the above date. The Chair called the meeting to order at 9:01 a.m. with all members present, with the exception of Councillor Brian Milne and Member Gail Ardiel.

## 2. Introduction of Members - new member

The Committee members introduced themselves.

## 3. Declaration of Interest

There were no declarations of interest.

## 4. Delegations

### 4.a Experimental Acres Project Summary 2025

9:09 a.m. Member Gail Ardiel joined the meeting.

Emily McKague of Grey Ag Services presented a summary on the six members participating in the Experimental Acres Project for 2025 and the scope of their projects. She gave a background on the Experimental Acres Project history noting that it is funded by Grey County. She shared that it ran as a pilot in Grey County in 2023 and was administered by Wellington County staff who started the program. In 2024, Grey Ag administered the project and that they are now in their second year of running the project. The project aligns with Grey County's Climate Action Plan goal to increase the number of acres under sustainable best management practices building climate resiliency and decreasing our carbon footprint. Within the six members, the project sizes range from a quarter of an acre up to 230 acres across the County with a broad span of farm production types.

The Committee noted the importance of the program where Emily stated that there were 15 applications for the project this year.

Megan Myles, Climate Change Coordinator for Grey County, noted the great collaboration with Grey Ag Services on this project. She shared that a blind scoring method using a rubric is used to select the the project members. She noted the growth and awareness of the program and the potential for a knowledge sharing network amongst farmers in the area.

The Committee commended the County for the collaborative work with the project members and noted how easy it is to participate in the program with the low amount of paperwork and collaboration with the County.

# 5. Items For Direction or Discussion

## 5.a Planning Verbal Update - Beaver, Coyote and Tree By-law Consultations

Director of Planning, Scott Taylor, noted there was a diverse range of opinions regarding the forestry by-law. He noted the department is still open to comments and to reach out if there is anything more to add.

He noted one of the comments that keeps coming up is the County's potential shift away from the circumference limit harvesting within private wood lots. After these comments have been gathered, he shared that staff will gather everything and look to see what changes need to be made to the draft by-law before preparing a finalized version.

Director Taylor went on to discuss comments received regarding the Beaver and Coyote by-law noting that comments received included concerns for less lethal ways of containing beavers and coyotes in the area as well as comments from trappers themselves and the processes they follow as well as the compensation they receive. He shared that the agricultural community has noted that these are essential programs and that the County needs to continue on with them.

Once again he noted that all comments will be gathered to prepare a further information that will hopefully be presented to Council for consideration in the fall.

Member Simon DeBoer left the meeting at 9:22 a.m.

## 5.b Planning Update - Official Plan Amendment 23

Director Taylor discussed the history of Official Plan Amendment 23 noting that the Agricultural Advisory Committee had a discussion on the early draft in September of 2024 at a previous meeting. He gave a summary noting that this amendment was looking at changes to the rural designation policies clarifying terminology and permitted uses. He noted that there were no appeals to this official plan amendment and the changes are now in effect after Council's approval.

Member Blair Freeman joined the meeting at 9:31 a.m.

Comments were shared regarding concerns about certain development types creating an environment in the Town of The Blue Mountains that the agricultural community finds it difficult to support. Director Taylor provided information on the terms that were added into the County Official Plan in 2019 (residential farm cooperative and agri-miniums) and the original intent for them being included into the Official Plan. He noted the changes included in Official Plan Amendment 23 further clarify the intent of staff for the use of lands going forward including higher criteria and requiring the farm elements.

The Committee shared concerns about the proposed Thornbury Acres project in the Town of The Blue Mountains.

# 6. Round Table Discussion

## 6.a Sector Trends and Challenges

The Committee participated in a round table discussion on current sector trends and challenges within Grey County where the Committee shared comments about the major ice storm at the end of March affecting tree health in the County. It was noted that the devastation and clean up will be ongoing for years to come. The Committee noted that the apple orchards benefited from the lake effect in the Town of The Blue Mountains.

The Committee asked if the County could comment on the County's plan for the living snow fence project. CAO Randy Scherzer noted that the Climate Change and Transportation departments are working closely to improve the uptake of this program including the compensation model to local farmers for using some of their production lands. He noted that the program has been supported in terms of planting the trees, but there are still some challenges that are being faced including the production area that is being removed from farming lands. He noted that there will be more updates to come in the future and opportunities to build the program while working with the farming community.

The Committee noted the importance of the research that needs to be done in order to ensure a living snow fence project is done successfully in Grey County.

Councillor McQueen left the meeting at 9:55 a.m.

The Committee discussed new technologies in drainage into more managed wetland areas and if more demonstrations might be happening in the County this year where it was noted that conversations are happening.

The Committee discussed options for control on wild chervil and what the County is doing to maintain and limit spread of wild chervil. It was noted by Randy Scherzer the challenge the County is faced with on controlling wild

chervil on private lands. Staff would like to explore options on how spread can be mitigated.

### 6.b Transportation Services Update

Randy Scherzer, CAO, took a moment to introduce Grey County's new Deputy CAO, Niall Lobley.

Randy gave an update on the 2025 road projects that the County has planned sharing a  map and timeline of each anticipated project. He noted that this information is posted on the County website as well as on Municipal 511 for reference.

He noted that all of the County's construction projects were under budget for 2025, so the Transportation department was able to add an additional scope to the Grey Road 9 project.

## 7. Correspondence

There was none.

## 8. Other Business

Carrie Davenport left the meeting at 10:19 a.m.

The Committee was happy to announce a notice of motion that went to the Town of The Blue Mountains Council to reduce a provincial tax rate on Ontario-made craft cider. It was shared craft cider was taxed at a rate of 60.4% which was the same as fine wines and is putting cidery businesses out of business. The motion was approved by Council, and the province was then approached to have the craft cider tax rate reduced to the same as craft beer which is roughly 34%. The province has since approved this and it will come into effect on August 1, 2025.

Lorie Smith of Grey Ag Services shared that Grey Bruce Farmers week 2026 is the 60th anniversary and will be held between January 7th to 12th. She shared that Grey Ag Services is celebrating their 25th year anniversary in business as well.

She shared that the Forage Expo in Bruce County will be held on June 26th from 10:00 a.m. to 3:00 p.m. at Trelford Farms near Paisley.

Lastly, she shared that the Grey Soil and Crop is having their crop walk in conjunction with the Ontario Canola Growers Association on the morning of July 23rd near Strathaven looking at an organic dairy operation and then in Fairmount in the afternoon looking at Canola.

Gail Ardiel shared that it is Local Food Week from June 2nd to June 8th and encouraged everyone to eat local and support the farmers in our area.

## 9. Next Meeting Date

Wednesday, September 3, 2025 at 9:00 a.m.

## 10. Adjournment

On motion of Committee member Ardiel and Warden Matrosovs, the Agricultural Advisory Committee adjourned at 10:22 a.m. to the call of the Chair.