

County Council

Agenda

September 10, 2026

10:00 a.m.

Council Chambers - Grey County Administration Building

	Pages
1. Call to Order	
2. O Canada	
3. Roll Call	
4. Land Acknowledgement	
5. Adoption of Minutes	
5.a County Council and Committee of the Whole minutes dated August 13, 2026	3
That the minutes of the County Council meeting and Committee of the Whole meeting dated August 13, 2026, and the resolutions contained therein, be adopted as presented.	
5.b Closed Committee of the Whole meeting minutes dated August 13, 2026 and August 20, 2026	
That the closed session Committee of the Whole meeting minutes dated August 13, 2026, and August 20, 2026, be adopted as provided.	
5.c Special Committee of the Whole minutes dated August 20, 2026	17
That the minutes of the Special Committee of the Whole meeting dated August 20, 2026, and the resolutions contained therein, be adopted as presented.	
6. Closed Meeting Matters	
7. Reports	
8. By-laws	19
That By-laws 5302-26 to 5304-26 be introduced and be taken as read a first, second and third time, finally passed, signed by the Warden and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book.	
i. 5302-26 - A By-law to amend 4945-16, being the Off Road Vehicles on Certain Roadways by-law	

- ii. 5303-26 - A By-law to Adopt a Land Acquisition and Disposition Policy for the County of Grey
- iii. 5304-26 - A By-law to confirm all actions and proceedings of the Council

9. News and Celebrations

10. Adjournment

Minutes

Committee of the Whole

August 13, 2026

Call to Order

Grey County Council met on the above date at the County Administration Building. Warden Matrosovs assumed the Chair and called the meeting to order at 10:58 a.m. with all members present, except for Councillor Carleton, Boddy, and Bordignon. Councillor Koepke was in attendance as an alternate for Councillor Boddy.

Declaration of Interest

There were no declarations of interest.

Business Arising from Minutes

There was no business arising from the minutes.

Delegations

There were no delegations.

Determination of Items Requiring Separate Discussion

Councillor Greig requested that item 6c regarding FR-CW-18-26 Q2 2026 Quarterly Purchasing Report on the consent agenda for this meeting be pulled for further discussion.

Councillor McQueen requested that item 6f regarding TR-CW-29-26 Off Road Vehicles on County Roads on the consent agenda for this meeting be pulled for further discussion.

Consent Agenda

CW128-26

Moved by: Councillor Eccles

Seconded by: Councillor Mackey

That the following Consent Agenda items be received; and

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

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

Carried

Municipality of Wawa Resolution – Request for Equitable Provincial Funding for Traffic Calming and Speed Mitigation Initiatives

That the correspondence from the Municipality of Wawa regarding Traffic Calming and Speeding Mitigation, be supported by the County of Grey.

HRR-CW-09-26 Results of Collective Bargaining - County of Grey and CUPE Local 1530 Transportation Services

That Report HRR-CW-09-26 regarding the results of Collective Bargaining between County of Grey and CUPE Local 1530 Transportation Services be received; and

That County Council ratify and approve the recommendations of the bargaining team between County of Grey and CUPE Local 1530 to bind the new Collective Agreements; and

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

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

PDR-CW-36-26 Minor Exemption - Isaac B Bauman

That report PDR-CW-36-26 be received; and

That the application for minor exemption under the County's Forest Management By-law for 734626 West Back Line, geographic Township of Artemesia, Municipality of Grey Highlands, be approved.

PDR-CW-30-26 Grey County Participation in the 30-by-30 Target

That report PDR-CW-30-26 be received; and

That Grey County endorses moving forward with the County's participation in the 30-by-30 target, subject to the necessary

assessments being completed by Ontario Nature on Grey County-owned forests; and

That the County sign the required consent letter attached as Appendix A to this report; and

That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.

Correspondence from the Provincial Conservation Agency - Transition Committee for Regional Conservation Authority Implementation

That the correspondence from the Provincial Conservation Agency regarding Transition Committee appointments for regional conservation authority implementation, be received for information.

Items For Direction and Discussion

Community Services Committee minutes dated August 6, 2026

CW129-26

Moved by: Councillor Hutchinson

Seconded by: Councillor Dobreen

That the Community Services Committee minutes dated August 6, 2026 be adopted as presented; and

That the following resolutions contained therein, be endorsed:

i. That report CSR-CS-10-26 regarding Community Services Systems, Planning & Compliance Analyst position be received; and

That the creation of a full-time Community Services Systems, Planning & Compliance Analyst position be approved; and

That the creation of the position occur prior to County Council approval in accordance with Section 26.6 (b) of Procedural Bylaw 5134-22, to be funded from existing provincial funds.

ii. That report CSR-CS-18-26 pertaining to Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative investment plans be received; and

That Canada Ontario Community Housing Initiative and Ontario Priorities Housing Initiative Investment Plan 2026-27 be endorsed for annual program delivery.

iii. That report CSR-CS-19-26 regarding the Garafraxa Non-Profit Homes Emergency Repairs Funding Request be received; and

That an unbudgeted amount of \$125,000 be provided to Garafraxa Non-Profit Homes Inc.; and

That the unbudgeted expenditure be funded by \$75,000 from the Non-Profit General Reserve and \$50,000 from Canada Ontario Community Housing Initiative (COCHI); and

That action be taken prior to Council approval, as per Section 26.6 (b) of the Procedural By-law.

Carried

PSR-CW-04-26 Response Time Plan for 2027

CW130-26

Moved by: Councillor Nielsen

Seconded by: Councillor Eccles

That the 2027 Response Time Performance Plan, as outlined in the report PSR-CW-04-26, be approved and submitted to the Ministry of Health.

Carried

PSR-CW-06-26 MPDS (Medical Priority Dispatch System)

CW131-26

Moved by: Councillor Pringle

Seconded by: Councillor Paterson

That Report PSR-CW-06-26 regarding the Medical Priority Dispatch System be received for information.

Carried

PSR-CW-05-26 2025 Ministry of Health Service Review Results

CW132-26

Moved by: Councillor Hutchinson

Seconded by: Councillor Keaveney

That Report PSR-CW-05-26 regarding the 2025 Land Ambulance Service Review results be received for information.

Carried

PDR-CW-34-26 CP Rail Adjustment in Southgate

CW133-26

Moved by: Councillor Milne

Seconded by: Councillor Dobreen

That Report PDR-CW-34-26 be received; and

That the land exchange between the County and the Township of Southgate, for nominal consideration, for the following lands abutting the CP Rail Trail in Dundalk be approved, to align with the Township of Southgate's long-term plans for the section of Dundalk:

The County Lands - described as Part of Lot 229 Concession 2 Southwest of the Toronto and Sydenham Road being Part 1 in the attached draft reference plan, to be transferred to Southgate;

- **The Township Lands - described as Part of Lot 229 Concession 2 Southwest of the Toronto and Sydenham Road being Parts 12 and 13 in the attached draft reference plan, to be transferred to the County; and**

That the County waive the requirement for a by-law to execute the land transfer agreement as set out in the County's Sale of Land Procedure G-GEN-003-001 and Acquisition of Land Procedure G-GEN-003-002, and any successor thereto; and

That the Warden and Clerk be authorized to execute the land exchange agreement once finalized; and

That staff be directed to incorporate language into the land exchange agreement to address the cost sharing arrangements between the County and Southgate that were previously outlined in the Cost Sharing Agreement dated October 6, 2021, to the extent required based on the new long-term plans for this area of Dundalk; and

That staff be directed to release various parcels of land from the Cost Sharing Agreement, registered in the Land Registry Office of Grey (No.16) as Instrument GY215030, as deemed necessary to effect the long-term plans for this area of Dundalk, as deemed appropriate through consultation with the Director of Planning, CAO/Deputy CAO and County Solicitor; and

That staff be authorized to carry out the above prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.

Carried

PDR-CW-28-26 Considering an Upper-Tier Community Improvement Plan for Grey County

Council took a recess at 12:55 p.m. and returned at 1:37 p.m.

CW134-26

Moved by: Councillor Dobreen

Seconded by: Councillor Koepke

That Report PDR-CW-28-26 regarding pursuit of an Upper-tier Community Improvement Plan (CIP) for Grey County, be received; and,

That the Committee of the Whole hereby direct staff to add the County CIP as a project within the 10-year capital budget (2027 – 2036) for the Planning department and to include it within the Development Charges Background study.

Carried

FR-CW-19-26 Health Care Funding Request 2027 Budget

CW135-26

Moved by: Councillor Hutchinson

Seconded by: Councillor Dickert

That report FR-CW-19-26 Health Care Funding Requests – 2027 Budget be received; and

That staff be directed to maintain the budgeted \$200,000 transfer to the Health Care Initiatives Reserve for the 2027 budget and 2028 projected budgets; and

That staff be directed to include Saugeen Hospice Inc. request of \$175,000 to be included for consideration in the 2027-2031 budgets of \$35,000 per year to be funded from the Health Care Funding Reserve.

Carried

FR-CW-18-26 Q2 2026 Quarterly Purchasing Report

CW136-26

Moved by: Councillor Keaveney

Seconded by: Councillor Greig

That Report FR-CW-18-26 regarding the quarterly purchasing report for Quarter 2 of 2026 be received for information.

Carried

TR-CW-29-26 Off Road Vehicles on County Roads

CW137-26

Moved by: Councillor McQueen

Seconded by: Councillor Pringle

That report TR-CW-29-26 be received; and

That a by-law be brought forward for Council's consideration to amend Schedule "A" of By-law 4945-16, being the By-law to Permit Off-Road Vehicles on Certain Roadways under the Jurisdiction of the County of Grey by amending the portions of Grey Road 10 and Grey Road 28 where off-road vehicles are not permitted:

- **Grey Road 10 from the south limit of Grey County to Knappville Road**
- **Grey Road 10 from 7th Ave in Hanover to the north limit of Grey County**
- **Grey Road 28 from the intersection of Concession 2 NDR & 5th Sideroad NDR to Bruce Road 10/7th Ave Hanover**

Carried

LSR-CW-01-26 Updated Land Acquisition and Disposition Policy

CW138-26

Moved by: Councillor Nielsen

Seconded by: Councillor Milne

That Report LSR-CW-01-26 regarding the updated Land Acquisition and Disposition Policy be received; and

That the updated Land Acquisition and Disposition Policy be approved as presented; and

That G-GEN-003 Sale and Acquisition of Land Policy, G-GEN-003-001 Sale of Land Procedure, and G-GEN-003-002 Acquisition of Land Procedure be rescinded.

Carried

Closed Meeting Matters

Councillor Greig and Councillor McQueen left the meeting.

Council proceeded into closed session at 2:13 p.m.

CW139-26

Moved by: Councillor Paterson

Seconded by: Councillor Hutchinson

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

- i. **labour relations or employee negotiations (OPSEU Grey Gables and Lee Manor)**
- ii. **a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (land sale and acquisition negotiations)**

Carried

Council returned to open session at 2:32 p.m.

The Warden confirmed that only the items stated in the resolution to move into closed session were discussed.

Following the closed session, Committee of the Whole voted on the motion from LSR-CW-01-26 and the motion was Carried.

Other Business

There was no other business.

Notice of Motion

There were no notices of motion.

Adjournment

On motion of Councillor Dobreen and Councillor Eccles, Committee of the Whole adjourned at 2:34 p.m. to the call of the Chair.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes Council

August 13, 2026

Present:	Councillor Brian Milne, Councillor Scott Mackey, Councillor Terry McKay, Councillor Grant Pringle, Councillor Paul McQueen, Councillor Dane Nielsen, Councillor Sue Paterson, Councillor Warren Dickert, Councillor Ross Kentner, Councillor Shirley Keaveney, Councillor Scott Greig, Councillor Barbara Dobreen, Warden Andrea Matrosovs, Councillor Kevin Eccles, Councillor Tom Hutchinson, Councillor Marion Koepke
Regrets:	Councillor Sue Carleton, Councillor Ian Boddy, Councillor Peter Bordignon
Staff Present:	Tara Warder, Clerk, Randy Scherzer, CAO, Scott Taylor, Director of Planning, Anne Marie Shaw, Director of Community Services, Jennifer Cornell, Director of Long-Term Care, Jennifer Moreau, Director of Human Resources, Jody MacEachern, Director of IT, Kevin McNab, Director of Paramedic Services, Pat Hoy, Director of Transportation Services, Robert Hatten, Manager of Communications, Savanna Myers, Director of Economic Development, Tourism and Culture, Rayburn Murray, Deputy Clerk, Niall Lobley, Deputy CAO, Jessica Rob, Deputy Chief of Paramedics, Sarah Johnson, Trails and Forestry Coordinator, Lacey Thompson, Law Clerk/Real Estate Coordinator, Trevor Ireton, Engineering Manager

Call to Order

Grey County Council met at the call of the Warden on the above date at 10:00 a.m. at the County Administration Building. The Warden called Council to order and assumed the Chair.

O Canada

The Warden invited members of Council to stand for O Canada.

Roll Call

The Clerk called the Roll with all members present, except for Councillor Carleton, Boddy, and Bordignon. Councillor Koepke was in attendance as an alternate for Councillor Boddy.

Land Acknowledgement

The Warden read the land acknowledgement.

Adoption of Minutes

County Council and Committee of the Whole minutes dated July 23, 2026

CC47-26

Moved by: Councillor Hutchinson

Seconded by: Councillor Nielsen

That the minutes of the County Council meeting and Committee of the Whole meeting dated July 23, 2026, and the resolutions contained therein, be adopted as presented.

Carried

Closed Committee of the Whole meeting minutes dated July 23, 2026 and Long Term Care Committee of Management minutes dated July 16, 2026

CC48-26

Moved by: Councillor Keaveney

Seconded by: Councillor Dobreen

That the closed session Committee of the Whole meeting minutes dated July 23, 2026 and the closed session Long Term Care Committee of Management minutes dated July 16, 2026 be adopted as provided.

Carried

Long Term Care Committee of Management minutes dated July 16, 2026

Councillor Greig requested that the motion be divided to separate LTCR-CM-16-26 and the corresponding resolutions, from the remainder of the recommendation.

Main Motion 1:

Moved by: Councillor Dickert
Seconded by: Councillor Mackey

That report LTCR-CM-16-26 be received; and

- **That the Colliers Project Leaders report and presentation regarding future options for Grey Gables and the existing Rockwood Terrace be received for information; and**
- **That staff continue discussions with the Ministry of Long-Term Care in respect to previous Ministry Surveys and future planning and report back to Council as appropriate.**
- **That staff be directed to extend the scope of work with Colliers to investigate “Scenario 5: Long Term Care Renovation” for an additional \$30,000 to be funded from the One-Time Reserve.**

Primary Amendment:

CC49-26
Moved by: Councillor Greig
Seconded by: Councillor Mackey

That the motion be amended to strike out the third clause being, that staff be directed to extend the scope of work with Colliers to investigate “Scenario 5: Long Term Care Renovation” for an additional \$30,000 to be funded from the One-Time Reserve.

Carried

Main Motion 1 as Amended:

CC50-26
Moved by: Councillor Dickert
Seconded by: Councillor Mackey

That report LTCR-CM-16-26 be received; and

- **That the Colliers Project Leaders report and presentation regarding future options for Grey Gables and the existing Rockwood Terrace be received for information; and**
- **That staff continue discussions with the Ministry of Long-Term Care in respect to previous Ministry Surveys and future planning and report back to Council as appropriate.**

Carried

Main Motion 2:

CC51-26

Moved by: Councillor Nielsen

Seconded by: Councillor Milne

That the Long Term Care Committee of Management minutes dated July 16, 2026, be adopted as presented; and

That the following resolutions contained therein be endorsed:

- **That report LTCR-CM-16-26 be received; and**
 - **That the Colliers Project Leaders report and presentation regarding future options for Grey Gables and the existing Rockwood Terrace be received for information; and**
 - **That staff continue discussions with the Ministry of Long-Term Care in respect to previous Ministry Surveys and future planning and report back to Council as appropriate.**
- **That LTCR-CM-12-26 regarding a Long-Term Care Director Update be received for information.**
- **That report LTCR-CM-13-26 regarding the Long-Term Care Operational Report dated April 15, to June 14, 2026, be received for information.**
- **That report LTCR-CM-14-26, Grey Gables Fire Panel and System Replacement be received; and That staff be directed to proceed with a single source purchase with Troy Life & Fire Safety Ltd for the fire panel & system replacement in the amount of \$122,173.24 (excluding HST), in accordance with section 4.7 of Purchasing Policy and By-law 5209-24.**
- **That report LTCR-CM-15-26, Lee Manor Building Automation System Replacement, be received; and**
 - **That RFT-LTC-03-26, being the Building Automation System replacement, be awarded to Empire Controls at a cost of \$245,337.71 (excluding HST); and**
 - **That the shortfall be funded by reallocating the approved 2026 capital project budget of \$109,700 for Hot Water Recirculating system to this project.**

Carried

Long Term Care Redevelopment Task Force minutes dated July 16, 2026

CC52-26

Moved by: Councillor Hutchinson

Seconded by: Councillor McKay

That the Long Term Care Redevelopment Task Force minutes dated July 16, 2026, be adopted as presented; and

That the following resolutions contained therein be endorsed:

That the Rockwood Terrace Redevelopment Update from Colliers Project Leaders be received for information.

Carried

Closed Meeting Matters

There were no closed meeting matters.

Reports

There were no reports.

By-laws

CC53-26

Moved by: Councillor Greig

Seconded by: Councillor Paterson

That By-laws 5296-26 to 5301-26 inclusive, be introduced and be taken as read a first, second and third time, finally passed, signed by the Warden and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book.

- i. **5296-26 - A By-law to authorize the submission of an application to Ontario Infrastructure and Lands Corporation for financing of certain capital works and to authorize long term borrowing for such capital works through the issue of debentures to OILC**
- ii. **5297-26 - A By-law to authorize the granting of an easement and to authorize a donation agreement to convey lands forming part of the CP Rail Trail (Eco Parkway)**
- iii. **5298-26 - A By-law to authorize the Warden and Clerk to execute an amendment to the Memorandum of Understanding between the County of Grey, the City of Owen Sound and the Rural Ontario Medical Program.**
- iv. **5299-26 - A By-law to provide for the removal of nuisance beaver**
- v. **5300-26 - A By-law to provide for the control of coyotes or wolves**

vi. **5301-26 - A By-law to confirm all actions and proceedings of the Council**

Carried

News and Celebrations

Savanna Myers, Director of Economic Development, Tourism and Culture, highlighted the Community Canvas Artwork Reveal at Grey Roots Museum and Archives on August 26th.

Councillor Koepke indicated that the Summerfolk Music and Craft Festival at Kelso Beach at Nawash Park is scheduled from August 21st to August 23rd.

Councillor Keaveney noted that the 80th anniversary of the Dedication of the World War 2 Memorial Windows at Christ Church Anglican is scheduled on August 15th.

Councillor Nielsen indicated that Grey Highlands Fall Fair is scheduled to begin the weekend of August 29th at the Markdale Arena.

Councillor Dobreen indicated that the Hopeville Kite Festival is scheduled on August 29th and 30th, located just south of Grey Road 9, on Southgate Road 15.

Adjournment

On motion by Councillor Nielsen and Deputy Warden Milne, Council adjourned at 10:58 a.m. to the call of the Warden.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes

Committee of the Whole

August 20, 2026

Call to Order

Grey County Council met on the above date at the County Administration Building. Warden Matrosovs assumed the Chair and called the meeting to order at 10:01 a.m. Councillor Dobreen, Dickert, and Hutchinson, participated electronically.

The following staff members were in attendance: Randy Scherzer, CAO; Niall Lobley, Deputy CAO; Scott Taylor, Director of Planning; Robert Hatten, Manager of Communications; Sue Murray, Interim Direct of Finance/Treasurer; Garrett Reed, Manager of Accounting/Interim Deputy Treasurer; Rayburn Murray, Deputy Clerk.

Roll Call

The Deputy Clerk called the roll with all members present except for Councillor Pringle, Nielsen, and Boddy.

Land Acknowledgement

The Warden invited members of Council to stand for O Canada and following, the Warden read the land acknowledgement.

Declaration of Interest

There were no declarations of interest.

Items For Direction and Discussion

None.

Closed Meeting Matters

Council proceeded into closed session at 10:06 a.m.

CW140-26

Moved by: Councillor Brian Milne

Seconded by: Councillor Sue Paterson

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

- i. information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them**

Carried

Council returned to open session at 11:21 a.m.

The Warden confirmed that as a result of closed session discussions, direction was provided to staff regarding the information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

Adjournment

On motion of Councillor Carleton and Councillor McKay, Committee of the Whole adjourned at 11:23 a.m. to the call of the Chair.

Andrea Matrosovs, Warden

Rayburn Murray, Deputy Clerk

Corporation of the County of Grey

By-Law 5302-26

A By-law to Amend By-law 4945-16, being the By-law to permit off-road vehicles on certain roadways under the jurisdiction of the County of Grey

WHEREAS Section 191.8 (3) of the *Highway Traffic Act*, R.S.O. 1990, c. H.8 permits the council of a municipality to pass by-laws permitting the operation of off-road vehicles or classes of off-road vehicles on any highway within the municipality that is under its jurisdiction;

AND WHEREAS the County of Grey has enacted By-law 4945-16 which permits the operation of off-road vehicles on certain roadways under its jurisdiction, except for those listed in Schedule 'A' to By-law 4945-16;

AND WHEREAS Council has endorsed resolution CW137-26 from the Committee of the Whole meeting held August 13, 2026, amending the portions of Grey Road 10 and Grey Road 28 where off-road vehicles are not permitted within the Town of Hanover;

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

1. That Schedule 'A' of By-law 4945-16 be amended as follows:

Striking Out:

GREY ROAD NO.	FROM	TO
10 (10 th Avenue, 2 nd Street, 7 th Avenue)	Knappville Road	Grey Road 28/Bruce Road 22

Insert:

GREY ROAD NO.	FROM	TO
10 (7 th Avenue)	The intersection of 2 nd Street East and 7 th Avenue, Hanover	Grey Road 28/Bruce Road 22

Striking out:

GREY ROAD NO.	FROM	TO
28	Concession 2 SDR	Grey Road 10 (7 th Ave) Bruce Road 10 (Hanover)

Insert:

GREY ROAD NO.	FROM	TO
28	Concession 2 NDR and 5 th Sideroad NDR	Grey Road 10 (7 th Ave) Bruce Road 10 (Hanover)

2. That in the event of conflict(s) between any provisions of this by-law and any other by-law, the provisions of this by-law shall prevail.

ENACTED AND PASSED this 10th day of September, 2026.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder

Corporation of the County of Grey

By-Law 5303-26

A By-law to Adopt a Land Acquisition and Disposition Policy for the County of Grey

WHEREAS Section 270(1) of the Municipal Act requires that municipalities adopt and maintain a policy with respect to the sale and other disposition of land;

AND WHEREAS the Sale and Acquisition of Land Policy G-GEN-003 and related Procedures, G-GEN-003-001 and G-GEN 003-002, were approved by Grey County Council on June 5, 2012, and amended on October 7, 2014;

AND WHEREAS Grey County Council deems it necessary to ensure that municipal policies and procedures are regularly reviewed and updated to reflect legislative and operational requirements;

AND WHEREAS Grey County Council adopted recommendation CW138-26 from the August 13, 2026, Committee of the Whole meeting endorsing the updated Land Acquisition and Disposition Policy;

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

1. That Schedule 'A', attached hereto being the Land Acquisition and Disposition Policy (4-52), is hereby adopted and forms and becomes part of this by-law.
2. That By-law 4765-12, being a by-law to Establish Procedures Governing the Sale and Acquisition of Land, and any amendments thereto are repealed.
3. The By-law will come into full force and effect on the date of the final passing thereof.

ENACTED AND PASSED this 10th day of September, 2026.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder

Corporate Policy

Land Acquisition and Disposition

Approved by: Council

By-law: 5303-26

Replaces: G-GEN-003

G-GEN-003-001

G-GEN-003-002

Section: Administration

Policy: 4-52

Date Approved: September 10, 2026

Last Revision Date: September 10, 2026

Scheduled for Review by: 2031

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Policy Statement

The County is responsible for managing its interests in Land including the Acquisition and Disposition of Land.

The County will, so far as reasonably possible, acquire and dispose of Land using an open process that is in the best interest of the County.

Purpose

This policy sets out procedures relating to all Acquisitions and Dispositions of Land by the County and ensures compliance with the Municipal Act.

Scope

This policy applies to all Acquisitions and Dispositions of Land on behalf of the County.

1.0 Definitions and Interpretation

- 1.1 “Abutting Owner” means any person that owns Land that touches Land which is owned by the County.
- 1.2 “Act” or “Municipal Act” means the Municipal Act, 2001, S.O. 2001, c. 25 as amended from time to time or any successor legislation, and includes any regulations made under the Act.
- 1.3 “Acquisition” means any transaction whereby an interest in Land is transferred to the County with or without consideration.
- 1.4 “Chief Administrative Officer” or “CAO” means the Chief Administrative Officer of the County.
- 1.5 “Clerk” means the Clerk of the County.
- 1.6 “Council” means the municipal Council of the County.
- 1.7 “County” means the Corporation of the County of Grey.
- 1.8 “Deputy CAO” means the Deputy Chief Administrative Officer of the County.
- 1.9 “Director” means the head of a department operating within the County.
- 1.10 “Director of Transportation Services” means the Director of Transportation Services of the County.

- 1.11 “Disposition Costs” means the costs that the County expects to incur as a result of the Disposition of Land, including but not limited to legal fees, survey fees, appraisal fees, encumbrances, advertising, and improvements.
- 1.12 “Disposition” means the sale, transfer, or exchange of any interest in Land or the granting of a lease of 21 years or more by the County either with or without consideration, and whether or not such disposal is registered or not registered, including a sale, transfer, conveyance, exchange, or granting an option to purchase to a third party, but does not include a Quit Claim Deed or similar instrument made by the County for the purpose of correcting or clarifying title or boundaries of its land or of land not owned by the County.
- 1.13 “Expropriation” means the Acquisition of Land under the Expropriations Act.
- 1.14 “Expropriations Act” means the Expropriations Act, R.S.O. 1990, c. E26, as amended or any successor legislation, and includes any regulations made under the Act.
- 1.15 “Injurious Affection” means as defined by the Expropriations Act, R.S.O. 1990, c. E26, as amended or any successor legislation.
- 1.16 “Land” means a parcel of property and all buildings and structures on it.
- 1.17 “Notice” means a written, printed, electronic, published, or posted notification or announcement.
- 1.18 “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended from time to time or any successor legislation, and includes any regulations made under the Act.
- 1.19 “Planning Application” means a development application made under the provisions of the Planning Act which may include, but may not be limited to, applications for Severance, Site Plan, Plan of Condominium and Plan of Subdivision.
- 1.20 “Roads” means all common and public highways under the jurisdiction of the County which are intended for or used by the general public for the passage of vehicles, and each such highway being a County “Road”.
- 1.21 “Road Purposes” means Land acquired for the purposes of widening the County right-of way (“Road Widening”) or improving sightlines via daylight triangles (“Daylight Corner”), which is to be joined to and form part of the public highway. This includes 1-foot reserves that are established as a method to control access to abutting Roads. Such Land may be used to permit the future expansion of underground utilities, the travelled portion of the road, shoulders, or other similar purposes.
- 1.22 “Solicitor” means the Solicitor of the County.

- 1.23 “Surplus Property” means Land that is not required for the County’s current or future needs.
- 1.24 “Value”, “Valuation” means the estimated fair market value price of Land.
- 1.25 Any reference in this policy to gender includes all genders, and words importing the singular include the plural and vice versa.

2.0 Legislated Requirements

- 2.1 Section 270 (1) of the Act states that a municipality shall adopt and maintain policies with respect to its sale and other disposition of land.
- 2.2 All Land transactions must be conducted in accordance with applicable federal and provincial legislation, including but not limited to the Municipal Act, Planning Act, and Expropriations Act.

3.0 Exceptions

- 3.1 The following are exempt from all provisions of this policy:
- a) Land Dispositions under Section 110 of the Municipal Act, Agreements for Municipal Capital Facilities;
 - b) Land Dispositions pursuant to Part XI of the Municipal Act, Sale of Land for Tax Arrears;
 - c) Land transfers pursuant to a part of a court order or settlement agreement;
 - d) Land Dispositions to the person who originally transferred the Land to the County where the Land was granted to the County by by-law, operation of law, or otherwise, that neither the County nor the registered owner intended to grant;
 - e) Disposition of Land that was originally acquired for Road Purposes or pursuant to a Planning Application approval or decision that is being sold to the Abutting Owner or any government or government agency;
 - f) Easements granted to a utility company that provides any of the following services or utilities for the general public: electricity, fuel (including natural and artificial gas), heating, cooling, telephone, water, sewage, or a similar utility; and
 - g) Land Dispositions or Acquisitions pursuant to the exercise of an option to purchase agreement, right of first refusal, or similar agreement, which was previously approved by Council.

4.0 Financial Matters

- 4.1 Funding for Land Acquisition must be identified through a Council approved budget item, specific program, project, or policy, or allocated from a departmental budget with approval from the Director of the department.
- 4.2 All County Land is a corporate asset and not an asset of one individual department. Monies received from the Disposition of Land will be deposited to the County's capital reserve fund unless Council directs otherwise.

5.0 Value of Land

- 5.1 Valuation of Land for Acquisitions and Dispositions must be done by at least one of the following methods, unless an exemption within this policy applies:
 - a) a written appraisal or opinion of value prepared by an independent person holding the designation of Accredited Appraiser Canadian Institute with the Appraisal Institute of Canada or comparable designation;
 - b) the Value assigned to the Land by the Municipal Property Assessment Corporation;
 - c) an opinion of the Value by a licensed real estate agent;
 - d) County staff Value where the Value of the Land is estimated to be under \$75,000.00 as determined by County staff, based on information obtained from the Municipal Property Assessment Corporation and/or Land Registry records; or
 - e) any other method determined suitable by Council on a case-by-case basis.

6.0 Valuation Not Required

- 6.1 The Valuation outlined in Section 5.0 is not required for the following:
 - a) Land Acquisitions that are a condition of a Planning Application;
 - b) Disposition of closed Roads to an Abutting Owner;
 - c) Disposition of Land that does not have direct access to a highway if being sold to an Abutting Owner;
 - d) Disposition of Land transferred back to an owner under the Expropriations Act;
 - e) Disposition of Land under Sections 107 General Power to Make Grants and 108 Small Business Counselling, of the Municipal Act; and
 - f) Acquisitions of Land for Road Purposes pursuant to Section 8.4 below provided that the purchase price is in accordance with Schedule "A".

- g) Dispositions or Acquisitions between the County and other levels of Governments, Schools, Conservation Authorities, Hospitals pursuant to Section 12.1.

7.0 Procedure for Acquisition of Land

7.1 The following procedures apply to the Acquisition of Land by the County, unless an exemption within this policy applies:

- a) The Land must be Valued in accordance with Section 5.0.
- b) Council approval must be obtained before County staff begin formal negotiations to acquire Land.
- c) If it appears that a larger amount of Land can be acquired at a more reasonable price and on terms more favourable to the County, Council may direct the Acquisition of such larger amount.
- d) All Agreements of Purchase and Sale must be conditional on County Council approval and are not a firm and binding agreement until approved by Council.
- e) The final Agreement of Purchase and Sale must be ratified by by-law of Council.

7.2 Prior to the Acquisition of Land by the County, staff will conduct a review of such Land, which may include the following:

- a) confirmation of municipal purpose;
- b) the condition of the Land;
- c) title search;
- d) existing restrictions or encumbrances;
- e) tax implications;
- f) any assumption of liability;
- g) a satisfactory Environmental Site Assessment; and/or
- h) any other investigation as determined appropriate.

7.3 Any Acquisition determined to not be in the County's best interest may be denied by the CAO, Deputy CAO, or appropriate Director.

8.0 Methods of Acquisition

8.1 Acquisition of Land may be done by one or more of the methods set out in this Section.

8.2 Direct Negotiation

- a) Negotiation is the preferred method for Land Acquisition.
- b) Negotiation may be done through written or verbal discussion with the landowner that results in an agreement with terms acceptable to the County and the landowner.

8.3 Expropriation

- a) Expropriation will only be used if necessary, and if direct negotiations with the landowner are unsuccessful, provided that the County may proceed with the necessary preliminary steps for Expropriation during the negotiation with the landowner if time is of the essence.
- b) The requirements of the Expropriations Act must be followed.
- c) Directors will make every attempt to allow for a minimum of 24 months lead time in their project planning in case Expropriation is required. Directors will keep in mind that Expropriation may take up to 12 months to complete.

8.4 Acquisitions for County Road Purposes

- a) The Director of Transportation Services is authorized to negotiate, in accordance with this policy, the Acquisition of Land that is, in their opinion, required for Road Purposes.
- b) Compensation paid by the County to a landowner for Land Acquisition for Road Purposes shall be determined in accordance with Schedule "A" attached hereto.
- c) Compensation greater than that provided by Schedule "A" is not binding until approved by Council and the Agreement of Purchase and Sale may not be signed by the Warden and Clerk or delegated authority until such approval has been granted.
- d) The Director of Transportation Services or their designate will submit a report to Council with recommendations for the Acquisition of Land for Road Purposes.
- e) With the exception of 8.4 c), the Warden and Clerk or the delegated authority are authorized to execute a conditional Agreement of Purchase and Sale related to Land Acquisitions for Road Purposes which are in accordance with this policy. Such conditional Agreements of Purchase and Sale shall be ratified by Council by way of a resolution and are exempt from the requirements in Sections 5.1, 7.1 a), 7.1 b), and 7.1 e).

8.5 Acquisitions through Planning Applications that abut County Roads

- a) In support of the County's long-term goal to acquire 30.5 metres (100 feet) right-of-way widths throughout its road system, a condition of Planning Applications involving Lands that abut County Roads. A Road Widening is to be conveyed to the County, and will generally be taken in equal widths of 5.2 metres (17 feet) from each side of the County Road where practical. Unequal Road widenings may be taken where topographic features, heritage buildings and structures or other cultural heritage resources, significant environmental concerns or other unique conditions necessitate taking a greater Road Widening, or the total Road Widening, on one side of an existing County Road right-of-way.
- b) A condition is to be added to all Planning Applications involving Lands that are at an intersection of a County Road. A 15.24 metre (50 feet) Daylight Corner beyond the Road Widening is to be conveyed to the County.
- c) A condition may be added to all Planning Applications involving Lands that abut a County Road to require conveyance of a 1-foot reserve to protect County Roads and control future access routes or entrances directly onto County Roads.
- d) A Road Widening of greater than 5.2 metres (17 feet) will be conveyed to the County if, in the County's opinion, future right-of-way requirements will exceed 30.5 metres (100 feet).
- e) Road widenings, Daylight Corners, and 1-foot reserves will be conveyed to the County on both the severed and retained parcels.
- f) For Land located within settlement areas, the required Road Widening, Daylight Corner, and 1-foot reserves will be determined by the Director of Transportation Services or their designate on a case-by-case basis.
- g) Geometric considerations will meet the current standards as outlined in the Geometric Design Guide for Canadian Roads.
- h) The landowner shall bear all the costs associated with the conveyance of Land to the County for Road Purposes as a condition of a Planning Application. All Land conveyed to the County shall be free of all encumbrances, encroachments, and improvements, unless otherwise agreed to by the County.
- i) Acquisitions under Section 8.5 are exempt from requirements of Sections 5.1, 7.1 a), 7.1 b), 7.1 c), 7.1 d), 7.1 e), and 13.4.
- j) The Warden and Clerk or the delegated authority are authorized to execute all necessary documents for Land Acquisitions as a result of a Planning Application.

- k) Any exceptions to the requirements of Section 8.5 a) ,8.5 b), 8.5 c), 8.5 d), and 8.5 e) must be approved by the Director of Transportation or their designate on a case-by-case basis.

9.0 Procedure for Disposition of Land

9.1 The following procedures apply to the Disposition of Land by the County, unless an exemption is found within this policy:

- a) The Land must be Valued in accordance with Section 5.0.
- b) Council approval must be obtained before County staff dispose of Land.
- c) The Disposition of Land shall be at Value.
- d) Despite Section 9.1 c), Council may, unless prohibited by the Act, authorize the Disposition of Land for less than the Value if Council believes it is in the County's best interest.
- e) The Land must be declared Surplus Property by Council passing a resolution in an open meeting declaring the Land surplus to the current and future needs of the County.
- f) Notice of the proposed Disposition must be provided to the public in accordance with Section 10.0, unless an exemption is found within this policy.
- g) All Agreements of Purchase and Sale must be conditional on County Council approval and are not a firm and binding agreement until approved by Council.
- h) The final Agreement of Purchase and Sale must be ratified by by-law of Council.

10.0 Notice of Disposition of Land

10.1 Before the Disposition of Land, Notice must be given to the public, by posting on the County website, in the manner set out in this Section, unless an exemption is found within this policy.

10.2 Notice for Disposition of Land must include:

- a) a short description of the Land;
- b) the method of sale;
- c) details of how and where to submit an offer to purchase the Land; and
- d) the earliest date the Disposition will be considered by the County.

10.3 In addition to details outlined in section 10.2 above, Notice for Land being sold pursuant to Sections 11.4 and 11.5, being public tender or request for proposal, must also include the following, to be substantially in the form set out below:

- a) Notice of public tender wording to the effect of “the highest tender or any offer may not necessarily be accepted”;
- b) the date, time, and location where results can be found online;
- c) Notice for request for proposals must include the criteria for evaluation of the proposal; and
- d) the date for submitting the tender or proposal.

10.4 Notice pursuant to Sections 10.2 and 10.3 must be provided at least three weeks before the date for the County intends to consider the Disposition.

10.5 If a final decision in respect of the Disposition of Land is not made by the date and time specified in the public Notice provided pursuant to this policy, no further Notice is required.

10.6 Notice is not required for Land transferred back to an owner under the Expropriations Act or for Dispositions pursuant to section 12.1 of this policy

11.0 Methods of Disposition

11.1 The Disposition of Land may be made by one or more of the methods listed in this Section.

11.2 Direct Negotiation

- a) The Disposition of Land may occur through written or verbal discussions with the landowner that results in an agreement with terms acceptable to the County and the landowner.

11.3 Real Estate Agent or Broker

- a) The County may list Surplus Lands for sale with a licensed real estate agent or broker.
- b) Estimated Disposition Costs may be determined prior to listing with a real estate agent or broker.
- c) A listing price will be set and cannot be less than the Value of the Land and may include the Disposition Costs.
- d) For Disposition through a real estate agent or broker, the CAO, Deputy CAO, Solicitor, or the appropriate Director are authorized to sign the listing agreement.

- e) Offers to purchase the Surplus Property must be submitted to the County's Legal Services department and the designated department Director on a standard form of Agreement of Purchase and Sale or a form drafted by a lawyer.
- f) The appropriate Director, in consultation with the County's Legal Services department, may make a counteroffer, subject to final approval of the Agreement of Purchase and Sale by Council.

11.4 Public Tender

- a) The County may release a public tender for the Disposition of Land in accordance with the County's Purchasing Policy.
- b) Estimated Disposition Costs may be determined prior to tender.
- c) A minimum bid price will be set for Land sold and cannot be less than the Value of the Land and may include the Disposition Costs.
- d) The tender documents must be delivered in accordance with the directions in the Notice of tender.
- e) The appropriate Director will provide a recommendation for award in accordance with the Purchasing Policy.
- f) Pursuant to the Purchasing Policy, Dispositions under Section 11.4 that are under \$500,000 are exempt from requirements of Section 9.1 g) and 9.1 h).

11.5 Request for Proposal

- a) A Request for Proposal may be used for the Disposition of Land in accordance with the County's Purchasing Policy when the County has a preference for how the Lands are to be utilized.
- b) Estimated Disposition Costs may be determined prior to the Request for Proposal.
- c) A minimum bid price will be set for Land sold and cannot be less than the Value of the Land and may include the Disposition Costs.
- d) The Request for Proposal documents must be delivered in accordance with the directions in the Notice of request for proposal.
- e) The appropriate Director will provide a recommendation for award in accordance with the Purchasing Policy.
- f) Pursuant to the Purchasing Policy, Dispositions under Section 11.5 that are under \$500,000 are exempt from the requirements of Section 9.1 g) and 9.1 h).

11.6 Auction

- a) The County may sell Land by auction.
- b) For Disposition by auction, the CAO, Deputy CAO, Solicitor, or the appropriate Director are authorized to retain a licensed real estate auctioneer to run the auction.
- c) All advertising for the auction will be approved by the auctioneer and the County. All costs for advertising will be paid for by the County.
- d) Estimated Disposition Costs may be determined prior to the auction.
- e) The County must establish a reserve bid based on the Disposition Cost and may include the estimated Value of the Land. The reserve bid will remain confidential until after the auction.
- f) The CAO, Deputy CAO, Solicitor, Director, or designate will bring a report to Council after the auction to update Council on the outcome.
- g) Dispositions under Section 11.6 are exempt from Sections 9.1 g) and 9.1 h).

12.0 Special Acquisition and Disposition Categories

12.1 Acquisitions or Dispositions by the County with Governments, Schools, Conservation Authorities, Hospitals

- a) Land Acquisitions or Dispositions by the County may be negotiated with any municipality, local board, school board, college, conservation authority, public hospital organization, or the Crown in right of Ontario or Canada and its agencies, using one of the Methods outlined in Sections 8.0 or 11.0.
- b) Acquisitions under Section 12.1 a) are exempt from Section 7.1 a).
- c) Dispositions under Section 12.1 a) are exempt from Sections 9.1 a), 9.1 c), 9.1 e), and 10.1.

12.2 Charitable Donations

- a) The County may accept a gift or donation of Land, using one of the methods outlined in Section 8.0.
- b) Should Council or its delegated authority wish to move forward with accepting a gift of Land, a charitable donation receipt may be issued in the amount of the Value of the donated Land. The Value of the donated Land shall be determined in accordance with Section 5.0. If a charitable donation receipt is not requested, Land Acquisitions through gifts or donations are exempt from the requirements in Sections 5.1 and 7.1 a).

12.3 Disposition of Land Acquired through Donation

- a) Where the County acquired Land through a donation, and the Land becomes Surplus Property, the County may proceed with Disposition by one of the following three options:
 - i) Transfer the Land back to the original owner, or successor in title. All Disposition Costs to transfer the Land back to the original owner are the responsibility of the transferee;
 - ii) Transfer the Land to another municipality, local board, school board, college, conservation authority, public hospital organization, or the Crown in right of Ontario or Canada and its agencies; or
 - iii) Disposition of the Surplus Property at Value pursuant to a method listed in Section 11.0.

12.4 Heritage Property

- a) Heritage property may be acquired or disposed of pursuant to a method listed in Sections 8.0 or 11.0 provided that the Agreement of Purchase and Sale is conditional on preserving the heritage status of the property.

12.5 Public–Private Partnerships

- a) Land Acquisition or Disposition may be through a public-private partnership to provide infrastructure, community facilities, or related services that would benefit the County, its lower-tier municipalities, or County residents.
- b) The Acquisition or Disposition will be pursuant to a method listed in Sections 8.0 or 11.0 above.

13.0 Delegation of Authority

- 13.1 Council may delegate authority to negotiate the Acquisition or Disposition to the Chief Administrative Officer, Deputy CAO, Solicitor, or a department Director.
- 13.2 Staff who are delegated the authority to negotiate the Acquisition or Disposition by Council may rely on additional County staff to assist with negotiations.
- 13.3 Notwithstanding Section 13.2 the staff member who is delegated the authority to negotiate the Acquisition or Disposition by Council is responsible for negotiating in compliance with this policy.

13.4 The appropriate department Director or his or her designate is responsible for bringing a report to Council with recommendations for the Acquisition or Disposition of Land under this policy.

Forms and Resources

- Corresponding template forms and guides are maintained by Legal Services

Schedule “A” to Land Acquisition and Disposition Policy

The Value of Land for Acquisitions for Road Purposes is dependent on several factors, including but not limited to:

- a) current usage of the existing property;
- b) size of the existing parcel of Land;
- c) residential setback;
- d) damages for Injurious Affection;
- e) fence compensation; and
- f) tree compensation.

The compensation rates set out in the chart below apply to Acquisition of Land for Road Purposes.

Type of Compensation		
	Compensation	Comments
Land acquired for Road Purposes as a condition of a Planning Application	\$2.00	Condition of a Planning Application.
Road widening – standard 5 metres (17 foot) parcel – 0.2 acres of frontage and greater	County staff Value where the Value of the Land is estimated to be under \$75,000 as determined by staff based on information from the Municipal Property Assessment Corporation and/or Land Registry records	Where the Value of Land is estimated to be over \$75,000, the Value shall be determined in accordance with Section 5.0 of the policy.
Less than the Road widening – standard 5 metre (17 foot) parcel – less than 0.2 acres of frontage	\$5,000 or County staff Value where the Value of the Land is estimated to be under \$75,000 as determined by staff based on information from the Municipal Property Assessment and/or Land Registry records	Where the Value of Land is estimated to be over \$75,000, the Value shall be determined in accordance with Section 5.0 of the policy.
Fence Allowance	\$20.00 per linear foot	To be provided for relocation of an existing “good condition” farm fence as determined at the discretion of County staff and being a fence that the County

Type of Compensation		
	Compensation	Comments
		finds capable of holding livestock.
Daylight Corners – measurement of 15 metres (50 feet) adjacent to an intersecting road	\$1000 or County staff Value where the Value of the Land is estimated to be under \$75,000 as determined by staff based on information from the Municipal Property Assessment and/or Land Registry records	The \$1000 flat rate is in addition to the road widening paid per acre noted above.
Tree Compensation	Tree planting \$500.00 per tree to a maximum of \$1,500	To be negotiated by the Director of Transportation Services or his/her designate.

Corporation of the County of Grey

By-law 5304-26

A By-law to confirm all actions and proceedings of the Council

WHEREAS Section 5 of the *Municipal Act, 2001*, as amended, states that the powers of a municipality shall be exercised by its Council;

AND WHEREAS Section 5 (3) of the *Municipal Act, 2001*, as amended, provides that municipal powers shall be exercised by by-law;

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

1. The actions of the Council of the Corporation of the County of Grey at its meetings held from August 13, 2026, and August 20, 2026, to date, in respect of each recommendation contained in the Reports to Committee of the Whole, and each motion and resolution passed, and any other actions taken by Council at these meetings are hereby adopted and confirmed as if such proceedings were expressly embodied in this By-law.
2. The Warden and proper officers of the Corporation of the County of Grey are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required and to execute all documents necessary in that behalf.

ENACTED AND PASSED this 10th day of September, 2026.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder