County Council
Agenda

August 14, 2025

10:00 a.m.

Council Chambers - Grey County Administration Building

Pages

1. Call to Order
2. O Canada
3. Roll Call
4. Land Acknowledgement
5. Declaration of Interest
6. Adoption of Minutes

   6.a County Council and Committee of the Whole minutes dated July 24, 2025 — 2

   That the minutes of the County Council meeting and Committee of the Whole meeting dated July 24, 2025, and the resolutions contained therein, be adopted as presented.

7. Closed Meeting Matters
8. Reports
9. By-laws — 13

   That By-laws 5246-25 and 5247-25 be introduced and be taken as read a first, second and third time, finally passed, signed by the Warden and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book.

   i. 5246-25 - A By-law to Adopt Amendment No. 21 to the County of Grey Official Plan affecting lands described as Part of Lot 75, Concession B, being Part 1 Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey

   ii. 5247-25 - A By-law to confirm all actions and proceedings of the Council

10. News and Celebrations

    10.a 75th Anniversary for Saugeen Valley Conservation Authority

11. Adjournment

Minutes
Council

July 24, 2025

Call to Order

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

O Canada

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

Roll Call

The Clerk called the Roll with all members present. Councillor Bordignon participated electronically.

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

The following staff members were also participating:

Niall Lobley, Deputy Chief Administrative Officer; Anne Marie Shaw, Director of Community Services; Jennifer Cornell, Director of Long-Term Care; Jennifer Moreau, Director of Human Resources; Kevin McNab, Director of Paramedic Services; Mary Lou Spicer, Director of Finance/Treasurer; Pat Hoy, Director of Transportation Services; Savanna Myers, Director of Economic Development, Tourism and Culture; Scott Taylor, Director of Planning; Liz Buckton, Senior Policy Planner; Derek McMurdie, Planner; and Robert Hatten, Communications Manager.

Land Acknowledgement

The Warden read the land acknowledgement.

Declaration of Interest

Councillor McQueen joined the meeting at 10:03 a.m.

There were no declarations of interest.

Adoption of Minutes

County Council and Committee of the Whole minutes dated July 10, 2025

CC53-25
Moved by: Councillor Milne
Seconded by: Councillor Hutchinson

That the minutes of the County Council meeting and Committee of the Whole meeting dated July 10, 2025, and the resolutions contained therein, be adopted as presented.

Carried

Closed Committee of the Whole meeting minutes dated July 10, 2025

CC54-25
Moved by: Councillor Nielsen
Seconded by: Councillor Keaveney

That the closed session Committee of the Whole meeting minutes dated July 10, 2025, be adopted as provided.

Carried

Long-Term Care Committee of Management meeting minutes July 3, 2025

Councillor Eccles joined the meeting at 10:10 a.m.

CC55-25
Moved by: Councillor Paterson
Seconded by: Councillor Mackey

That the Long-Term Care Committee of Management meeting minutes dated July 3, 2025, be adopted as presented; and

That the following resolutions contained therein be endorsed:

i. **That report LTCR-CM-10-25 regarding a Long-Term Care Director Update be received for information.**

ii. **That report LTCR-CM-11-25 regarding the Long-Term Care Operational Report dated April 15 to June 14, 2025, be received for information.**

iii. **That report titled LTCR-CM-12-25 Long Term Care Financial Update as of April 30, 2025, be received for information.**

Carried

Long-Term Care Committee of Management closed meeting minutes dated July 3, 2025

CC56-25
Moved by: Councillor Mackey
Seconded by: Councillor Dobreen

That the closed session Long-Term Care Committee of Management meeting minutes dated July 3, 2025, be adopted as provided.

Carried

Closed Meeting Matters

There were no closed meeting matters.

Reports

There were no reports.

By-laws

CC57-25
Moved by: Councillor Dickert
Seconded by: Councillor Hutchinson

That By-laws 5243-25, 5244-25 and 5245-25 be introduced and be taken as read a first, second and third time, finally passed, signed by the Warden and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book.

i. **5243-25 - A By-law to authorize the disposition of certain lands in the City of Owen Sound as described in Schedule 'A'**

ii. **5244-25 - A By-law to amend Schedules D, G, H, O, and U of By-law 4788-13, being a by-law to regulate traffic and parking on highways within the Grey County roads system**

iii. **5245-25 - A By-law to confirm all actions and proceedings of the Council**

Carried

News and Celebrations

Councillor Boddy shared that Owen Sound U15 North Stars Girls field lacrosse team recently won gold at the provincial level and the U19 team won bronze in the B division.

He further shared that Owen Sound Emancipation Festival will be held from August 1st to 3rd for its 163rd year.

Councillor Keaveney shared that this Saturday June 26th is the Meaford Pet Expo with over 100 vendors, food and games.

She further shared that from August 1st to 3rd, the town will be hosting the 4th annual Summerfest with a poutine-off competition from local restaurants. On Friday, there will be a movie under the stars and over 70 vendors will be set up in the market square over the entire weekend.

Adjournment

On motion by Councillors McQueen and McKay, Council adjourned at 10:17 a.m. to the call of the Warden.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Minutes

Committee of the Whole

July 24, 2025

Call to Order

Grey County Council met on the above date at the County Administration Building. Warden Matrosovs assumed the Chair and called the meeting to order at 10:18 a.m. with all members present. Councillor Bordignon participated electronically.

Declaration of Interest

There were no declarations of interest.

Business Arising from Minutes

There was no business arising from the minutes.

Delegations

TMHC Inc. - Archaeological Management Plan

Holly Martelle of TMHC Inc spoke to the potential archaeological management plan for Grey County. She noted that archaeology in the County is of high significance as the County has the oldest and most significant sites in Ontario over 10,000+ years old proving Indigenous presence since the last ice age to today.

The number of registered sites in Grey County is small in relation to the land mass and not representative of the number of sites that are actually out there. She showed a map of the registered sites in Grey County, primarily in highly developed areas like Meaford and Thornbury. She noted that the sites are mostly seen in highly residential areas where there has been a lot of construction. Historic Townships have little to no sites likely due to lack of development in these areas.

Today there is legislation, since the 1990's, that Ontario municipalities are responsible for archaeological conservation. She noted that there are some challenges in managing archaeology including identifying areas of interest and uncertainty about when and where to require archaeological assessments.

Goals of the Archaeological Management Plans helps municipalities meet responsibilities under the Planning Act and Provincial Planning Statement. She noted that this develops a good understanding of where archaeological resources are and creates a clear process for addressing archaeological interests.

She identified what an archaeological management plan is and noted the creation of the plan is a collaborative process across many different groups. Components of an AMP include the archeological potential model (GIS based map) and the policy, planning and implementation framework.

She reviewed how they have built the archaeological model for Grey County over four steps including mapping of archaeological sites in the County, mapping areas of archaeological potential, mapping of previously studied areas and mapping and removing areas where there is no further archaeological interest.

She shared a map and data of the 199 archaeological sites that have been included in their model and noted that approximately half have an Indigenous component whereas the others have historic components.

Conditions where areas are removed from mapping were cited, such as where the lands will likely never see development. A large percentage of lands within the County would fall under this category due to the vast size of farming lands.

She noted that declaring the presence of archaeological sites immediately will assist the County with early planning and will help to increase efficiency and reduce risk to the County. The team is close to finalizing the potential model and continue to receive feedback from Indigenous communities and stakeholders.

The Committee sought clarification on the scope of archaeological clearing during the assessment stage and potential risks.

Determination of Items Requiring Separate Discussion

There were no items on the consent agenda pulled for further discussion.

Consent Agenda

Committee of the Whole recessed at 11:09 a.m. and resumed at 11:20 a.m.

CW82-25
Moved by: Councillor Dobreen
Seconded by: Councillor Nielsen

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

CSR-CW-03-25 Declaration of Surplus Lands

That report CSR-CW-03-25 regarding declaration of surplus lands be received and;

That Grey County Council declares the following Westmount property as surplus to the needs of the municipality:

1348 7th Avenue West, Owen Sound legally described as Lot 57 Plan 444, Owen Sound; Together with a shared driveway easement Over Part Lot 58 Plan 444, Owen Sound

And That the Clerk be directed to provide notice of Council's intent to sell the property in accordance with the Sale of Land Procedure.

TR-CW-18-25 Award of RFT-TS-14-25 Winter Sand

That report TR-CW-18-25 containing the tender results for RFT-TS-14-25 regarding Supply, Delivery, and Stockpiling of Winter Sand be received; and

That Walker Aggregates Inc. and Robinson Haulage Inc. be awarded the tender for an estimated total amount of $500,560.00, excluding HST; and

That the deficit be funded from any surplus realized in the Transportation Services capital construction program or, if none exists, be financed from the Transportation Services Winter Control Reserve; and

That action be taken prior to Council approval as per Section 26.6 b of Procedural By-law- 5134-22.

TR-CW-21-25 Award of RFP-TS-26-25 Chatsworth Sand Building

That the report containing the results for RFP-TS-26-25 regarding Design Build for a Sand/Salt Building at Chatsworth Depot be received; and

That Domm Construction Ltd. be awarded the project for a total amount of $1,388,341.00, excluding HST; and

That the project be funded from any Transportation Services year end surplus and if insufficient funds exist, from the Transportation Services Facilities – Depots & Domes Reserve or the Transportation Services General Reserve; and

That action be taken prior to Council approval as per Section 26.6 b of Procedural By-law- 5134-22.

PDR-CW-45-25 Andrew Bauman Minor Exemption

That report PDR-CW-45-25 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-46-25 Georgian Woodlands Phase 4 Draft Plan Extension Request

That report PDR-CW-46-25 be received; and

That the County of Grey support the extension of draft plan approval for Georgian Woodlands Phase 4, legally described as Part of Lots 22 – 24, Concession 3, geographic Township of Collingwood, now in the Town of The Blue Mountains, for up to a maximum of three (3) years, subject to Town of The Blue Mountains requested revised conditions of draft approval for the draft plan of subdivision, as set out in the Appendix 1 attached to PDR-CW-46-25; and

That staff be directed to inform the Ontario Land Tribunal of the County's position on the request for extension, regarding Ontario Land Tribunal file number PL030216.

PDR-CW-47-25 Loon Call Grey Highlands Redline Revision - 42T-2021-08

That all oral and written submissions received on the proposed redline revision to plan of subdivision 42T-2021-08 were considered which helped to make an informed recommendation and decision; and

That PDR-CW-47-25 be received, and that in consideration of revisions to draft plan of subdivision 42T-2021-08, 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 Lots 95, 96, and 97, Concession 1 North and East of the Toronto and Sydenham Road (NETSR), in the Municipality of Grey Highlands (geographic Township of Artemesia), subject to the revised conditions of draft plan approval in Appendix 1 to this report.

FR-CW-16-25 Quarterly Purchasing Report - Quarter 2, 2025

That Report FR-CW-16-25 regarding the quarterly purchasing report for Quarter 2 2025 be received for information.

Items For Direction and Discussion

PDR-CW-48-25 Archaeological Management Plan – Potential Model and Next Steps

CW83-25
Moved by: Councillor Kentner
Seconded by: Councillor Carleton

That report PDR-CW-48-25 regarding the Archaeological Management Plan status update be received for information.

Carried

PDR-CW-49-25 County Official Plan Amendment 21 Martin, Final Report

Council recessed for lunch from 11:57 a.m. to 12:44 p.m.

CW84-25
Moved by: Councillor Dickert
Seconded by: Councillor Keaveney

That report PDR-CW-49-25 be received; and

That all written and oral submissions on Official Plan Amendment Number 21 were considered and helped to make an informed recommendation and decision; and

That proposed County Official Plan Amendment Number 21 on lands legally described as Part of Lot 75, Concession B, being Part 1, Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey, be approved to redesignate the lands from 'Rural with Exceptions' and 'Hazard Lands' to 'Space Extensive Industrial and Commercial (with site specific exceptions)', 'Rural', and 'Hazard Lands', and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.

Carried

CAOR-CW-22-25 Climate Change Initiatives Snapshot 2024-25

Councillor Hutchinson left the meeting at 1:04 p.m.

CW85-25
Moved by: Councillor McKay
Seconded by: Councillor Pringle

That Report CAOR-CW-22-25 Climate Change Initiatives Update be received for information.

Carried

EDTC-CW-07-25 Options For Schoolhouse Roofing Materials (Motion deferred from June 12, 2025)

Moved by: Councillor Carleton
Seconded by: Councillor Paterson

That report EDTC-CW-06-25 regarding Grey Roots Village Unanticipated Capital Projects 2025 be received; and

That the schoolhouse portion of the 2027 cedar shingle capital project be advanced to 2025 due to failed inspection; and

That the schoolhouse roof replacement be funded from a combination of year end surplus and "Grey Roots - Moreston Village Building Improvements" reserve.

CW86-25
Moved by: Councillor Milne
Seconded by: Councillor Dobreen

That the motion be amended to strike out "cedar shingle" and insert "Euroshield" in the second clause.

Carried

CW87-25
Moved by: Councillor Carleton
Seconded by: Councillor Paterson

That Report EDTC-CW-06-25 regarding Grey Roots Village Unanticipated Capital Projects 2025 be received; and

That the schoolhouse portion of the 2027 Eurosheid capital project be advanced to 2025 due to failed inspection; and

That the schoolhouse roof replacement be funded from a combination of year end surplus and “Grey Roots – Moreston Village Building Improvements” reserve.

Carried

Closed Meeting Matters

There were no closed meeting matters.

Other Business

There was no other business.

Notice of Motion

There were no notices of motion.

Adjournment

On motion of Councillors Eccles and Paterson, Committee of the Whole adjourned at 1:31 p.m. to the call of the Chair.

Andrea Matrosovs, Warden

Tara Warder, Clerk

Corporation of the County of Grey
By-Law 5246-25

A By-Law to Adopt Amendment No. 21 to the County of Grey Official Plan affecting lands described as Part of Lot 75, Concession B, being Part 1 Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey

The Council of the County of Grey, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 21 to the County of Grey Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

ENACTED AND PASSED this ___ day of_____, 2025.

_____ _____

WARDEN: Andrea Matrosovs CLERK: Tara Warder

Certified that the above is a true copy of By-Law 5246-25 as enacted and passed by the Council of the County of Grey on the ___ day of _____, 2025.

_____

CLERK: Tara Warder

Amendment No. 21 to the County of Grey Official Plan

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Appendix A Planning Justification Report, Stormwater Management Report, and Stage 1 and 2 Archeological Assessment

Appendix B Initial Merit Report PDR-CW-40-24

Appendix C Public Meeting Minutes – February 18, 2025

Appendix D Planning Report PDR-CW-49-25 and Committee of the Whole Resolution

Amendment No. 21 to the County of Grey Official Plan

The Constitutional Statement

Part A – The Preamble does not constitute a part of the Amendment.

Part B – The Amendment consisting of the following text and Schedule, constitutes Amendment No. 21 to the County of Grey Official Plan

Part C- The Appendices attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

Part A – The Preamble

Purpose

The purpose and effect of the Official Plan Amendment is to re-designate a portion of the subject lands from 'Rural – Site Specific' and 'Hazard Lands' to 'Space Extensive Commercial/Industrial – Site Specific' and 'Hazard Lands' to allow for an expanded outdoor storage area for the existing on-farm diversified use being a metal fabricating and paint shop. The designated 'Hazard Lands' boundaries on-site will also be adjusted through this Official Plan Amendment.

Location

The lands affected by the proposed Official Plan Amendment are described as Part of Lot 75, Concession B, being Part 1 Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey

Basis

The Official Plan Amendment has been reviewed for conformity with the Provincial Planning Statement (PPS 2024) and the County of Grey Official Plan. The lands contain a single-detached dwelling, accessory structure, barn and an on-farm diversified use that includes a small-scale industrial shop and outdoor storage area. The lands were subject to two previous approvals for the on-farm diversified use, being Official Plan Amendment No. 138 and Zoning By-law Amendment 82-2017. The Official Plan Amendment No. 138 and Zoning By-law Amendment 82-2017 provided permissions for a metal fabricating shop with a paint shop operation having a maximum workshop area of 557.4 m^2 and maximum outdoor storage area of 442.6 m^2. The applicant wishes to further expand the operation by increasing the outdoor storage area to 2.283 m^2, for a total commercial area of 5,980 m^2. To permit the expansion this Amendment re-designates a portion of the lands to 'Space Extensive Industrial and Commercial with exceptions' and 'Hazard Lands'.

The County and the Municipality held a joint public meeting on February 18, 2025. Oral and written comments that were received and are summarized in Planning Report PDR-CW-49-25, which can be found at Appendix D.

The minutes from the public meeting are attached as Appendix C. Based on the supporting material, the Official Plan Amendment was recommended for approval to the Grey County Committee of the Whole. The reports of the Planning Department (PDR-CW-40-24 and PDR-CW-49-25) are included in Appendices B and D.

Part B – The Amendment

All this part of the document entitled "Part B – The Amendment" consisting of the following text and Schedules constitutes Amendment No. 21 to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey Planning Area is amended as follows:

1. Schedule A – 'Rural', 'Rural with exceptions', and 'Hazard Lands' designations of the County of Grey Official Plan is hereby amended by changing the designation of the lands shown on Schedule 'A' affixed hereto to the 'Rural', 'Space Extensive Industrial and Commercial with exceptions', and 'Hazard Lands' land use designations.

2. Section 5.7.4 Existing Exceptions in the Space Extensive Industrial and Commercial land use designation of the County of Grey Official Plan is hereby amended by adding a new subsection (e) as follows:

   e) Notwithstanding the provisions of Section 5.7.2, for the lands described as Part of Lot 75, Concession B, being Part 1 Reference Plan 17R531, geographic Township of Normanby, now in the Municipality of West Grey and indicated on the attached Schedule A to this Plan, the following shall apply:

   - Permitted uses of the site are limited to:
     - Agricultural bulk sales establishment
     - Warehousing
     - Dry manufacturing plant, including assembly, repair, and storage
     - Equipment sales and rental
     - Farm machinery sales and services
     - Feed mill or grain elevator
     - Sawmill

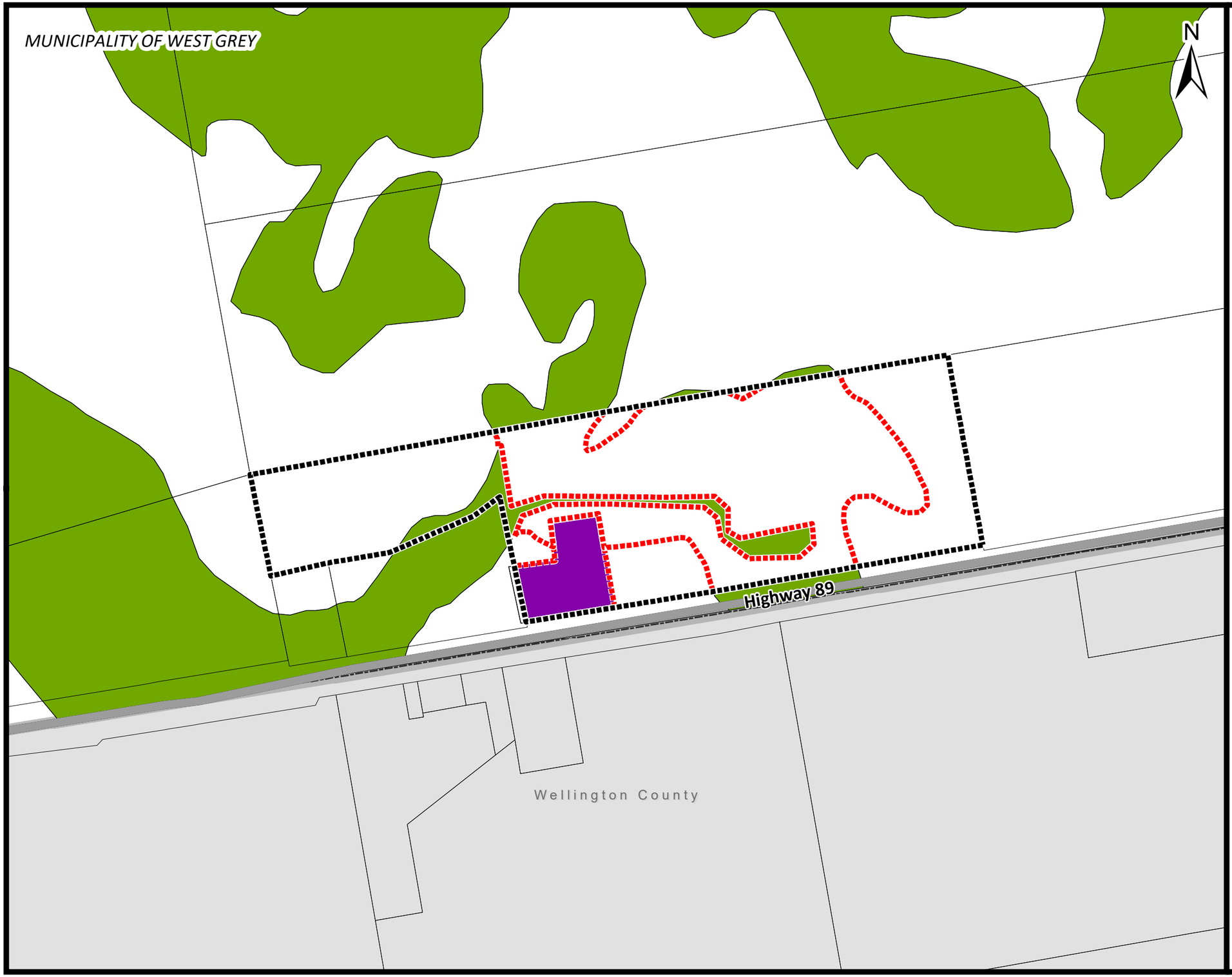
Implementation and Interpretation

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9.3 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 21 but are included as information supporting the Amendment.

Appendix A	Planning Justification Report, Stormwater Management Report, and Stage 1 and 2 Archeological Assessment
Appendix B	Initial Merit Report PDR-CW-40-24
Appendix C	Public Meeting Minutes – February 18, 2025
Appendix D	Planning Report PDR-CW-49-25 and Committee of the Whole Resolution



Grey County

OFFICIAL PLAN AMENDMENT NUMBER 21

to the
GREY COUNTY OFFICIAL PLAN
Land Use Types

SCHEDULE A

LEGEND

- Subject Lands
- Lands to be redesignated to Space Extensive
- Lands to be redesignated to Rural
- Agricultural
- Special Agricultural
- Rural
- Primary Settlement Area
- Secondary Settlement Area
- Inland Lakes & Shoreline
- Recreational Resort Area
- Sunset Strip Area
- Industrial Business Park
- Space Extensive Industrial and Commercial
- Niagara Escarpment Plan Boundary **
- Niagara Escarpment Development Control
- Escarpment Natural Area
- Escarpment Recreation Area
- Hazard Lands
- Provincially Significant Wetlands

BY-LAW NUMBER 5246-25

SCALE = 1:4,000

GREY COUNTY PLANNING & DEVELOPMENT
2025 - 11X17 - OPA21_SchedA_WG.mxd

Please be aware this map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features or surveying purposes. This map may contain cartographic errors or omissions

Corporation of the County of Grey
By-law 5247-25

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

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

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

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

1. The actions of the Council of the Corporation of the County of Grey at its meetings held from July 24, 2025, to date, in respect of each recommendation contained in the Reports to Committee of the Whole, and each motion and resolution passed, and any other actions taken by Council at these meetings are hereby adopted and confirmed as if such proceedings were expressly embodied in this By-law.

2. The Warden and proper officers of the Corporation of the County of Grey are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required and to execute all documents necessary in that behalf.

ENACTED AND PASSED this 14th day of August, 2025.

_____ _____

WARDEN: Andrea Matrosovs CLERK: Tara Warder