

Committee of the Whole

Agenda

September 10, 2026

Following Council

Council Chambers - Grey County Administration Building

Pages

1. Call to Order
2. Declaration of Interest
3. Business Arising from Minutes
4. Delegations
 - 4.a Judi Smelko - Saugeen Preservation Society Inc 4

Initiate a study to replace the 2004 Aggregate Inventory Master Plan to prepare for the 2027 Official Plan Update.
5. Determination of Items Requiring Separate Discussion
6. Consent Agenda

That the following Consent Agenda items be received; and

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

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

 - 6.a Correspondence from the Municipality of Grey Highlands - Creation of a Community Safety Zone and School Zone Grey Road 2 Feversham 39

That the correspondence from Grey Highlands regarding a Community Safety Zone and School Zone in Feversham be received; and

That staff include the review of Grey Road 2 in Feversham for rates of speed in school zones and designation of community safety zones during the next review and update to the Traffic and Parking By-law.
 - 6.b Correspondence from the Municipality of North Perth - Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions 40

That the correspondence from the Municipality of North Perth regarding the Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions be received for information.

6.c	Request for Letter of Support - Safe N Sound- Neighbourhood Response Team	43
	That the County of Grey provide a letter of support to Safe 'N Sound in support of their application to Ontario Trillium Foundation for continuation of the Neighbourhood Response Team.	
6.d	PDR-CW-38-26 Isaac M Martin Minor Exemption	46
	That report PDR-CW-38-26 be received; and	
	That the application for minor exemption under the County's Forest Management By-law for 395628 Concession 2, Part of Lot 55, Concession 2 EGR, geographic Township of Holland, now in the Township of Chatsworth, be approved.	
6.e	PDR-CW-39-26 Benjamin Martin Minor Exemption	50
	That report PDR-CW-39-26 be received; and	
	That the application for minor exemption under the County's Forest Management By-law for Lot 7, Concession 8 and Part of Lot 7, Concession 7, geographic Township of Osprey, now in the Municipality of Grey Highlands, be approved.	
7.	Items For Direction and Discussion	
7.a	CAOR-CW-23-26 Comments on Proposed Regulations under the Conservation Authorities Act - ERO Posting	54
	That report CAOR-CW-23-26 be received in regards to ERO Posting #026-0740; and	
	That staff be directed to issue comments as indicated in response to the Province's proposals before the comment deadline of September 12th; and	
	That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.	
7.b	CCR-CW-14-26 Councillor Conference and Seminar Policy	62
	That Report CCR-CW-14-26 regarding an update to the Councillor Conference and Seminar Policy be received; and	
	That the proposed policy be endorsed as presented, and a by-law be brought forward for Council's consideration which includes the policy update, to be effective upon the start of the 2026-2030 Council term, being November 15, 2026.	
7.c	PDR-CW-40-26 County Official Plan Amendment 28 H. Bye Construction Final Report	69
	That report PDR-CW-40-26 be received; and	
	That all written and oral submissions on official plan amendment number 28 were considered and helped to make an informed recommendation and decision; and	

That proposed County official plan amendment number 28 to permit the redesignation of the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Industrial Business Park Settlement Area', 'Rural', and Hazard Lands' designations to permit additional industrial development on land legally described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; geographic Township of Normanby, now in the Municipality of West Grey, be approved, and;
That a by-law to adopt the County official plan amendment number 28 be prepared for consideration by County Council.

8. Closed Meeting Matters

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. advice subject to solicitor-client privilege, including communications necessary for that purpose (OPA 28)

9. Other Business

10. Notice of Motion

11. Adjournment

MODERNIZING AGGREGATE POLICY IN GREY COUNTY



A PROACTIVE APPROACH TO SUPPLY, SITING, PROTECTION & CONSISTENCY

**SAUGEEN PRESERVATION SOCIETY
SEPTEMBER 10TH, 2026**

~Supporting Grey County to begin the Aggregate Policy Study now

GREY COUNTY IS AN AGGREGATE POWERHOUSE

Grey County holds 60% of Southern Ontario's aggregate resource



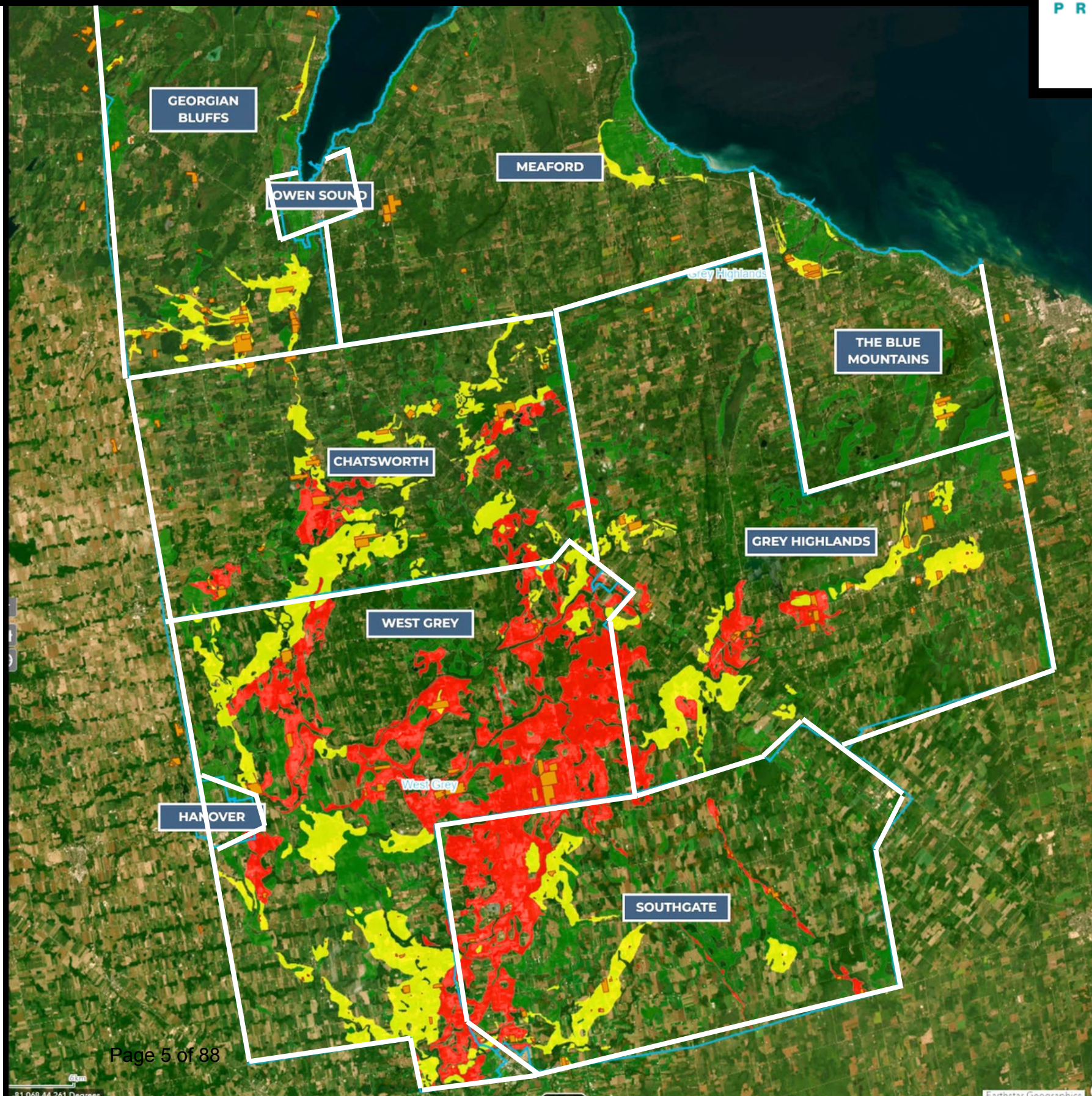
139 Active Licenses
7 Active New License or Expansion Applications

Licensed to extract over 25 MILLION Tonnes/year

Actual Extraction
2024 4.1 MILLION
2025 3.8 MILLION

4.1

14 WATER TAKING PERMITS
TOTALING
138.3 MILLION liters per day

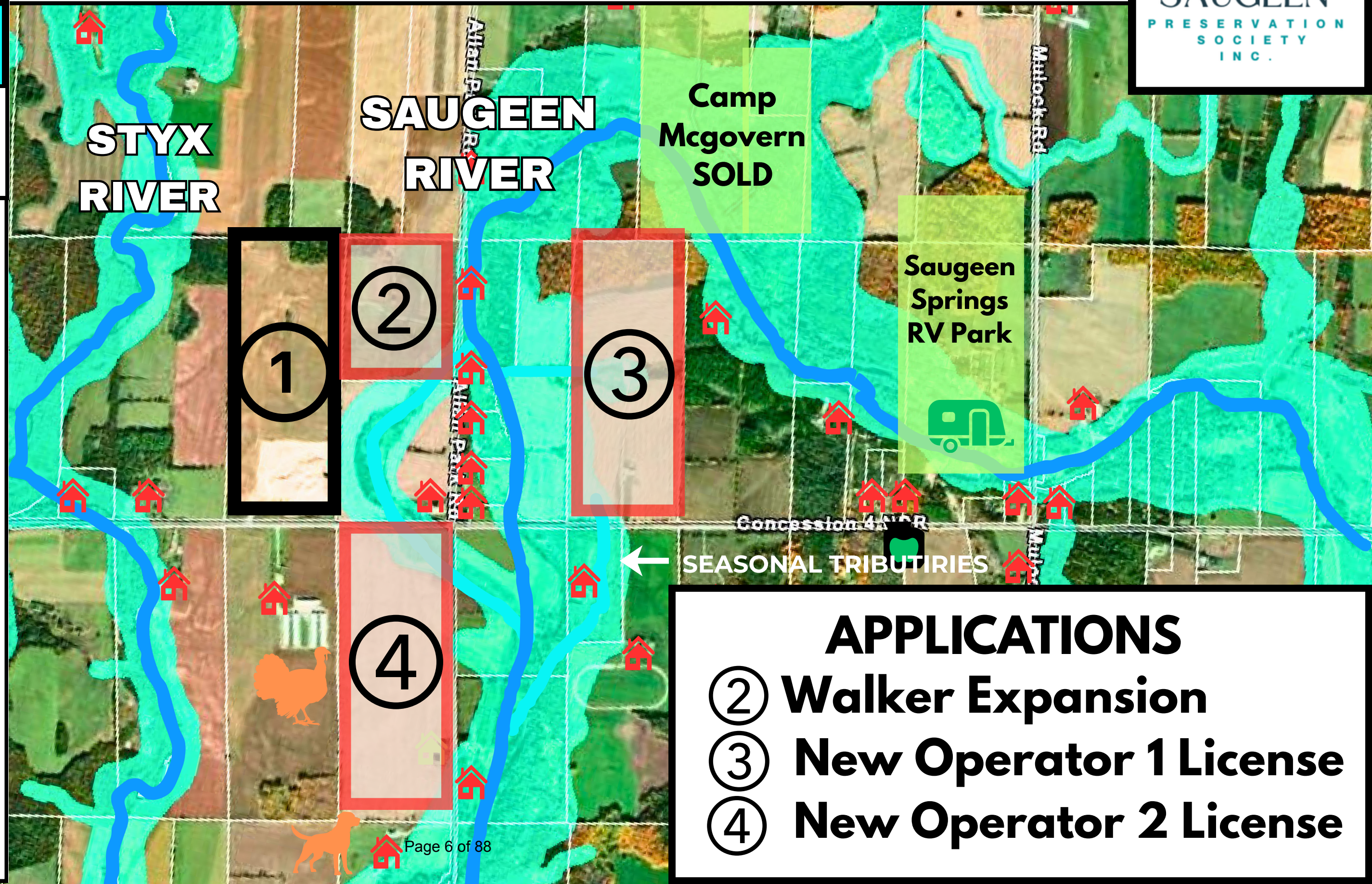


CASE STUDY: THREE APPLICATIONS IN WEST GREY

Existing License

① Walker Pit

- Water Taking/Discharge
- Wash Plant
- Sorting and Crushing
- Asphalt Plant
- Read Mix Concrete Plant
- Recycling
- Winter Sand
- Import Salt/Gravel
- Dust Suppressants
- Pit expanding



APPLICATIONS

- ② Walker Expansion
- ③ New Operator 1 License
- ④ New Operator 2 License

WHAT A NEW STUDY CAN DELIVER



FROM REACTIVE TO PROACTIVE PLANNING

A modern Aggregate Resource Inventory & Policy Study can provide:

CURRENT DATA

Resources • production • reserves • supply/demand

CONSISTENCY

Studies • peer review • monitoring • mitigation • rehabilitation

BETTER SITING

Rivers • waterfronts • tourism • communities • natural heritage

LONG-TERM PLANNING

Cumulative impacts • licence evolution • future land-use compatibility

One framework benefiting both municipalities and the industry.

WHY WAIT?



OFFICIAL PLAN UPDATE BEGINS NEXT YEAR SO START NOW

2026

Begin aggregate inventory + policy study

2026–28

Research • consultation • analysis



Feed results directly into Official Plan Update



GOLD STANDARD COUNTY WIDE AGGREGATE POLICIES

Starting now avoids delaying the completion of the Official Plan Update.

INTERIM PROTECTION



WHILE THE STUDY IS UNDERWAY...

**Applications will continue to arrive.
Municipalities will still be asked to make decisions
using policies that are being reviewed.**

USE THE TOOL THAT ALREADY EXISTS

**WE ASK GREY COUNTY TO ENCOURAGE AND SUPPORT AGGREGATE-RICH
MUNICIPALITIES TO USE AN
INTERIM CONTROL BYLAW**

Don't make tomorrow's decisions using yesterday's rules.

GOLD-STANDARD AGGREGATE MANAGEMENT

LETS BUILD IT TOGETHER



START THE STUDY NOW.

PROTECT MUNICIPALITIES WHILE IT'S UNDERWAY.

~Thank you.

AGGREGATES IN GREY COUNTY

A Case for Immediate Policy Review and Interim Protection

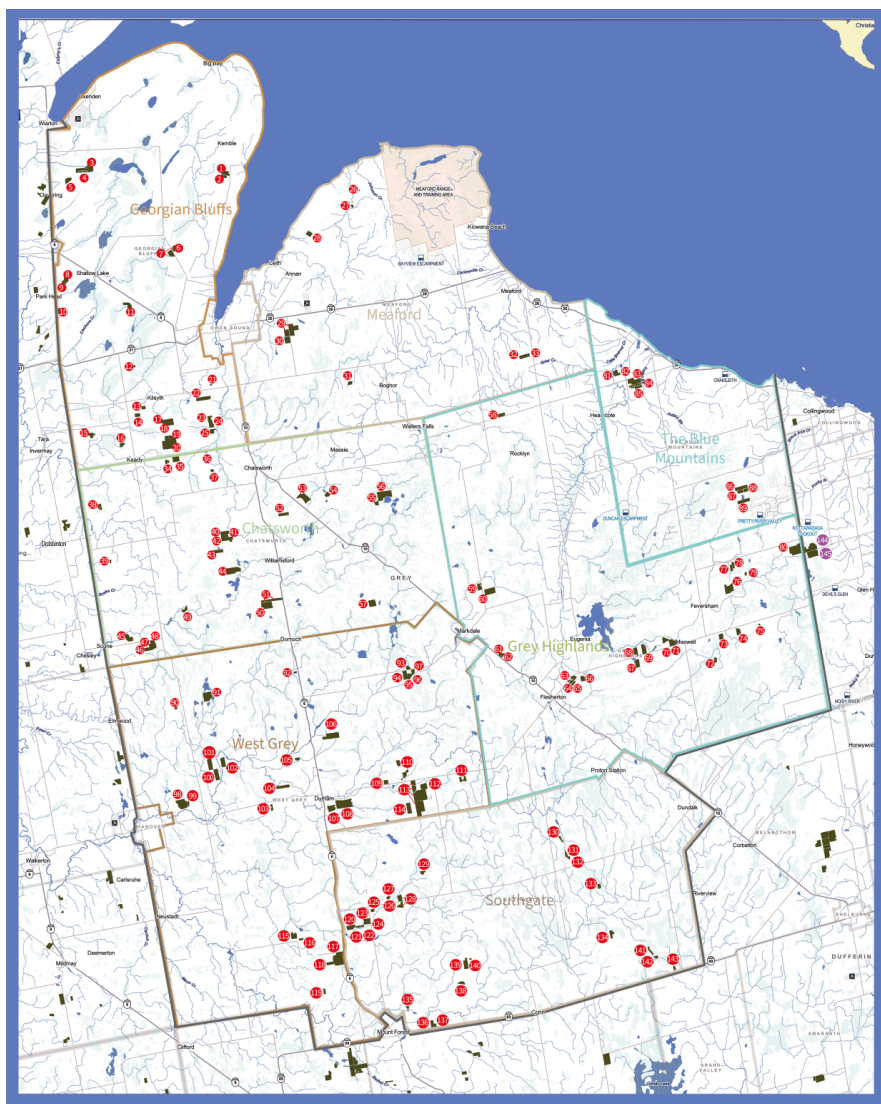


Image: Active Aggregate Licenses in Grey County

Prepared By: Saugeen Preservation Society
Delegation: September 10th, 2026



Executive Summary

Grey County is one of Ontario's most aggregate-rich regions, containing an estimated **13 billion tonnes of mapped aggregate resources**. The County has approximately **26.8 million tonnes of licensed annual extraction capacity**, while actual annual production is substantially lower.

At the same time, Grey County is experiencing increasing pressure from new aggregate applications and expansions. There are currently **seven active applications identified on the Environmental Registry of Ontario**, which are currently or have recently gone through municipal planning processes.

These circumstances expose a fundamental policy problem.

Grey County's aggregate policies are based largely on a 2004 aggregate study with a 20-year planning horizon. That horizon has now passed.

Since those policies were developed, provincial planning legislation and policy have changed (which were generally addressed in previous updates), aggregate operations have evolved, communities and land uses have changed, and the importance of cumulative impacts, groundwater, surface water, air quality, tourism and natural heritage has become increasingly apparent.

Recent applications in West Grey demonstrate how these gaps can create conflict. Issues such as cumulative impacts, future evolution of licences, monitoring, technical review, incompatible land uses and protection of major river systems may ultimately have to be resolved through expensive Ontario Land Tribunal proceedings rather than through clear policy established in advance.

This is not an argument against aggregate extraction.

It is an argument for better planning.

Grey County has the opportunity to develop a modern, evidence-based and consistent aggregate management framework that recognizes the legitimate need for aggregate while protecting communities, natural assets, tourism and other established land uses.

Saugeen Preservation Society is therefore asking Grey County Council to take two immediate actions:

1. Start the Aggregate Resource Inventory and Policy Study now.

The study should begin before next year's Official Plan Update formally commences so that the research, data collection, consultation and policy development can proceed in parallel and feed directly into the Official Plan Update.

2. Support Interim Control Bylaws in aggregate-rich municipalities while the study is underway.

Municipalities should have the ability to temporarily pause new aggregate-related planning decisions while the policy framework is being reviewed, so that decisions are not made under the very policies that are being identified as outdated and insufficient.

The objective is not to stop aggregate development. The objective is to ensure that future aggregate development is planned under modern, consistent and defensible policies.

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1. Introduction

Grey County is facing an important planning decision: **do we continue to manage one of our most significant natural resources using a policy framework developed more than two decades ago, or do we take the opportunity to build a modern, balanced and forward-looking approach to aggregate management?**

Grey County contains an extraordinary amount of aggregate resources. It is also home to important agricultural lands, communities, major river systems, waterfronts, recreational destinations and a growing four-season tourism economy.

These priorities do not have to be in conflict.

Aggregate is essential to our communities, and responsible aggregate extraction is an important part of Ontario's economy. But the scale of the resource in Grey County makes it even more important that extraction is appropriately sited, carefully managed and planned alongside the other values that make the County a desirable place to live, work and visit.

The current policy framework, however, is largely based on a **2004 aggregate study with a 20-year planning horizon**. That horizon has now passed.

Since that time, provincial planning policies and legislation have changed, communities have evolved, aggregate operations have expanded and diversified, and the potential cumulative effects of multiple operations have become increasingly important planning considerations.

Recent aggregate applications in West Grey have brought these broader policy questions into sharp focus.

What began as concern about the siting of individual pits has revealed a much larger issue:

Grey County and its lower-tier municipalities need a current, consistent and comprehensive framework for determining where aggregate extraction is appropriate and how it should be managed over the long term.

This report sets out the evidence supporting that conclusion and proposes a practical path forward:

- initiate the aggregate study **now**, rather than waiting for next year's Official Plan Update to begin;
- develop a modern County-wide aggregate policy framework;
- examine supply, demand, actual production and existing licensed capacity;
- address cumulative impacts and the potential evolution of aggregate licences;
- strengthen consideration of major rivers, waterfronts and tourism assets;
- establish consistent expectations for studies, monitoring and mitigation; and

- use **Interim Control Bylaws** to protect municipalities from having to make new planning decisions under outdated policies while the work is underway.

The time to begin this work is now.

2. The Scale of Aggregate Resources in Grey County

2.1 Licences and Production

TOWNSHIP / MUNICIPALITY	LICENSED TO EXTRACT ANNUALLY (Tonne)	ACTUAL EXTRACTED 2024	ACTUAL EXTRACTED 2025	NUMBER OF PITS/QUARRIES	UNOPENED / APPLICATIONS
ALL GREY COUNTY	26,765,000	4,109,432	3,843,761	139	7 Applications 9 Unopened** OR New
Chatsworth Township	2,745,000	354,741	432,987	24	n/a
Georgian Bluffs Township and Municipality of Meaford*	4,955,000	1,070,085	997,904	Georgian Bluffs 25 Meaford 8	2 Applications in Georgian Bluffs
Municipality of Grey Highlands	4,730,000	1,347,546	1,139,891	22	1 Unopened**
Southgate Township	195,000 +1 Unlimited	577,301	590,621	23	3 New
The Town of Blue Mountains	1,365,000	113,883	122,083	9	1 Unopened** (Expansion)
Municipality of West Grey	10,855,000	645,873	560,272	28	4 Applications (2 Expansions) 3 Unopened**

Only verifiable unopened pits included; this is not a comprehensive list.

** Georgian Bluffs and Meaford are combined in the TOARC statistics.

The most striking feature of these figures is the difference between **licensed capacity** and **actual production**.

The County has approximately **26.8 million tonnes of annual licensed capacity**, while reported production was approximately **4.1 million tonnes in 2024** and **3.8 million tonnes in 2025**.

This represents a significant amount of licensed capacity that is not being used in any given year.

There is also an important data gap. There are no readily available statistics showing remaining reserves on a licence-by-licence basis or annual extraction by individual licence. This creates uncertainty regarding the actual status of existing licensed sites, including which operations remain active, which may be approaching depletion and whether depleted sites are being appropriately rehabilitated.

A new County-wide study provides the opportunity to establish this baseline.

2.2 Active Aggregate Applications

As of August 25, 2026, the following active applications are identified on the Environmental Registry of Ontario:

- Ted E. Young — Georgian Bluffs
- Stonemark Forbes — Georgian Bluffs
- H. Bye — Southgate
- Teeswater Concrete — West Grey
- J.R. McLaughlin — West Grey
- JT Excavating — West Grey
- Walker Redford Expansion — West Grey — rezoning in progress and not yet listed on the ERO at the time of compilation.

The applications demonstrate that aggregate development pressure is not isolated to one municipality.

This reinforces the value of a **County-wide policy response rather than a series of separate municipal responses**.

2.3 Supply and Demand

Grey County contains an estimated **13.037 billion tonnes of mapped aggregate resources**, including approximately:

- **1.67 billion tonnes of sand and gravel**, across approximately 11,984 hectares of potentially available extraction areas within 12 primary resource areas; and
- **11.367 billion tonnes of bedrock**, across approximately 60,595 hectares of designated primary bedrock resource areas.

The scale of this resource raises an important planning question:

How much aggregate does Grey County actually need to supply, and how much additional extraction is justified by demonstrated demand?

A current study should answer that question using current production, licensed capacity, remaining reserves and market data rather than relying on assumptions developed more than twenty years ago.

2.4 The "Close to Market" Argument

Provincial policy and the aggregate industry frequently emphasize the importance of maintaining aggregate supplies close to market.

Provincial supply-and-demand studies have focused heavily on the Greater Golden Horseshoe (GGH), Ontario's highest-demand urban market.

The 2024 Aggregate Supply and Demand Study for the Greater Golden Horseshoe estimated approximately **6.2 billion tonnes of aggregate reserves** within the GGH and identified approximately four decades of current reserves near the major urban-centre market.

Grey County is different.

Grey County is considered part of the **outer ring rather than the primary high-demand urban market**, and the 2004 aggregate inventory also determined that the County was not part of the southern urban-centre supply chain because transportation costs made exporting aggregate less viable.

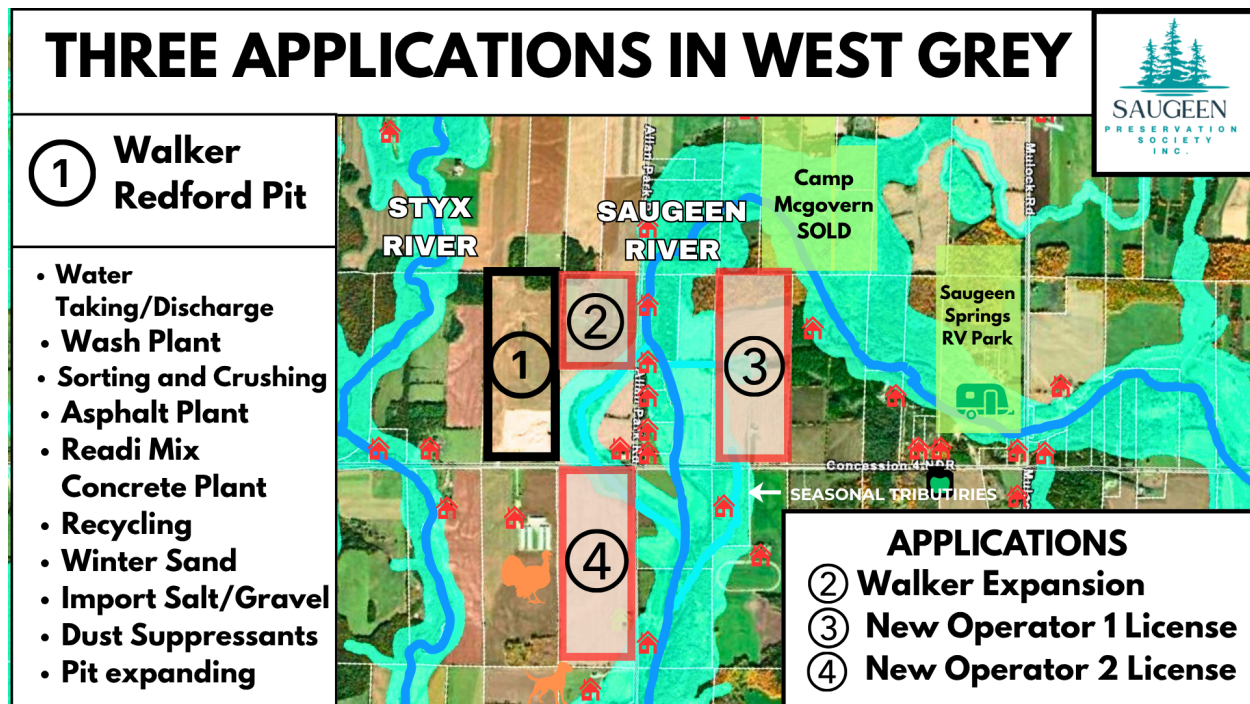
This suggests that Grey County's primary market is more regional, including Grey and Bruce Counties and surrounding areas.

The County therefore needs a current, evidence-based understanding of:

1. the amount of aggregate resource available;
2. the amount currently licensed;
3. actual annual production;
4. remaining reserves;
5. the regional market being served; and
6. the amount of additional supply that is reasonably required.

The answer should come from current data, not assumptions from 2004.

3. What Recent Applications Have Revealed



3.1 West Grey Case Study

In 2023, two new operators applied for aggregate licences in close proximity to the existing Walker Redford operation on opposite sides of the Saugeen River near Concession 4 NDR and Allan Park Road.

At approximately the same time, Walker installed test wells in preparation for an application to expand its existing operation and is now proceeding through the municipal rezoning process.

These applications brought the broader policy issue into focus.

The question is not simply:

"Should this particular pit be approved?"

The larger question is:

"Do Grey County's current policies provide municipalities with the tools they need to determine where aggregate extraction should be located and how multiple operations should be managed?"

The experience in West Grey suggests that they do not.

3.2 Siting and Natural Assets

One of the most significant concerns raised by these applications is their proximity to the Saugeen River.

Grey County contains an enormous aggregate resource. At the same time, the Saugeen River is one of the County's major natural assets and an important part of the region's recreational and tourism economy.

The question therefore deserves consideration at the County policy level:

Should aggregate extraction be permitted immediately adjacent to major rivers and waterfront areas when significant alternative aggregate resources exist elsewhere in the County?

SPSI believes this issue should be examined through the County-wide policy update.

The experience of Muskoka provides a useful comparator. Muskoka has a similar tourism-oriented economy and has incorporated a **2,000-metre setback approach** within its planning policies to protect waterfront-oriented settlement and economic areas from incompatible land uses.

SPSI is asking Grey County to evaluate whether a similar approach is appropriate for the County's major rivers and waterfronts.

This does not mean treating every watercourse identically. It means identifying the rivers and waterfronts that are strategic natural, recreational and economic assets and determining whether stronger policy protection is warranted.

3.3 Cumulative Impacts

Several applications in the West Grey area have overlapping geographic areas of influence.

Yet existing cumulative-impact policies did not necessarily require the first new operator application to address the combined impacts of surrounding proposals.

This creates a significant policy problem.

Cumulative impacts cannot always be addressed effectively one application at a time.

Where several aggregate operations are proposed within the same watershed, road network or community, the combined effects on:

- groundwater;
- surface water;
- air quality;
- noise;
- traffic;
- natural heritage;
- surrounding land uses; and
- community well-being

should be considered as part of the planning process.

A modern County policy should establish when cumulative-impact assessments are required and who is responsible for undertaking and reviewing them.

3.4 Water, Air Quality and Noise

The West Grey applications also identified gaps in the consistency of technical requirements.

Water

Concerns include the proximity of proposed extraction to the Saugeen River, wetlands, seasonal tributaries and floodplain areas.

Groundwater review has also focused on pre- and post-operation conditions rather than fully addressing conditions while extraction is actively occurring.

Air Quality

There has been an absence of detailed air-quality assessment, ongoing monitoring and a comprehensive mitigation plan beyond the proposed use of water or provincially approved dust suppressants.

Noise

There has been an absence of required ongoing noise monitoring and detailed best-management mitigation plans.

These matters should not have to be negotiated separately for every application.

County policy can establish minimum expectations before an application is submitted.

3.5 Existing Land Uses and Tourism

Aggregate planning must also consider what already exists around a proposed operation.

Existing recreational and tourism uses near these applications, such as: Camp McGovern, Saugeen Springs RV Park, the river access point at the Hopkins Bridge on Concession 4NDR and the Saugeen River itself (which is an established recreational destination), demonstrate the importance of considering surrounding economic and recreational uses.

Grey County identifies tourism as an important part of its economy and describes the County as a renowned four-season tourism destination.

This raises an important planning principle:

Aggregate extraction should be planned in a way that recognizes and protects established economic and recreational assets rather than treating them as secondary considerations.

A modern policy framework can identify incompatible land uses and establish appropriate separation distances and study requirements before applications reach the rezoning stage.

3.6 The Future Evolution of an Aggregate Licence

An aggregate application is generally assessed based on what is being proposed at that time. However, existing operations may subsequently seek changes or additions such as:

- increased tonnage;
- water-taking;
- water discharge;
- aggregate washing;
- recycling;
- ready-mix facilities;
- asphalt plants; or
- changes to extraction depth.

Operations initially proposed for above-water-table extraction may also subsequently seek below-water-table extraction.

Whether or not any particular future modification occurs, the broader planning principle remains:

The long-term potential evolution of an aggregate operation should be considered when determining whether a location is appropriate.

This is an issue that should be addressed through County policy rather than left entirely to future application processes.

4. The Current Policy Framework

4.1 Grey County's Role

Grey County's Official Plan directly influences aggregate planning throughout the County.

It functions as the governing official plan in areas not covered by local official plans, including rural West Grey, Chatsworth and Georgian Bluffs and it provides the policy framework from which the other municipalities developed their own aggregate policies.

As a result, **Grey County is uniquely positioned to establish a consistent approach across all aggregate rich lower-tier municipalities.**

4.2 The 2004 Aggregate Study

The aggregate policies currently relied upon by Grey County and its lower-tier municipalities are based largely on an aggregate study undertaken in 2004 by Skelton Brumwell & Associates and Jagger Hims Limited.

The study was designed around a **20-year planning horizon**.

That horizon has now passed.

There have been subsequent updates to policies to address changes in provincial policy and housekeeping matters, but there has not been a comprehensive County-wide reassessment of the aggregate management framework comparable to the original study.

This is the fundamental reason for initiating a new study.

The question is not whether the 2004 study was appropriate when it was undertaken. The question is whether it remains an adequate foundation for Grey County's aggregate planning in 2026 and beyond.

4.3 Policy Gaps Identified

The experience with the recent applications has identified several areas where clearer County-wide policy could improve consistency and decision-making.

These include:

- municipal participation in licence modifications;
- water-taking and discharge applications;
- boundary reductions;
- increases in annual tonnage;
- additions such as washing, asphalt and ready-mix facilities;
- municipal participation in consultation on new licence applications;
- consistent monitoring requirements;
- comprehensive peer review;
- cumulative-impact assessment;
- consideration of future licence evolution;
- protection of major river systems and waterfronts; and
- consideration of tourism and other established land uses.

These are not necessarily issues that need to be solved through more regulation at the provincial licensing stage.

Many can be addressed through stronger and clearer municipal planning policies.

5. Why the Licensing Process Is Not Enough

The aggregate licensing process and municipal planning process serve different purposes.

The licensing process considers the proposal before it.

Municipal planning provides the opportunity to answer the broader land-use question:

Is this an appropriate location for this use, given everything else that exists or is planned in the surrounding area?

Cumulative impacts and future licence evolution are two areas that cannot be adequately addressed by looking at each application in isolation.

When clear municipal policies do not establish expectations for cumulative impacts, monitoring, mitigation, setbacks or incompatible land uses, those issues may ultimately be contested at an Ontario Land Tribunal hearing.

That is an expensive and inefficient way to establish public policy.

6. The Case for a New County-Wide Approach

6.1 The County's Own Official Plan Supports Further Study

Grey County's Official Plan has previously recognized the need for an Aggregate Resource Inventory Master Plan.

The Plan states:

"...the County will undertake an aggregate resource inventory master plan for aggregate extraction. A primary objective of the undertaking will be to determine, in consultation with local municipalities, representatives of the aggregate industry and the appropriate agencies, the location of areas of mineral aggregate potential that are appropriate for protection." (Grey County O.P., 1999, section 2.7.4.(1), page 36)

The Terms of Reference identified five purposes for the Aggregate Inventory Master Plan:

1. identify and examine the mineral aggregate resource;
2. assess environmental, social and economic factors affecting resource utilization;
3. develop a management strategy for aggregate resources and rehabilitation;
4. develop Official Plan policies to implement that management strategy; and
5. ensure that aggregate resources are protected and managed in the public interest.

The underlying principle remains sound.

The resource should be protected, but its extraction should also be managed in the public interest.

6.2 What the New Study Should Examine

SPSI recommends that the new study include (but not limited to):

Resource and Supply

- Updated County-wide aggregate inventory and mapping.
- Current licensed capacity.
- Actual annual production.
- Remaining reserves where data are available.
- Status of existing licences.
- Unopened and speculative resources.
- Current regional supply and demand.

Planning and Land Use

- Appropriate locations for new extraction.
- Appropriate separation distances.
- Existing incompatible land uses.
- Tourism and recreational assets.

- Major rivers and waterfronts.
- Natural heritage systems.
- Agricultural and other important land uses.

Cumulative Impacts

- Groundwater.
- Surface water.
- Air quality.
- Noise.
- Traffic.
- Natural heritage.
- Multiple operations within the same area or watershed.

Technical Requirements

- Minimum study requirements.
- Independent peer review.
- Monitoring requirements.
- Best-management practices.
- Rehabilitation requirements.
- Municipal involvement in licence modifications.

Licence Evolution

The study should specifically consider the potential evolution of an aggregate operation when determining whether a location is appropriate, including potential future increases in tonnage, extraction depth and ancillary uses.

Tribunal Experience

Recent Ontario Land Tribunal decisions involving aggregate applications should be reviewed to identify recurring issues that could be addressed through stronger municipal policy before an application reaches a hearing.

6.3 Protection of Major Rivers and Waterfronts

Grey County's major rivers and waterfronts are more than environmental features.

They support:

- tourism;
- recreation;
- local businesses;
- property values;
- community identity; and
- regional economic development.

SPSI therefore recommends that the new policy framework specifically examine enhanced protection for major river systems and waterfront areas.

As part of this work, the County should evaluate the feasibility and appropriateness of a **2,000-metre setback approach**, informed by the Muskoka example and adapted to Grey County's own geography, economy and planning objectives.

The purpose would be to ensure that strategic natural and tourism assets are not exposed to incompatible land uses simply because aggregate resources happen to exist nearby.

6.4 One Study for Nine Municipalities

A major advantage of a County-led study is consistency.

Rather than nine municipalities independently undertaking similar policy reviews, Grey County can establish one evidence base and one comprehensive policy framework that can then be implemented throughout the County.

This would provide:

- consistent standards;
- reduced duplication;
- greater certainty for municipalities;
- greater predictability for responsible aggregate operators;
- improved protection for communities and natural assets; and
- stronger, more defensible municipal decision-making.

7. Interim Control Bylaws

7.1 Why an ICBL Is Needed Now

Starting the study is only half of the solution.

While the study is underway, municipalities will continue receiving aggregate applications and may be required to make planning decisions using the existing policy framework.

That creates an obvious problem.

If Grey County recognizes that its aggregate policies require updating, municipalities should not be placed in the position of making significant new planning decisions under those same policies while the update is being undertaken.

An Interim Control Bylaw provides a temporary planning mechanism to create that necessary period of review.

SPSI therefore asks Grey County to **advise and support aggregate-rich municipalities in implementing ICBLs while the County study and policy update are underway.**

7.2 What an ICBL Would Accomplish

An ICBL would:

- Provide the county and municipalities with time to complete the policy review;
- prevent new planning decisions from undermining the policy-update process;
- avoid having municipalities rely on outdated policies for significant new applications;
- allow the new County-wide framework to be developed before additional planning permissions are granted; and
- provide a consistent transition across aggregate-rich municipalities.

This is not a request for a permanent prohibition on aggregate development.

It is a **temporary planning safeguard.**

Once the new policies are completed and incorporated into the Official Plan framework, applications can be evaluated under the new standards.

Pause the planning decisions, not the long-term supply of aggregate, while Grey County establishes the rules that should govern that supply.

8. Benefits of a County-Wide Policy Update

Better Planning

A modern policy framework allows decisions to be made proactively rather than reactively.

Reduced OLT Conflict

Clear policies can resolve many issues before they become costly tribunal disputes.

Lower Municipal Costs

A County-wide study avoids nine municipalities independently commissioning comparable work.

Greater Certainty for Industry

Clear rules and consistent expectations provide responsible aggregate operators with greater certainty about where and under what conditions extraction is appropriate.

Stronger Community Protection

Consistent requirements for studies, monitoring, mitigation and rehabilitation provide communities with greater confidence in the planning process.

Protection of Natural Assets

Major rivers, waterfronts, tourism destinations and other strategic assets can be considered as part of the overall planning framework rather than on an application-by-application basis.

Integration with Other County Goals

The aggregate policy update also provides an opportunity to advance other County objectives, including:

- recycling of aggregates;
- incorporation of recycled aggregate into municipal and County projects;
- rehabilitation of extracted lands;
- climate-action objectives;
- protection of tourism assets; and
- environmental stewardship.

Grey County describes itself as a renowned four-season tourism destination and has demonstrated a commitment to environmental stewardship and climate action.

Aggregate management should support these objectives rather than operate separately from them.

9. Recommended Action

A Two-Stage Approach to Modernizing Aggregate Policy in Grey County

Saugeen Preservation Society recommends that Grey County take immediate action to begin modernizing its aggregate policy framework rather than waiting for the next Official Plan Update to begin.

We recommend a **two-stage approach**:

STAGE 1 — START THE STUDY NOW

Grey County should immediately initiate the **Aggregate Resource Inventory and Policy Study**, in advance of the formal commencement of next year's Official Plan Update.

Starting the study now would allow the County to:

- update the 2004 aggregate resource inventory;
- establish accurate data on licensed capacity, actual production and remaining reserves;
- assess current and projected regional supply and demand;
- identify appropriate areas for future aggregate extraction;
- identify areas where aggregate extraction may be incompatible with existing land uses or important natural and economic assets;
- examine cumulative impacts from multiple operations;
- establish appropriate setbacks from major rivers and waterfronts;
- review the potential future evolution of aggregate licences;
- establish consistent requirements for hydrogeological, environmental, air-quality, noise and traffic studies;
- establish consistent monitoring and best-management requirements;
- review relevant Ontario Land Tribunal decisions and lessons learned; and
- develop a modern County-wide aggregate management strategy and policy framework.

The study should be undertaken by an **independent and appropriately qualified consultant or multidisciplinary team** that does not have a continuing relationship with the aggregate industry that could create a perception of bias.

The completed work should then feed directly into the **2027 Official Plan Update**, avoiding duplication and allowing the new aggregate policies to be incorporated into the Plan as part of that process.

STAGE 2 — PROTECT MUNICIPALITIES WHILE THE STUDY IS UNDERWAY

Grey County should also **strongly encourage and support aggregate-rich lower-tier municipalities to implement Interim Control Bylaws (ICBLs)** where appropriate while the study and policy update are underway.

The purpose would not be to permanently prohibit aggregate development.

It would provide a temporary pause on relevant planning approvals while the County determines what the appropriate long-term rules should be.

This is important because without interim protection, municipalities may continue to receive applications and be required to make decisions based on the very policies that Grey County has recognized need to be updated.

An ICBL would provide municipalities with the necessary planning space to:

- avoid making new decisions under outdated policies;
- allow the County study to proceed without being overtaken by individual applications;
- ensure that cumulative impacts can be considered comprehensively;
- avoid establishing new precedents before the policy review is complete; and
- transition to the new County-wide policy framework once it is adopted.

Specifically, We Ask Grey County Council To:

- 1. Direct staff to begin the Aggregate Resource Inventory and Policy Study immediately.**
- 2. Do not wait for the 2027 Official Plan Update to begin the study.**
- 3. Establish an independent non biased consultant or multidisciplinary team to undertake the work.**
- 4. Direct that the study includes a current supply-and-demand assessment and a comprehensive review of existing licensed operations, production, reserves and unopened resources.**

5. Direct that the study examines cumulative impacts, future licence evolution, water, air quality, noise, traffic, rehabilitation and appropriate technical review and monitoring requirements.
 6. Direct that the study specifically examines enhanced protection for major rivers and waterfronts, including the feasibility of a 2,000-metre setback informed by the Muskoka approach.
 7. Review relevant Ontario Land Tribunal decisions to identify recurring issues that can be addressed through stronger municipal policy.
 8. Engage all nine lower-tier municipalities, relevant agencies, Indigenous communities, residents, tourism interests, environmental organizations and the aggregate industry in developing the new framework.
 9. Encourage aggregate-rich municipalities to implement Interim Control Bylaws where appropriate while the study is underway.
 10. Incorporate the completed aggregate study and resulting policies directly into the 2027 Official Plan Update.
-

The Outcome We Are Seeking

The objective is a gold standard **modern, consistent and defensible County-wide aggregate management framework** that includes but is not limited to:

Protects the resource

while ensuring extraction occurs where it is appropriate.

Supports responsible industry

by providing clear and predictable rules.

Protects communities

through appropriate siting, monitoring and mitigation.

Protects major rivers, waterfronts and tourism assets

by recognizing their environmental and economic importance.

Effectively Considers cumulative impacts

rather than evaluating operations entirely in isolation.

Reduces costly conflict

by establishing expectations before applications reach the Ontario Land Tribunal.

Provides consistency across Grey County

rather than requiring each municipality to develop its own approach independently.

Most importantly, this approach allows Grey County to move from **reactive decision-making to proactive planning**.

That is the opportunity before Council now.

10. Conclusion

Grey County is at a critical point in how it manages its aggregate resources.

The County has an extraordinary supply of aggregate, substantial licensed extraction capacity and continuing development pressure. At the same time, Grey County's communities, rivers, waterfronts, tourism economy, agricultural lands and natural heritage systems are evolving.

The policy framework guiding these decisions, however, is largely based on a 2004 study with a 20-year planning horizon.

The issue before Grey County is therefore not whether aggregate extraction should continue. It should.

The issue is whether where and how aggregate is extracted and managed is being planned using the best available information and policies for Grey County today.

Recent applications demonstrate that gaps in the current framework can result in questions about cumulative impacts, water, air quality, noise, monitoring, future licence evolution, incompatible land uses and the protection of major natural and tourism assets being addressed only after an application has been submitted, and sometimes only through an expensive Ontario Land Tribunal process.

These issues are predictable.

They can be addressed through proactive planning.

Grey County's own Official Plan has contemplated an Aggregate Resource Inventory Master Plan that considers the environmental, social and economic factors affecting aggregate utilization and develops a management strategy in the public interest. The need identified more than two decades ago remains, but the information and circumstances on which that work was based have changed significantly.

We believe Grey County should take the opportunity to do this work properly and do it now.

Waiting until the 2027 Official Plan Update formally begins would delay the very research and policy work that the Official Plan Update will require. Beginning the Aggregate Resource Inventory and Policy Study now allows the County to gather current data, consult with municipalities and stakeholders, assess supply and demand, examine cumulative impacts and develop the policy framework in time for direct integration into the Official Plan Update.

There is also an immediate need to protect the integrity of that process.

While the study is underway, municipalities will continue to face aggregate applications and may be required to make decisions under the existing policy framework. If those policies are outdated, it is counterproductive to continue establishing new planning decisions and precedents under them while simultaneously undertaking a review.

That is why the two parts of our recommendation are connected:

First: Start the study now.

Begin the Aggregate Resource Inventory and Policy Study immediately, ahead of the 2027 Official Plan Update, so that the work can inform and become part of that process.

Second: Provide interim protection.

Encourage and support aggregate-rich municipalities in implementing Interim Control Bylaws where appropriate while the study is underway, giving them the necessary time and planning certainty to avoid making significant new aggregate-related decisions under policies that are being reviewed.

This is not a request to stop aggregate development indefinitely.

It is a request to pause new planning decisions where necessary while the rules are being responsibly reconsidered.

The end goal is a County-wide framework that provides greater certainty for responsible aggregate operators while ensuring that extraction is appropriately sited and managed alongside the communities, natural systems and economic assets that make Grey County unique.

Grey County has the scale of aggregate resources to warrant a gold-standard approach to aggregate management.

We have the opportunity to establish policies that are:

- current and evidence-based;
- consistent across the County;

- proactive rather than reactive;
- protective of communities and natural assets;
- supportive of responsible aggregate development;
- clear about cumulative impacts and future licence evolution; and
- strong enough to reduce unnecessary conflict and costly tribunal proceedings.

We respectfully ask Grey County Council to act now: initiate the Aggregate Resource Inventory and Policy Study, and support interim protection through ICBLs while that work is being completed.

The study can begin now.

The Official Plan Update can incorporate its results next year.

And Grey County can move forward with a modern aggregate policy framework designed not just for the next application, but for the next generation of Grey County.

Appendix A

Active Environmental Registry of Ontario Applications

Status as of August 25, 2026

Applicant / Operation	Municipality	ERO Notice
Ted E. Young	Georgian Bluffs	025-0401
Stonemark Forbes	Georgian Bluffs	019-6775
H. Bye	Southgate	019-5853
Teeswater	West Grey	019-8823
J.R. McLaughlin	West Grey	019-7255
JT Excavating	West Grey	019-6532
Walker Redford Expansion	West Grey	Not yet listed; rezoning in progress

Appendix B

Sources & References

The following sources provide the underlying data, policy documents and background information referenced throughout this report.

Aggregate Resources and Production

Aggregate Resources Inventory Paper 180 — Grey County

Ontario Geological Survey / Ministry of Northern Development and Mines

Provides the aggregate resource inventory, including estimates of sand, gravel and bedrock resources.

<https://www.geologyontario.mines.gov.on.ca/persistent-linking?publication=ARIP180>

The Ontario Aggregate Resources Corporation (TOARC)

Production and licensing data used for the Grey County municipal comparison.

<https://toarc.com/production-statistics/>

Grey County Planning Policy

Grey County Official Plan

<https://www.grey.ca/government/land-use-planning/official-plan-and-policies>

Grey County Aggregate Inventory / Master Plan Terms of Reference

https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://docs.grey.ca/share/s/nEuqipUwRmCM5IWATGEeRA&ved=2ahUKEwi0hZDqpsmWAXV-nSsGHZRyJG8QFnoECBwQAQ&usg=AOvVaw1GnNEvuIMfk_FamdQF50lt

Provincial Supply and Demand

Aggregate Supply and Demand Study for the Greater Golden Horseshoe (2024)

Ministry of Natural Resources.

<https://www.ontario.ca/page/aggregate-resources-study>

Supply and Demand Study of Aggregate Resources Supplying the Greater Golden Horseshoe (2016)

<https://www.ontario.ca/page/aggregate-resources-study>

Environmental Registry of Ontario

Search ERO number on: <https://ero.ontario.ca/>

ERO 025-0401 — Ted E. Young, Georgian Bluffs

ERO 019-6775 — Stonemark Forbes, Georgian Bluffs

ERO 019-5853 — H. Bye, Southgate

ERO 019-8823 — Teeswater Concrete, West Grey

ERO 019-7255 — J.R. McLaughlin, West Grey

ERO 019-6532 — JT Excavating, West Grey

Comparative Planning Policies

District Municipality of Muskoka — Official Plan and Aggregate / Waterfront Policies

<https://www.muskoka.on.ca/en/business-planning-development/land-use-planning-and-policies.aspx>

Ontario Land Tribunal

Relevant Ontario Land Tribunal decisions and case materials relating to aggregate applications, municipal planning policy, cumulative impacts, incompatible land uses and technical review.

<https://olt.gov.on.ca/case-status/>

Source and Data Note

Statistics, policy references and case-study information in this report have been compiled from the sources listed above. Where data are incomplete or not publicly available, such as licence-by-licence remaining reserves, individual annual production or the complete inventory of unopened aggregate sites, those limitations are identified rather than estimated.

The proposed Aggregate Resource Inventory and Policy Study should establish a comprehensive and current County-wide evidence base to address these information gaps.

August 6, 2026

County of Grey
Tara Warder, County Clerk
595 9th Avenue East
Owen Sound, ON N4K 3E3

Sent via email: clerks@grey.ca

Attention Ms. Warder:

Please be advised that the following resolution was passed at the August 5, 2026 meeting of the Council of the Municipality of Grey Highlands, in relation to Grey County Road 2 in Feversham:

2026-517

That Council advocate to the County of Grey for the creation of a Community Safety Zone and School Zone; and

That Council advocate for the 50km/hr zone to be reduced to 40km/hr and;

That Council request an update from the County as to why the segment is not already a Community Safety Zone or School Zone considering the existence of a daycare/education center within the segment; and

That this section of Grey Road 2 be included in the prioritization of the traffic calming measures that the County has underway.

CARRIED.

If you require anything further, please contact this office.

Sincerely,

Danielle Thompson

Danielle Thompson
Committee & Records Coordinator
Municipality of Grey Highlands



MUNICIPALITY OF

North Perth

www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

August 10, 2026

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Support for the Town of Whitby – Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that the Council of the Municipality of North Perth passed the following resolution at its meeting on July 6, 2026:

THAT: The Council of the Municipality of North Perth supports Consent Agenda Item 7.4 from the Town of Whitby regarding the Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions and that a copy of the support resolution be sent to all relevant parties, including MPP Matthew Rae, Minister of Municipal Affairs and Housing, Perth County Lower Tiers, County of Perth and all Ontario Municipalities.

A copy of the Town of Whitby's resolution is attached for reference.

Please accept this correspondence for your information and consideration.

Regards,

Lindsay Cline
Clerk/Legislative Services Supervisor

Encl.: Town of Whitby Resolution

CC: Town of Whitby
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
Matthew Rae, MPP Perth-Wellington
County of Perth
Town of St. Marys
Township of Perth East
Township of Perth South
Municipality of West Perth
All Ontario Municipalities

June 25, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that at its meeting held on June 22, 2026, the Council of the Town of Whitby adopted the following as Resolution # 166-26:

Whereas local councils are elected by residents to make planning decisions that reflect the needs and priorities of their communities;

Whereas municipalities rely on extensive public consultation, professional planning advice, engineering studies, and technical reports when making land-use decisions;

Whereas the Ontario Land Tribunal (OLT) has the authority to overturn municipal planning decisions, often requiring municipalities to spend significant taxpayer dollars defending decisions that have already undergone a thorough local review process;

Whereas lengthy and costly appeals can delay housing projects, consume municipal resources, and reduce the ability of municipalities to focus on delivering services to residents; and,

Whereas local governments should have greater certainty and authority when decisions are consistent with approved Official Plans, provincial policies, and sound planning principles.

Now Therefore be it Resolved:

1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies;

2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans;
3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned;
4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process; and,
5. That Staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905-430-4300.



Kathryn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
Peter Bethlenfalvy, MPP, Pickering-Uxbridge - peter.bethlenfalvy@pc.ola.org
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Jennifer K. French, MPP, Oshawa - jfrench-co@ndp.on.ca
Todd J. McCarthy, MPP, Durham - todd.mccarthy@pc.ola.org
Rob Cerjanec, MPP, Ajax - rcerjanec.mpp.co@liberal.ola.org
Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Robin Jones, President, Association of Municipalities of Ontario - amopresident@amo.on.ca
All Ontario Municipalities



310 8th St E, PO Box 162
Owen Sound, ON, N4K 5P3
519-470-7233

execdirector@safensoundgreybruce.ca

Warden Matrosovs and Members of County Council,

Safe 'n Sound respectfully requests a letter of support from Grey County Council for its fall 2026 Ontario Trillium Foundation application to continue and expand the Neighbourhood Response Team (NRT) in downtown Owen Sound.

With Grey County's support as a flow-through funder, Safe 'n Sound delivered the NRT pilot from November 2025 to March 2026. The program provided a visible, supportive street-level presence for residents, businesses, visitors, and people who are underhoused or unhoused.

The NRT complemented existing community services by responding to situations that did not always require an emergency or enforcement response. Team members connected people experiencing complex mental health, addictions, housing, and social service needs with appropriate resources, while also assisting with concerns affecting the broader downtown community, including wellness checks, de-escalation, encampment-related concerns, sharps disposal, and requests for assistance from businesses and residents.

The pilot operated in close collaboration with Grey County programs, including Supportive Outreach Services and Grey County Housing. This partnership supported a "no wrong door" approach, connecting individuals with the service best positioned to assist them.

During five months of operation, the NRT recorded more than 1,600 interactions and provided more than 2,200 supports, including more than 840 health- and wellness-related responses. Feedback from downtown businesses and residents also demonstrated interest in seeing this type of community-based response continue.

Although funding limited the initial pilot to November through March, the needs the NRT was created to address are not seasonal. Safe 'n Sound is therefore seeking Ontario Trillium Foundation funding to continue and expand the program, maintaining a practical street-level response that works alongside—not in place of—existing County, City, health, social service, and emergency response systems.

Owen Sound Council has already provided a letter of support for the application. Grey County's endorsement would be particularly meaningful given the County's partnership in the original pilot and would demonstrate to the Ontario Trillium Foundation that continuation of the NRT has support across community and municipal partners.

Safe 'n Sound respectfully requests that Grey County Council provide a letter of support to accompany its fall 2026 Ontario Trillium Foundation application.

Thank you for your time and consideration,

Annette Pedlar
Executive Director, Safe N Sound

September 10, 2026

Ontario Trillium Foundation

Re: Letter of Support for Safe 'N Sound Grey Bruce's Neighbourhood Response Team (NRT)

To Whom It May Concern,

On behalf of Grey County Council, I am pleased to provide this letter of support for Safe 'N Sound Grey Bruce's application to the Ontario Trillium Foundation to secure funding for the continuation and expansion of the Neighbourhood Response Team (NRT) program.

Grey County recognizes that communities across Ontario are facing increasingly complex challenges related to housing affordability, homelessness, mental health, addictions, public health, and social inclusion. As Service Manager for housing and homelessness services, Grey County continues to invest in affordable housing development, homelessness prevention, supportive housing, Coordinated Access, emergency accommodation, outreach services, and community partnerships that advance our long-term goal of reducing and ultimately ending chronic homelessness. Grey County's Colour It Home Housing and Homelessness Plan identifies the importance of coordinated, person-centred approaches that connect people to appropriate services and support pathways as quickly as possible.

The Neighbourhood Response Team is an important and innovative component of that broader response system.

The program offers a practical, relationship-based, and highly visible community presence that serves residents, businesses, visitors, and individuals experiencing homelessness or other complex social challenges. Through outreach, engagement, navigation, de-escalation, and service connection, the NRT helps individuals access housing supports, mental health and addictions services, healthcare, income supports, and community resources. In doing so, it creates meaningful opportunities to connect people with the systems that can help stabilize their lives and improve outcomes.

Importantly, the NRT embodies a "no wrong door" approach to service delivery. Individuals encountered through the program are connected to the support system best positioned to help them, regardless of where the interaction begins. This philosophy aligns closely with Grey County's efforts to improve coordinated access to housing and support services and to reduce barriers that often prevent vulnerable individuals from receiving assistance. By establishing trusted relationships and offering low-barrier engagement, the NRT helps bridge the gap between vulnerable individuals and the services that can support long-term stability.

The pilot program demonstrated the value of integrating the NRT alongside existing community initiatives. The NRT worked collaboratively with Safe 'N Sound, Grey County Housing Services, and the Supportive Outreach Services (SOS) program, creating a coordinated and complementary response rather than duplicating existing services. The program helps identify individuals who may benefit from housing services, supports referrals into community and healthcare systems, and strengthens the overall network of care available to residents facing housing instability, mental health challenges, addictions, or other barriers.

During its five-month pilot period, the NRT recorded more than 1,600 interactions and provided more than 2,200 supports, including over 840 health and wellness-related responses. These interactions represent opportunities to connect individuals with housing, health, social, and community supports before issues escalate into emergencies requiring more intensive interventions.

Grey County believes that community wellbeing, public safety, downtown vitality, and economic prosperity are fundamentally connected. Communities flourish when public spaces are welcoming, inclusive, and supportive of all residents. The NRT contributes positively to this vision by helping address social challenges compassionately and constructively, while supporting residents, visitors, businesses, and community organizations. Programs such as the NRT help strengthen social cohesion and contribute to public spaces that are safe, vibrant, and welcoming for everyone.

Experience from communities across Canada demonstrates the value of outreach and ambassador-style programs that combine social navigation, business support, public engagement, and connections to housing and health services. Communities including Moncton, Sault Ste. Marie, and Calgary have implemented comparable models to help balance the needs of vulnerable populations with those of businesses, residents, and visitors. These programs recognize that outreach, relationship-building, and early intervention can support improved outcomes for vulnerable individuals while contributing to stronger and more resilient downtowns and commercial districts.

For Grey County, the continuation of the NRT aligns with broader community priorities that include addressing homelessness, improving access to health and social services, supporting community safety and belonging, fostering inclusive economic development, enhancing the visitor experience, and helping to create communities where all residents have the opportunity to thrive. Programs such as the NRT demonstrate how compassionate, community-based responses can simultaneously support vulnerable individuals while contributing to healthy local economies, vibrant cultural districts, and welcoming public spaces.

Grey County is proud to support Safe 'N Sound Grey Bruce's application to the Ontario Trillium Foundation and strongly encourages consideration of this funding request. Continued investment in the Neighbourhood Response Team will strengthen an important community partnership, build upon a successful pilot initiative, and support a more coordinated and effective response to some of the most pressing social challenges facing our communities.

Sincerely,

Andrea Matrosovs
Grey County Warden

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	September 10, 2026
Subject / Report No:	PDR-CW-38-26
Title:	Isaac M Martin Minor Exemption
Prepared by:	Sarah Johnson, Trails and Forestry Coordinator
Reviewed by:	Scott Taylor, Director of Planning
Lower Tier(s) Affected:	Township of Chatsworth

Recommendation

1. That report PDR-CW-38-26 be received; and
2. That the application for minor exemption under the County's Forest Management By-law for 395628 Concession 2, Part of Lot 55, Concession 2 EGR, geographic Township of Holland, now in the Township of Chatsworth, be approved.

Executive Summary

The County received a minor exemption application under the County's Forest Management By-law in May 2026 to clear woodlands of approximately 1.2 hectares (2.8 acres) of hardwoods (mainly maple). The purpose of the clearing is for agricultural use. County staff are recommending approval of this minor exemption application.

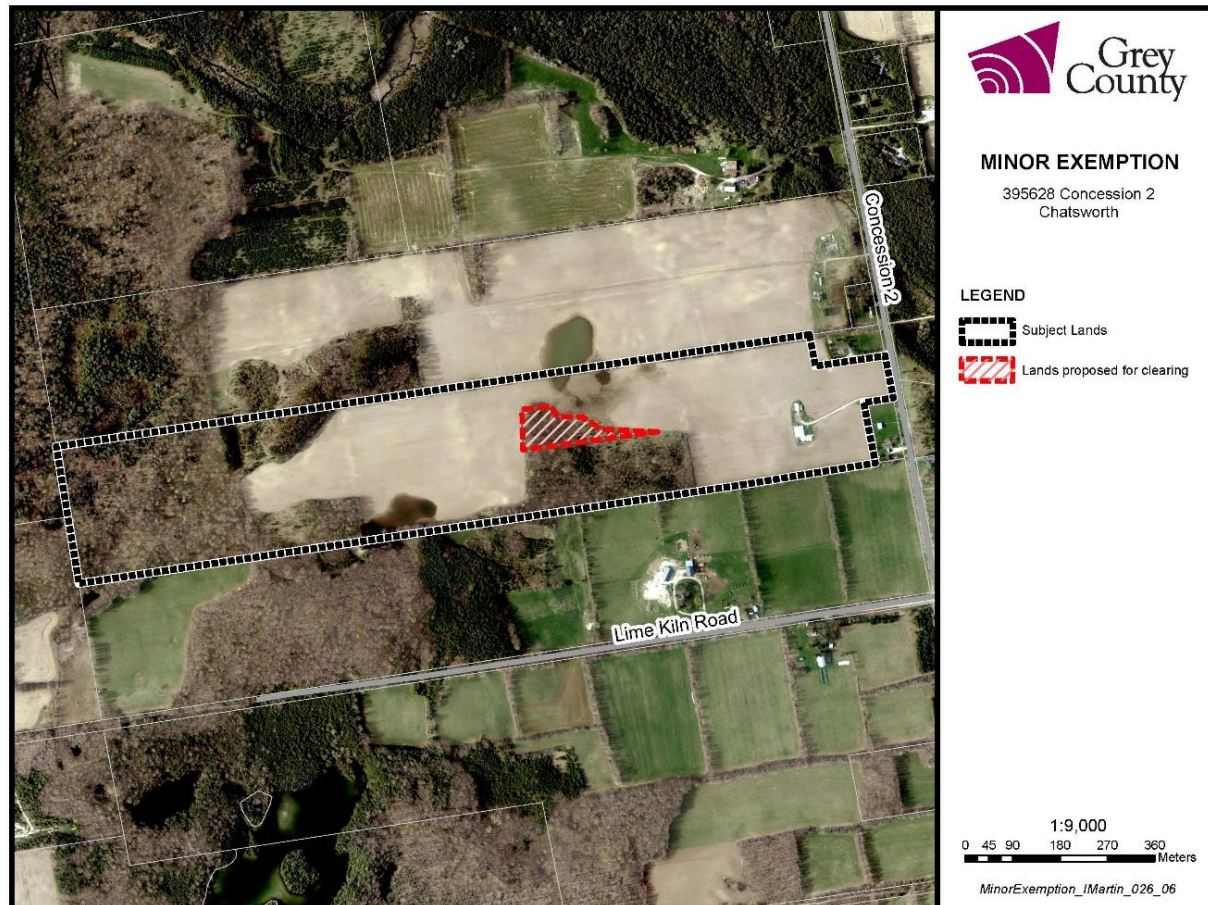
Background and Discussion

An application for a minor exemption was received for clearcutting in a woodland under the County's Forest Management By-law. The application is seeking approval to clear approximately 1.2 hectares (2.8 acres) of mainly maple. Map 1 below shows the subject lands, and those lands proposed for clearing.

The subject lands are located at 395628 Concession 2, Part of Lot 55, Concession 2 EGR, geographic Township of Holland, now in the Township of Chatsworth. Most of the property is cleared for agriculture with about 1/3 being treed, the total size of the property is 40.2 hectares (99.3 acres). Surrounding the subject lands are mainly farmed and forested.

In the County official plan, this property is designated as mainly Rural' with a small portion in 'Hazard Lands' on Schedule A, the area proposed for clearing is within the Rural designation. Schedule B designates a pocket of 'Aggregate Resource Area' on the site, but not in the proposed area for clearing. On Appendix B, a portion of the proposed clearing falls within the

'Significant Woodlands' mapping. The applicant has voluntarily proposed a replanting plan which proposes to replant trees to the south of the proposed cleared area as well as within the forested area to the west on the same property. Grey County Ecology staff has reviewed and accepted the proposal. The Forest Management By-law does not have a mechanism in place to require a replanting plan, but County staff spoke with the applicant and they are proposing to replant the area being removed (1.2 hectares) in those areas noted above on the same property.



Map 1 – Proposed Area for Tree Removal

The County's climate change action plan, Going Green in Grey, promotes tree planting across the County, including setting tree planting targets. The County's current forest management by-law predates Going Green in Grey. The County's by-law is currently under review. One of the objectives of this review is to consider the by-law's relationship to other County plans and strategies such as Recolour Grey, the County official plan, and Going Green in Grey, the climate change action plan. Strictly speaking this minor exemption application is being tested against the current forest management by-law. Staff are however cognizant that the future updated by-law may consider woodland clearing differently, including possibly considering replanting plans or offsetting approaches.

Agency and Public Comments Received

Under the Forest Management By-law, adjacent landowners, conservation authorities, and municipalities are to be notified and/or consulted when a minor exemption application is received.

Public Comments

No public comments were received during the processing of this application.

Agency Comments

The Saugeen Valley Conservation Authority (SVCA), Township of Chatsworth, the County's Forestry By-law Enforcement Officer, and the County Planning Ecologist provided comments on this application. A summary of each of their comments is as follows:

- SVCA find the application acceptable.
- Chatsworth has no concerns with the Minor Exemption.
- Planning Ecology staff reviewed the proposal and noted;
 - *The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, and other wetlands. It is staff's understanding that the proposed clearing will be located within and adjacent to the features. A site plan including replanting of the trees at a 2:1 compensation rate is proposed. Provided the replanting is provided and adhered to through the replanting plan, it is staff's opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.*
- The County's Forest By-law Enforcement Officer did not support the application.*

*It is worth noting that pre-submission consultation on this minor exemption application was done with the County's former Forestry By-law Enforcement Officer who supported the clearing in principle. As such, the proponent submitted their application under that premise. Since then, the comments received from the current Forestry By-law Enforcement Officer are not in support of the clearing. The concerns raised were that the area was quite diverse for species with numerous mast trees for wildlife and the potential for Butternut being on site. Based on the opinion shared with the proponent at the time of the pre-submission consultation, and the fact that there are currently no Butternuts that have been identified on the site, staff are still recommending support for the minor exemption application. Staff are proposing that a notation be included with the approval that the applicant is responsible to follow regulations related to any endangered species that are regulated under provincial legislation, should they be found during the clearing.

Based on the above, staff are recommending approval of the minor exemption application.

Financial and Resource Implications

None.

Relevant Consultation

- ☒ Internal: Planning, Grey County By-law Enforcement Officer, Planning Ecology
 - ☒ Contribution to Climate Change Action Plan Targets: see commentary in the report regarding the relationship between Going Green in Grey and the County's current forest management by-law review.
- ☒ External: Saugeen Valley Conservation Authority (SVCA), The Township of Chatsworth, and the public.

Appendices and Attachments

None.

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	September 10, 2026
Subject / Report No:	PDR-CW-39-26
Title:	Benjamin Martin Minor Exemption
Prepared by:	Sarah Johnson, Trails and Forestry Coordinator
Reviewed by:	Scott Taylor, Director of Planning
Lower Tier(s) Affected:	Municipality of Grey Highlands

Recommendation

1. That report PDR-CW-39-26 be received; and
2. That the application for minor exemption under the County's Forest Management By-law for Lot 7, Concession 8 and Part of Lot 7, Concession 7, geographic Township of Osprey, now in the Municipality of Grey Highlands, be approved.

Executive Summary

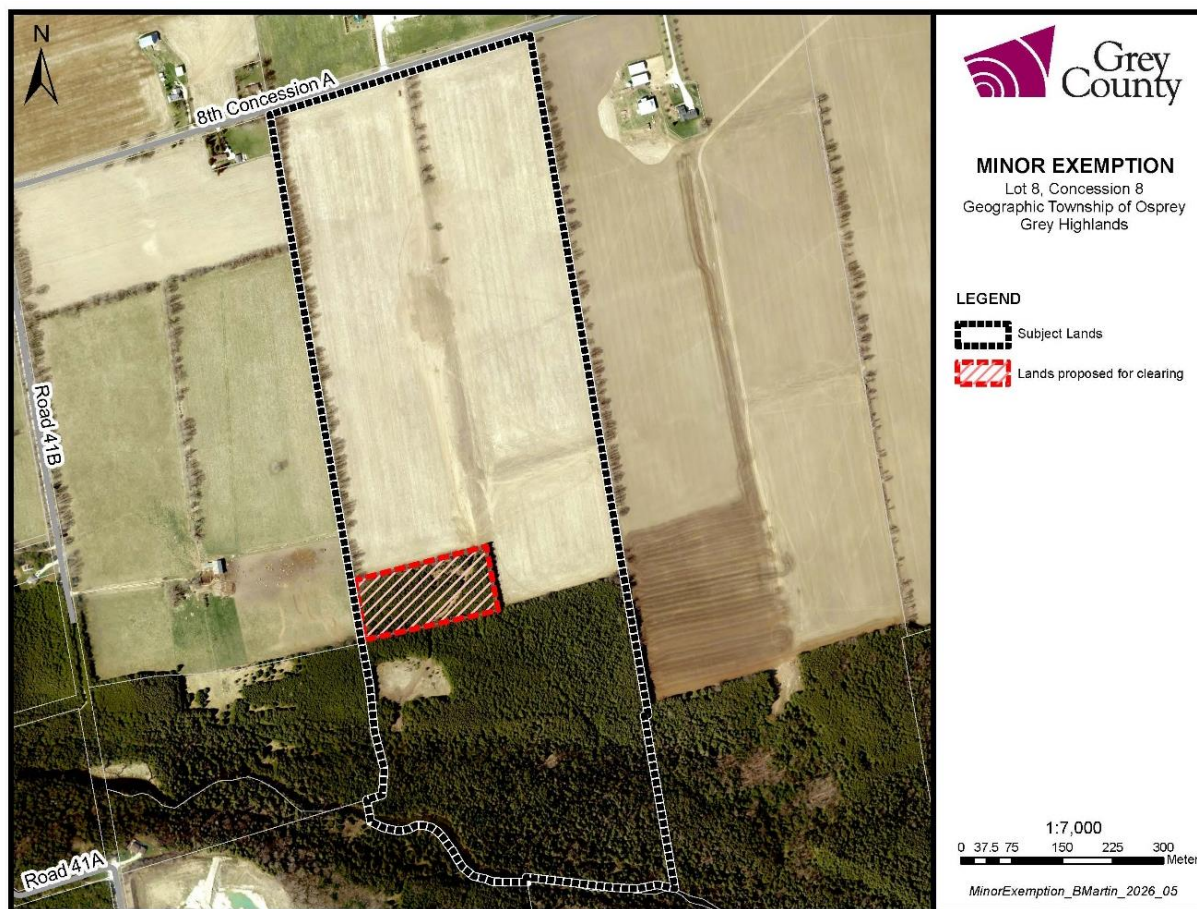
The County received a minor exemption application under the County's Forest Management By-law in May 2026 to clear woodlands consisting of approximately 1.8 hectares (4.5 acres) of mainly cedar. The purpose of the clearing is for agricultural uses. County staff are recommending approval of this minor exemption application.

Background and Discussion

An application for a minor exemption was received for clearcutting in a woodland area under the County's Forest Management By-law. The application is seeking approval to clear approximately 1.8 hectares (4.5 acres). Map 1 below shows the subject lands, and those lands proposed for clearing.

The subject lands are located at Lot 7, Concession 8 and Part of Lot 7, Concession 7, geographic Township of Osprey, now in the Municipality of Grey Highlands. Approximately two thirds of the property is in active agriculture, the remaining one third is forested. Surrounding the subject lands are mainly farmed or forested.

In the County official plan, this property is designated as mainly 'Agricultural' with a small portion of 'Hazard Lands' on Schedule A, the proposed clearing is not proposed within the Hazard Lands. On Appendix B Significant Woodlands and a small portion of Significant Valleylands are identified on the property, both not in the area proposed for clearing.



Map 1 – Proposed Area for Tree Removal

The County's climate change action plan, Going Green in Grey, promotes tree planting across the County, including setting tree planting targets. The County's current forest management by-law predates Going Green in Grey. The County's by-law is currently under review. One of the objectives of this review is to consider the by-law's relationship to other County plans and strategies such as Recolour Grey, the County official plan, and Going Green in Grey, the climate change action plan. Strictly speaking this minor exemption application is being tested against the current forest management by-law. Staff are however cognizant that the future updated by-law may consider woodland clearing differently, including possibly considering replanting plans or offsetting approaches.

Agency and Public Comments Received

Under the County's Forest Management by-law, adjacent landowners, conservation authorities, and municipalities are to be notified and/or consulted when a minor exemption application is received.

Public Comments

No public comments were received during the processing of this application.

Agency Comments

The Grey Sauble Conservation Authority (GSCA), the Municipality of Grey Highlands, the County's Forestry By-law Enforcement Officer, and the County Planning Ecologist provided comments on this application. A summary of each of their comments is as follows:

- GSCA had no comments.
- Grey Highlands has no concerns with the Minor Exemption, but requests that any removal of logs should not be staged within the municipal right of way.
- Planning Ecology staff reviewed the proposal and noted:
 - *The subject property contains or is adjacent to potential Habitat of Threatened or Endangered Species, Significant Woodlands, Significant Valleylands, Significant Wildlife Habitat, Fish Habitat and a River. In addition, the property is considered a Significant Groundwater Recharge Area and influences Highly Vulnerable Aquifers.*
 - *County staff have reviewed the tree clearing proposal and the areas proposed for clearing are not considered Significant Woodlands as the area does not meet connectivity requirements for Significant Woodlands in terms of tree size and habitat. Provided the Significant Woodlands directly south of the proposed area for removal are maintained, it is the opinion of County staff that potential impacts to the identified features would be negligible, and the requirement for an Environmental Impact Study (EIS) can be waived.*
- The County's Forest By-law Enforcement Officer did not support the application.*

*It is worth noting that pre-submission consultation on this minor exemption application was done with the County's former Forestry By-law Enforcement Officer who supported the clearing in principle. As such, the proponent submitted their application under that premise. Since then, the comments received from the current Forestry By-law Enforcement Officer are not in support of the clearing. The concerns raised were that the stands are in excellent health and the loss of habitat. Based on the opinion shared with the proponent at the time of the pre-submission consultation, and the fact that the by-law contemplates this type of clearing, staff are still recommending support for the minor exemption application.

Based on the above, staff are recommending approval of the minor exemption application.

Financial and Resource Implications

None.

Relevant Consultation

- ☒ Internal: Planning, Grey County By-law Enforcement Officer, Planning Ecology
 - ☒ Contribution to Climate Change Action Plan Targets: see commentary in the report regarding the relationship between Going Green in Grey and the County's current forest management by-law review.
- ☒ External: Grey Sauble Conservation Authority (GSCA), The Municipality of Grey Highlands, and the public

Appendices and Attachments

None.

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	September 10, 2026
Subject / Report No:	CAOR-CW-23-26
Title:	Comments on Proposed Regulation under the Conservation Authorities Act; ERO Posting #026-0740
Prepared by:	Niall Lobley, Deputy CAO
Reviewed by:	Scott Taylor, Director of Planning, Randy Scherzer, CAO
Lower Tier(s) Affected:	All

Recommendation

1. That report CAOR-CW-23-26 be received in regards to ERO Posting #026-0740; and
2. That staff be directed to issue comments as indicated in response to the Province's proposals before the comment deadline of September 12th; and
3. That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.

Executive Summary

The Province posted notice on the Environmental Registry of Ontario (ERO) on July 29, 2026 seeking feedback and comments on two proposed regulatory amendments to the Conservation Authorities Act.

The amendments proposed are limited in scope and relate to the governance and oversight of new Regional Conservation Authorities and the changes to governance in respect to the transition of Conservation Authorities to Regional Conservation Authorities.

Given that the County will be impacted by these changes, this report both outlines the key changes as they affect Grey County and seeks direction from Council in respect to issuing comments on the ERO postings.

Background and Discussion

Over the past year, staff have brought several reports to County Council regarding the Province's transition from 36 existing Conservation Authorities to nine new Regional Conservation Authorities (RCAs). [Previous reports](#) outlined Grey County's concerns regarding

governance, local representation, geographic scale, and municipal accountability within the proposed regional framework.

Existing Conservation Authorities operate under the Conservation Authorities Act and are governed by boards comprised of representatives from participating municipalities. Within Grey County, the four Conservation Authorities serving the County currently receive funding and board representation directly from local municipalities. Grey County itself does not currently appoint members or provide levy funding directly to these Conservation Authorities.

The Province is now advancing implementation of the new RCA structure through [Transition Committees and Project Executives](#). Current timelines anticipate that the new Regional Conservation Authorities will become fully operational in February 2027. The current Project Executives are expected to assume the role of Chief Administrative Officer for the new organizations following transition. The Lake Huron RCA Project Executive is Don Goodyear who brings experience with Lake Simcoe Conservation Authority and municipal experience with York Region, and for Eastern Lake Erie RCA, Samantha Lawson who has held a variety of positions at Grand River Conservation Authority over the past 21 years, including leading the organization as CAO for the past seven.

As previously reported to Council, the Province has established the Ontario Provincial Conservation Agency (OPCA) to oversee and coordinate the new RCA system. While RCAs will continue to be accountable to the Ministry of the Environment, Conservation and Parks, they will also operate within a provincial framework supported by OPCA.

The Province is currently seeking public input through Environmental Registry Posting 026-0740 on two proposed regulatory amendments related to governance of the new Regional Conservation Authorities and the Ontario Provincial Conservation Agency.

Analysis

Regional Conservation Authority Board Composition

Currently, Conservation Authority (CA) Board composition is legislatively governed within the Act; changes already made to the Act mean that future composition (beyond ensuring all participating municipalities have at least 1 seat on the Board) is established under regulation. The first proposed regulatory amendment establishes how members will be appointed to Regional Conservation Authority (RCA) Boards.

Consistent with information previously presented to Council, membership on RCA Boards will be drawn from upper-tier and single-tier municipalities rather than from lower-tier municipalities. While local representation has traditionally drawn from locally elected officials, both the past legislation and proposed regulation allow for a mix of both elected and non-elected members to be appointed by the Council to the new RCA Boards.

This represents a significant governance change for Grey County and other upper-tier municipalities that have not historically had direct appointments to CA Boards.

The proposed regulation establishes a population-based allocation model that would provide municipalities with between one and four seats based on the proportion of watershed population located within their boundaries. All participating municipalities would receive at least one seat,

as per the legislative statute that remains within the Conservation Authorities Act, while larger municipalities would be capped at four seats.

The [proposal](#) creates four population tiers:

- Tier 4: Greater than 30 percent of watershed population
- Tier 3: Between 15 percent and 30 percent
- Tier 2: Between 5 percent and 15 percent
- Tier 1: Less than 5 percent

Seat allocation ranges from one seat for Tier 1 municipalities to four seats for Tier 4 municipalities.

Based on the proposed model, Grey County would receive two seats at Lake Huron RCA and one seat at the Eastern Lake Erie RCA. This contrasts with current representation of 17 elected representatives from Grey County member municipalities participating in three existing CA Boards¹, 6 of which are also County Councillors.

Staff note that while these proposals generally seek balanced representation, ensure all participating municipalities have a governance role, and avoid excessively large boards, they result in a dramatic decrease in local representation on newly formed RCA Boards, as well as realigning this to only the upper tier of municipal government.

They also continue a trend identified in previous reports whereby representation is weighted by population rather than geographic area or watershed coverage. This has the effect of concentrating governance influence within larger urban centres and reducing proportional rural representation across several of the proposed RCAs. This trend will be further enhanced by urban growth continuing to outpace rural growth as Board membership will change periodically based on proportional growth between participating municipalities.

For example, approximately 70 percent of the estimated population of the proposed Lake Huron RCA is located within York Region, Durham Region, Simcoe County and the City of Barrie. Under the proposed model these municipalities would collectively hold eleven seats and therefore a majority on the twenty-one-member Board.

At the same time, these four municipalities account for approximately one-quarter of the geographic area of the proposed RCA while the remaining municipalities represent approximately three-quarters of the land area. Staff believe this demonstrates the ongoing challenge of balancing population-based representation with the significant geographic and environmental diversity found within these large watershed systems.

Staff note that the proposed regulation would allow participating municipalities to reallocate seats among themselves, provided overall board size is not increased. This could allow for municipalities to gain additional seats, to a proposed maximum of five, and allow for municipalities to vacate their seat.

¹ No Grey County or member municipal elected official currently participates on the Grand River CA Board of Directors.

While this flexibility may assist municipalities seeking greater representation in specific RCAs, staff do not anticipate that such provisions would materially benefit Grey County's participation in either of the new authorities.

Further the proposal removes the requirement that at least some of the appointments must be elected officials and municipalities may select to appoint both elected and non-elected officials as they deem appropriate. Non-elected appointments must meet some minimum criteria. There is no proposed skills matrix being applied to Board governance structures under the proposal, but this could be established by new Boards locally if deemed of value. The regulation sets no term lengths, again, this is deferred to municipal and/or Board direction.

Ontario Provincial Conservation Agency Governance

The second proposed amendment addresses governance of the Ontario Provincial Conservation Agency.

The OPCA has been established to provide coordination, oversight and support to the Regional Conservation Authorities. During transition it is being funded by the Province, with long-term funding anticipated through RCAs and, ultimately, municipal levies.

The regulation proposes eligibility restrictions for future OPCA Board members by excluding:

- Registered lobbyists;
- Current Conservation Authority Board members; and
- Individuals currently employed as officers or senior staff members of a Conservation Authority.

Staff support the exclusion of registered lobbyists as a measure that strengthens public confidence and minimizes potential conflicts of interest.

However, staff believe additional clarity is required regarding the intent and application of restrictions related to Conservation Authority Board members and senior staff.

Specifically, clarification is needed as to whether the intent is to prohibit concurrent service between RCA Boards and the OPCA Board, or whether the Province intends to permanently exclude individuals with current Conservation Authority governance or leadership experience from future consideration.

Staff note that many current Conservation Authority Board members, officers and senior staff possess extensive knowledge of watershed management, environmental regulation, governance and conservation authority operations. If the intent is to permanently exclude such individuals from OPCA governance, a significant pool of knowledgeable and experienced candidates may be unavailable for future appointment.

Further clarification is also warranted because references to "current" Board members and employees may become less clear following transition to the new RCA structure in 2027.

Conclusion

The proposed regulations provide additional detail regarding governance of the new Regional Conservation Authorities and the Ontario Provincial Conservation Agency. While staff support

several aspects of the proposed framework, concerns remain regarding the balance between population-based representation and rural geographic representation within RCA governance structures. Staff also believe additional clarity is required regarding proposed eligibility restrictions for OPCA Board membership.

Draft Comments for Submission to ERO Posting 026-0740

Grey County Council has reviewed Environmental Registry Posting #026-0740 respecting proposed amendments to the Conservation Authorities Act and appreciates the opportunity to provide comments.

Consistent with concerns raised in previous reports of County Council regarding the regionalization of Conservation Authorities, Grey County continues to observe a shift from locally focused governance toward a population-based regional governance model. While this may improve consistency across the province, it also reduces direct representation from rural municipalities and lessens the influence of communities covering large geographic portions of an RCA watershed.

Regional Conservation Authority Board Representation

Grey County notes that the proposed board composition model further reduces rural representation and shifts governance influence toward larger urban centres.

As previously communicated during earlier consultations on conservation authority restructuring, Grey County continues to be concerned that the RCA model reduces local governance influence in rural areas despite the significant role conservation authorities play in rural communities where much of Ontario's natural heritage system, agricultural land base, watercourses, and shoreline resources are located. These communities will continue to rely on conservation authorities for watershed management, natural hazard services, and environmental stewardship.

Grey County will participate in the proposed Lake Huron Regional Conservation Authority and is anticipated to hold two seats on a proposed twenty-one member board. Eleven of these seats would be held by four municipalities and regions, York Region, Durham Region, Simcoe County, and the City of Barrie, representing approximately 25 percent of the geographic area of the proposed RCA. The remaining ten members would represent approximately 75 percent of the geographic area.

While Grey County recognizes the need for governance structures that reflect population, consideration should also be given to the significant geographic scope and environmental diversity of these large watershed areas.

To provide greater balance between population-based representation and geographic representation, Grey County suggests eliminating the Tier 4 category and limiting all municipalities to a maximum of three board seats. This approach would better balance representation across the watershed while maintaining strong municipal participation.

Grey County further notes that several proposed RCA boards exceed twenty members. Boards of this size may present governance challenges and reduce decision-making efficiency. The proposed adjustment would also modestly reduce board size while improving representation balance.

Grey County would recommend that the Province and OPCA provide details as early as possible of ways in which proposed "Watershed Councils" may provide additional ways for smaller, rural communities seeking to meaningfully engage with and influence the priorities of the new RCA's.

Ontario Provincial Conservation Agency Board Eligibility

Grey County supports the proposed exclusion of registered lobbyists from membership on the Ontario Provincial Conservation Agency (OPCA) Board. This exclusion helps reduce potential conflicts of interest and supports public confidence in the governance of the organization.

Grey County would, however, welcome additional clarity regarding the intent and application of the proposed restrictions involving current Conservation Authority Board members and senior Conservation Authority staff.

Specifically, Grey County seeks clarification as to whether the intent is:

- to prohibit individuals from serving simultaneously on both an RCA (or existing CA) Board and the OPCA Board; or
- to permanently exclude anyone who currently serves on a Conservation Authority Board from future consideration for appointment to the OPCA Board.

If the latter interpretation is intended, Grey County questions the rationale for such an exclusion. Current Conservation Authority Board members possess valuable experience and understanding of conservation authority governance, legislation, and operations. These individuals may provide important perspectives that would benefit the OPCA Board.

Grey County also notes that the proposed exclusion refers specifically to "current" Board members. Given that existing Conservation Authority Boards will cease to exist upon transition to the new RCA structure, clarification is requested regarding whether former Board members would subsequently become eligible for OPCA Board appointments.

Grey County recommends that the Province more clearly define both the intent and application of this exclusion.

Similarly, Grey County seeks clarification regarding the exclusion of current officers and senior staff members of Conservation Authorities.

Many individuals serving in senior leadership positions possess significant expertise in watershed management, environmental regulation, governance, and organizational leadership. Depending on the Province's intent, these individuals may represent a valuable pool of potential OPCA Board candidates.

Grey County notes that references to current Conservation Authority officers and senior staff may become unclear following transition, as those positions will largely transfer to the new Regional Conservation Authorities.

Clarification is therefore requested as to whether the intent is:

- to prevent individuals from serving concurrently as senior staff of a Conservation Authority or Regional Conservation Authority and as OPCA Board members; or
- to permanently exclude anyone who has ever held a senior Conservation Authority position from serving on the OPCA Board.

Grey County sees merit in preventing concurrent service where conflicts of interest may arise. However, if the intent is to permanently exclude former Conservation Authority leaders from

future OPCA Board participation, Grey County is concerned that a substantial number of experienced and highly qualified candidates may be unnecessarily excluded.

Grey County therefore encourages the Province to provide detailed definitions and explanatory guidance regarding these eligibility restrictions to ensure the intent of the regulation is clear and consistently understood.

Financial and Resource Implications

There is no direct financial impact associated with submission of comments to the Province.

Future financial implications related to RCA governance and levy funding continue to be monitored and will be reported to Council as additional information becomes available. Previous reports have identified the potential for significant future levy impacts associated with transition to the RCA framework.

Relevant Consultation

- ☐ Internal (list)
 - ☐ AODA Compliance (describe)
 - ☐ Contribution to Climate Change Action Plan Targets (describe)
- ☒ External (list)
 - ☒ Member municipality CAOs
 - ☒ Grey Sauble Conservation Authority
 - ☒ Grand River Conservation Authority
 - ☒ Saugeen Valley Conservation Authority
 - ☒ Nottawasaga Valley Conservation Authority

Appendices and Attachments

[ERO Notice #026-0740](#)

[Supplemental Document: Appointment of members by participating municipalities to RCA Boards](#)

[Conservation Authority Transition Committees](#)

[PDR-CW-70-25 – Proposed Changes to Conservation Authorities](#)

[Regional Conservation Authorities – June 2026 Update](#)

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	September 10, 2026
Subject / Report No:	CCR-CW-14-26
Title:	Updated Councillor Conference and Seminar Policy
Prepared by:	Tara Warder, Clerk
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	

Recommendation

1. That Report CCR-CW-14-26 regarding an update to the Councillor Conference and Seminar Policy be received; and
2. That the proposed policy be endorsed as presented, and a by-law be brought forward for Council's consideration which includes the policy update, to be effective upon the start of the 2026-2030 Council term, being November 15, 2026.

Executive Summary

This report presents a draft policy for councillor attendance at conferences and seminars. The policy was reviewed in 2024 with administrative updates being completed, however ahead of a new Council term, staff wish to bring another update forward to clarify the policy further and provide additional flexibility for attendance at conferences, seminars and other continuous learning activities Council may wish to consider implementing.

Background and Discussion

Grey County Council has a policy, being the Conference and Seminar Attendance for County Council Members policy, which provides a consistent procedure for use by Council and staff around conference and seminar attendance by County Councillors.

The policy was last updated in 2024 and included revisions that were housekeeping in nature and also clarified the conferences that were eligible for payment under the policy. No significant changes were proposed at the time, which was in the middle of the current term of Council.

Staff are putting forward a proposed updated policy ahead of the next council term that clarifies the policy further, provides additional continuous learning opportunities for Councillors and removes the meal per diem that is currently paid in favour of expense reimbursements.

The intent is that the policy would begin at the commencement of the new Council term.

The draft policy is attached and the main changes are outlined below.

Conferences eligible for payment

- The conferences eligible for payment by Grey County has been expanded in the updated draft. In addition to the typical conferences (AMO, ROMA, OGRA, Western Ontario Municipal Conference, etc), the new draft policy covers conferences that may be relevant to Grey County's business but do not fall within the typical list. Conferences with business that is aligned with Council's strategic priorities may be covered as well, subject to advance confirmation by staff.
- Clarification that exceeding the allocations under the policy is subject to Council approval

Seminars and Continuous Learning

- A change is being proposed to how seminar attendance is reimbursed in order to support attendance at multi day seminars, without the full cost being borne by Grey County. The current policy restricts seminar attendance to one day events only, however in practice, seminars often extend beyond a single day. The new policy would contribute one day's worth of the seminar, with the balance of costs falling to the member municipality or councillor.
- Inclusion of a \$500.00 contribution from Grey County in lieu of seminar attendance to be put towards continuous learning courses related to municipal governance and duties as a councillor.

These changes are being suggested to recognize the changing political environment and increased complexity of municipal government.

Change to meal allowance provisions

- The current policy provides a meal allowance of \$75.00 per day for Councillors and \$125.00 per day for the Warden to cover meals at conferences. The draft policy proposes to change this to an expense reimbursement so meals are reimbursed based on actual cost versus a flat rate per diem, as some meals are included in conference attendance. This is also more consistent with how most member municipalities handle expenses.

Reporting

- Each year, the Clerk will compile an information report outlining attendance at the forums and seminars attended by County Councillors for information sharing.
- At the next practical meeting following a conference, an item will be added to the Committee of the Whole agenda offering the opportunity for councillors to share information and benefits on the conferences they attended. This formalizes an existing, informal practice.

Budget Availability and Approvals

- The updated policy also reflects proposed changes that are intended to assist with improved budget preparations around conferences and seminars. The current policy allows for both hospitality and conference and seminar attendance per the Warden's discretion. In years where the budget is anticipated to be over spent however, it is difficult to both partake in additional events or restrict participation in events with a policy that leaves these items open ended. The new draft notes that budget availability or approval is needed in these circumstances but recognizes the Warden is representing Grey County and should have higher participation than councillors in years where budget is available.

Based on recent years budget discussions and outcomes, there are no changes being proposed to the number of conferences that a councillor may attend on behalf of Grey County.

Legislated Requirements

There are none.

Legal Considerations

There are none.

Financial and Resource Implications

Staff expect a slight increase in the conference registration line if there is uptake from incoming councillors on the continuous learning provisions. Historically, seminars have not been well utilized by councillors so large increases are not anticipated. Staff expect offsetting savings in the travel and meals line as the County will be reimbursing actual costs, not a flat rate per diem. At this time staff believe these impacts will offset each other and not have an impact on the overall council budget. However, staff will continue to monitor actual costs and update the budget accordingly.

Relevant Consultation

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

Appendices and Attachments

Draft County Councillor Conference and Seminar Attendance Policy

Corporate Policy

Updated Councillor Conference and Seminar Policy

Approved by: County Council

By-law: 5___ -26

Replaces: 3-7

Section: Governance

Policy:

Date Approved:

Last Revision Date: August 8, 2024

Scheduled for Review by: September 2031

Purpose

To provide a consistent procedure for attendance at conferences and seminars by members of County Council, the reimbursement of expenses related to those conferences and seminars and to provide opportunities for County Councillors to participate in continuous learning topics of their choice in recognition of the changing municipal landscape.

Scope

This procedure applies to County Council members only in respect to Conference and Seminar/Continuous Learning attendance and reimbursement of associated costs. This procedure does not apply to Alternate Members of Council.

1.0 Definitions

1.1 “AMO” means the Association of Municipalities of Ontario

1.2 “FCM” means the Federation of Canadian Municipalities

1.3 “GLSLCI” means Great Lakes and St. Lawrence Cities Initiative

1.4 “OGRA” means the Ontario Good Roads Association

1.5 “ROMA” means the Rural Ontario Municipal Association

1.6 “OSUM” means Ontario Small Urban Municipalities

1.7 “Seminar” means a training session, educational session, workshop or course

1.8 “Hospitality Event” means a networking event hosted by Grey County

2.0 Eligibility

2.1 The County of Grey Conference Policy for County Councillors will be comprised of the following provisions:

- a) Conferences eligible for payment under this by-law include the Association of Municipalities of Ontario (AMO) and its sections, ROMA, OGRA, Western Ontario Municipal Conference, OSUM and other

organization conferences in which the County maintains a membership with the host organization. Conferences that are aligned with Grey County's strategic priorities are also eligible where eligibility has been confirmed prior to registration. Conferences must be held in province.

- b) Attendance at FCM is not eligible, unless hosted in Ontario.
- c) Attendance at conferences not eligible under this policy require the prior approval of Committee of the Whole, with the exception of FCM if held in Ontario.
- d) Members of County Council may attend two conferences per year paid by the County.

2.2 Notwithstanding Section 2.1 (b) and (d), the Warden may attend any number of conferences including FCM and Great Lakes and St. Lawrence Cities Initiative at their discretion, subject to budget approval and/or budget availability each year.

2.3 Councillors holding positions on Executive Committees of Associations appointed by Grey County Council may attend any meetings or conferences of those Associations in addition to the above provisions.

2.4 County Councillors will be permitted to exceed the allocations under this policy only with the prior approval of County Council or Committee of the Whole. Such requests shall be put forward as a notice of motion to Council/Committee of the Whole for consideration.

3.0 Seminars and Continuous Learning

3.1 The Warden may attend any number of Seminars at their discretion, subject to budget approval and availability each year.

3.2 Members of Council may attend one seminar per calendar year relative to County governance in addition to the conferences authorized by this by-law. Additional seminars require the prior approval of Committee of the Whole.

Where a seminar extends beyond one day, Grey County will reimburse for attendance for one day, or the proportionate registration cost for one day's attendance. County Councillors or their member municipality will be responsible for the balance of the registration fees.

3.3 In lieu of seminar attendance, County Councillors may be reimbursed up to a maximum calendar year total of \$500.00 for continuous learning courses related to municipal governance and their duties as councillors. This amount is considered inclusive of travel, registration fees, meals and accommodations.

Reimbursement is subject to submission on the approved expense form within the calendar year and must include receipts.

4.0 Reimbursement of Expenses

4.1 The County will reimburse the following expenses for Councillors, including the Warden, attending conferences and seminars:

- a) Transportation (mileage, etc.). Where alternate forms of transportation are available County payment will be limited to the most economical alternative
- b) Registration fees
- c) Hotel accommodation
- d) Parking expenses
- e) Meals, where receipts are provided, up to a daily maximum of \$75.00 for Councillors and the Warden, inclusive of HST, tips and gratuity. Alcohol is not eligible for reimbursement.
- f) Per diem allowance for each day of conference or seminar attended containing business sessions not to exceed three days.

4.2 Notwithstanding 4.1 c) and f), hotel accommodations and per diem allowance will be increased under the following circumstances:

- a) Per diem allowance will be extended to a maximum of four days for conferences which are held geographically 500 road kilometres or more from the County Administration Building to recognize travel time to the conference and back.
- b) Hotel accommodation will be extended to a maximum of four days for conferences that are held geographically 500 kilometres or more from the County Administration Building to recognize travel time.
- c) Councillors attending conferences for which they are members of Executive Committees of Associations will receive up to an additional day of per diem if their Executive Committee meets the day prior to the associated conference.

4.3 The payment of expenses will be subject to the submission of the expense and the proper receipts in support thereof and in the approved submission method as determined by the Clerk.

4.4 Companion programs or expenses are not eligible for payment under this policy. County Councillors will be invoiced or deducted costs for companion costs.

5.0 Non-Attendance at Conferences

5.1 It is recognized that the early confirmation deadlines imposed by the associations may result in situations where a Councillor must cancel their

attendance at the conference. All efforts will be made to transfer the registration and/or accommodation to another participant.

5.2 In the event that a transfer or refund is not possible, the conference will be counted as one of the Councillor's eligible conferences for the year.

5.3 Councillors who cancel attendance because of health or bereavement related reasons for either the Councillor or an immediate family member will be exempted from this section.

6.0 Membership of Councillors on Municipal Associations

6.1 Campaign expenses of County Councillors running for office on Municipal Associations will be paid subject to the prior approval of County Council.

6.2 Expenses of County Councillors holding positions on Municipal Associations or their Committees will be reimbursed in accordance with Section 4 of this Procedure.

7.0 Reporting

7.1 At the next practical meeting following a conference, an item will be added to the Committee of the Whole agenda for councillors and staff to share information on the conferences attended.

7.2 At the end of each calendar year, the Clerk will submit an annual report to Council outlining the attendance at the forums or seminars attended.

8.0 Hospitality Events

8.1 The use of hospitality events will be at the discretion of the Warden and subject to budget availability.

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	September 10, 2026
Subject / Report No:	PDR-CW-40-26
Title:	Final Report for Grey County Official Plan Amendment 28, H. Bye Construction
Prepared by:	Scott Taylor, Director of Planning
Reviewed by:	Randy Scherzer, CAO and Niall Lobley, Deputy CAO
Lower Tier(s) Affected:	Municipality of West Grey

Recommendation

1. That report PDR-CW-40-26 be received; and
2. That all written and oral submissions on official plan amendment number 28 were considered and helped to make an informed recommendation and decision; and
3. That proposed County official plan amendment number 28 to permit the redesignation of the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Industrial Business Park Settlement Area', 'Rural', and Hazard Lands' designations to permit additional industrial development on land legally described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; geographic Township of Normanby, now in the Municipality of West Grey, be approved, and;
4. That a by-law to adopt the County official plan amendment number 28 be prepared for consideration by County Council.

Executive Summary

Grey County has processed a County official plan amendment (OPA 28) application by H. Bye Construction. The proposed OPA would facilitate the expansion of an existing industrial business (Viking-Cives) and the relocation of an industrial business (Yardistry). OPA 28 proposes to redesignate a portion of the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Industrial Business Park Settlement Area' and 'Hazard Lands' designations. The remainder of the subject lands would remain in the 'Rural' designation. There is no development proposed within the 'Hazard Lands' portion of the property. A corresponding zoning by-law amendment (ZBLA) has also been approved by the Municipality of West Grey. Future consent, site plan control, and an additional ZBLA application would also be required for this development.

The subject lands are located north of Mount Forest and immediately adjacent to the Industrial Business Park Settlement Area. These businesses would gain access from Viola May Crescent, Harry Bye Boulevard, and could also have future access to a Coral Lea Drive extension (shown as Watson Drive in some of the supporting materials). This development is proposed to be serviced via individual well and septic systems, similar to the other businesses in the Industrial Business Park Settlement Area.

This report recommends that Committee of the Whole support OPA 28, and that a by-law be prepared for consideration by County Council.

Background and Discussion

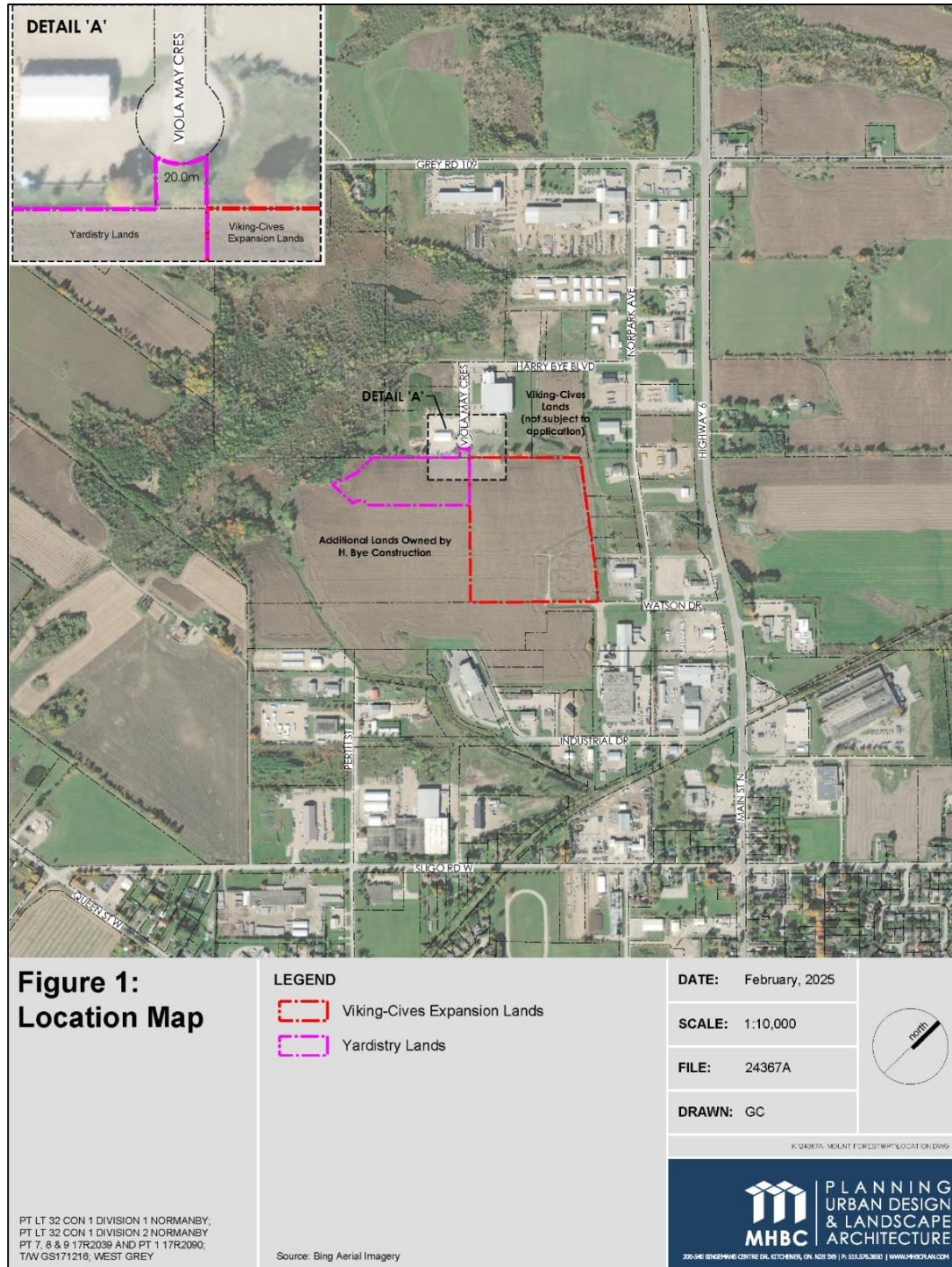
Grey County has processed County official plan amendment application (OPA 28) to permit the expansion of Viking Cives, which produces snow-plow equipment, and the relocation of Yardistry, which produces gazebos and outdoor shade structures. A summary of the proposed industrial development is as follows:

1. The Viking Cives expansion is proposed on approximately 7.6 hectares and would facilitate *“a new 3,900 m² manufacturing building (with additional space to accommodate a future 3,900 m² expansion), and 448 truck body staging spots where finished products are parked until they are shipped or delivery is taken.”* The total Viking Cives expansion would also include an additional 2 hectares of land which are already designated as ‘Industrial Business Park Settlement Area’, however these lands are not subject to OPA 28.
2. The Yardistry relocation, on approximately 2.5 hectares, would facilitate *“a 4,645 m² manufacturing building with ancillary parking and loading spaces.”*

Proposed OPA 28 would redesignate a portion of the subject lands from the ‘Rural’ and ‘Hazard Lands’ designations to the ‘Industrial Business Park Settlement Area’ and ‘Hazard Lands’ designations. It’s only a portion of the Rural designation that requires the OPA, and the remainder of the subject lands would remain in the Rural designation. There is no development proposed within the Hazard Lands portion of the property. Appendix B to the County plan maps some other wetlands and watercourses on or near the subject lands.

Map 1 below shows the lands proposed to be redesignated, as well as the surrounding area. The subject lands are legally described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; geographic Township of Normanby, now in the Municipality of West Grey.

Map 1: Location of Subject Lands (Map 1 courtesy of MHBC Planning)



The lands are north of Mount Forest immediately adjacent to the Industrial Business Park Settlement Area. Access to the subject lands would be from an extension of Viola May Crescent, Harry Bye Boulevard, and potentially a future extension of Coral Lea Drive (shown as Watson Drive on map 1).

A corresponding zoning by-law amendment (ZBLA) has also been approved by the Municipality of West Grey for the Viking Cives and Yardistry lands as shown on map 1 above. This ZBLA is contingent on OPA 28 also being approved. Future consent and site plan control applications would also be required for this development. A further ZBLA is also proposed for a portion of the southeastern section of this development (i.e., a small portion of the Viking Cives lands).

Pre-submission consultation between the Municipality of West Grey, the County of Wellington, the Township of Wellington North, and Grey County identified the submission requirements for the County OPA. The draft County OPA is included in the Appendices section of this report. Copies of all background reports and plans, as well as the joint public meeting minutes, can be found on the [County of Grey Website](#).

Public/Agency Comments Received

As part of the development application process, County staff received comments on the proposed development. Correspondence was received from the following agencies:

Municipality of West Grey

Several municipal staff contributed comments throughout the development review process. The Municipality of West Grey has no concerns with the proposed OPA, and has passed a related ZBLA.

Enbridge Gas

Enbridge Gas does not object to the OPA, but reserves the right to amend or remove development conditions on future applications where applicable.

Grey County Transportation Services

Transportation Services has no concerns with OPA 28.

County Planning Ecology

County Planning Ecology staff reviewed the submitted Environmental Impact Study (EIS) and Stormwater Management (SWM) Reports. Ecology staff highlighted some technical recommendations from the EIS that are recommended to be incorporated into the design of the SWM via the site plan control and detailed design stage.

Saugeen Valley Conservation Authority (SVCA)

The SVCA provided comments to indicate no concerns. SVCA did note some technical comments relating to the SWM which the final SWM report should address.

County of Wellington

Wellington County has no concerns or comments on the proposed applications.

Ministry of Transportation (MTO)

MTO staff provided the following comments on OPA 28:

“A portion of the subject property falls within the MTO’s permit control area however the MTO have no requirements for current proposal and the scope of work. Should the proposal change

in any way, MTO will be required to be circulated for review and our comments and requirements may change based on the scope of the change.”

Township of Southgate

Township of Southgate staff provided the following comments on OPA 28:

“Township staff recommend applicability of D-6 Guidelines to the proposed development. Township staff have no concerns regarding the application and defer to Grey County for comments on the proposed boundary expansion.”

Historic Saugeen Metis (HSM)

HSM staff provided the following comments on OPA 28:

“The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed development, provided that the mitigation measures outlined in the relevant Scoped Environmental Impact Studies are followed.”

Saugeen Ojibway Nation (SON)

The SON Environment Office (EO) provided a series of comments throughout the development review process. Initially SON EO staff raised concerns with the Stage 1 – 2 Archaeological Assessment completed in support of OPA 28. The proponent then had their archeologist complete additional archaeological work (an updated Stage 1 – 2 Archaeological Assessment) on the subject lands in response to the SON EO staff comments. SON's archaeologist and monitors were on-site as this additional work was being completed. SON EO staff have asked for additional clarification on the additional archaeological work from the Ministry of Citizenship and Multiculturalism (MCM). As of the date of writing this report, the MCM clarification has not been received, and nor has the County received the final SON EO technical comments on the additional archaeological work.

Further review of the SON comments and archaeological work will be explored in the Analysis of Planning Issues section below.

Public comments:

One member of the public submitted written comments with some concerns about the proposed stormwater management for the new development. That comment was later followed up on to note that they were working with the proponent on a resolution to their concerns.

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard for matters of provincial interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024 and conform to any provincial plans or County / Municipal official plans that govern the subject lands. In this case, the County of Grey official plan has jurisdiction over the subject property. West Grey's official plan only covers Durham and Neustadt, and as such, does not pertain to the subject lands. There are no provincial plans in effect for this area of the County.

The Planning Act

Section 2 of the *Planning Act* outlines matters of provincial interest which planning authorities must have regard for. Amongst other considerations, the *Planning Act* speaks to the need to have regard for;

- (a) the protection of ecological systems including natural areas, features and functions;
- (b) the protection of agricultural resources of the Province;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (k) the adequate provision of employment opportunities;
- (o) the protection of public health and safety; and
- (p) the appropriate location of growth and development.

Staff comments on each of these matters of provincial interest are provided below.

(a) the protection of ecological systems

EIS and SWM reports were submitted in support of OPA 28. The EIS and SWM reports were reviewed by the circulated agencies including HSM, SVCA, West Grey, and County Planning Ecology. Within the comments on the application, there were some matters flagged to be considered as part of the final site plan control and detailed design stage, but there are no outstanding concerns on OPA 28.

(b) the protection of agricultural resources

The subject lands are currently designated as 'Rural' and not 'Agricultural'. While the subject lands have been farmed in the past, they do not qualify as prime agricultural land within the context of the PPS or the County official plan.

Minimum Distance Separation (MDS) calculations were submitted in support of the development, demonstrating that OPA 28 will not further negatively impact nearby farming operations.

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Throughout the development review process there were discussions with SON EO on the review of the Stage 1 – 2 Archaeological Assessment. The initial Assessment and an updated Assessment in relation to the SON EO comments were submitted to the County and circulated to the SON EO. MCM has entered the original Stage 1 – 2 Archaeological Assessment into the provincial register. The revised Stage 1 – 2 Archaeological Assessment will also be submitted to MCM for their review. A holding symbol is being recommended for the future ZBLA on the southeast portion of the Viking Cives lands, to ensure MCM's review is completed prior to further site disturbance. SON EO staff have not provided additional detailed comments on the revised Stage 1 – 2 Archaeological Assessment, but have recommended the proponent first seek clarification with MCM on a technical aspect of the report, before SON EO provides

additional comments. This matter will be reviewed in greater detail in the PPS analysis which follows later in this report.

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

A Hydrogeological Feasibility Study, Nitrate Attenuation Study, Traffic Impact Study, and Grading Plans were submitted with the development applications. There are no outstanding comments with respect to these studies. As noted above, should OPA 28 be approved, site plan control will be required for the proposed development. There are further drainage and SWM considerations to be finalized at the site plan control and detailed design stage.

(h) the orderly development of safe and healthy communities

The proposed development is located adjacent to the current Industrial Business Park Settlement Area, as well as the town of Mount Forest. A central principle to modern land use planning is to keep settlement area boundaries firm, except where there is a justified need for a logical expansion to the settlement area. Prior to submitting the applications, there were pre-submission consultation meetings between the Township of Wellington North, County of Wellington, Municipality of West Grey, County of Grey, and the proponent. Wellington County, who provides planning services for Wellington North has also since provided comments on OPA 28. Additional commentary on the settlement area boundary expansion will be provided in the analysis of the PPS and County official plan, but staff are satisfied that this represents an orderly expansion to the Industrial Business Park Settlement Area, without compromising Mount Forest's long-term growth prospects.

(k) the adequate provision of employment opportunities;

The redesignation of these lands would create additional employment opportunities in southern Grey County, while also serving northern Wellington County. OPA 28 would support a significant expansion of Viking Cives which is a long-standing employer with operations in both Canada and the United States. Given the global economic uncertainty, support for local industry is important, including fostering the growth of businesses already located in our region.

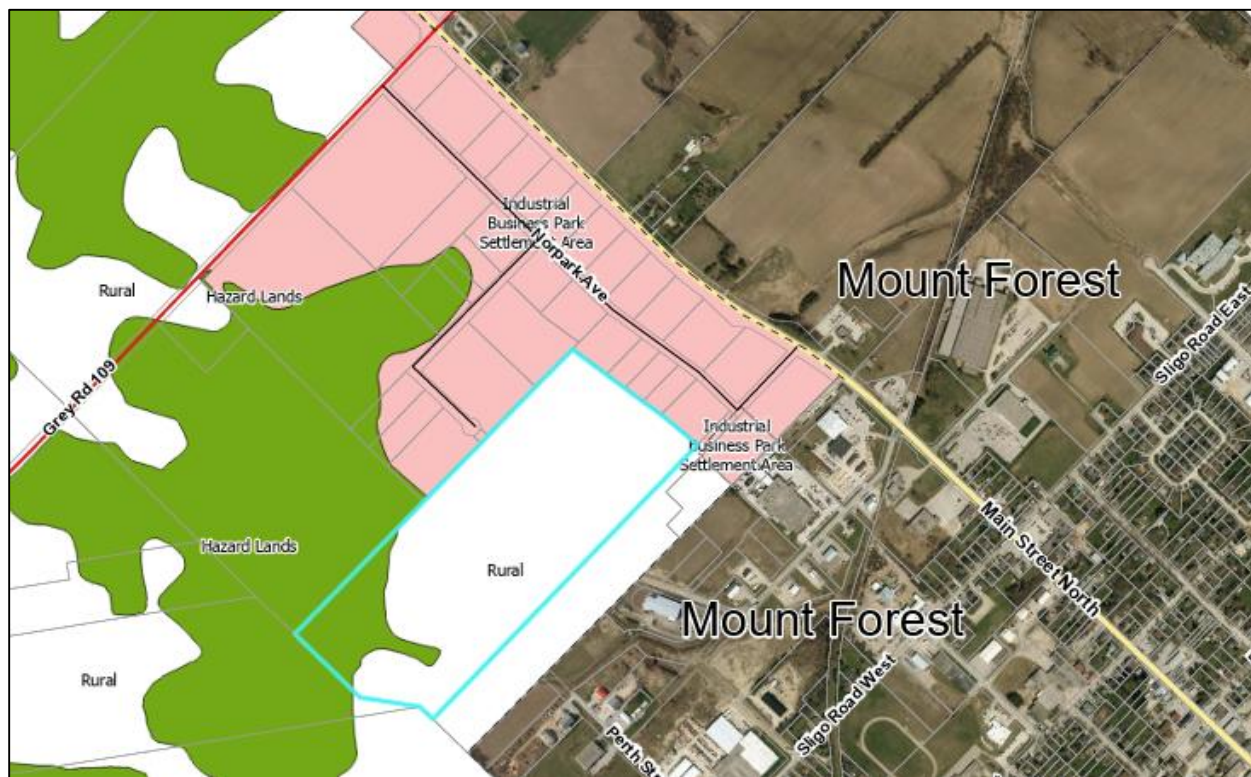
(o) the protection of public health and safety

The proposed development will be serviced by private on-site servicing and would not negatively impact the surrounding businesses or any nearby farms. SVCA has also reviewed the development with respect to the Hazard Lands on the property and has no outstanding concerns. The Hazard Lands on-site will not be developed and will be situated on the retained lands (i.e., not the lands proposed to be severed and sold to Viking Cives and Yardistry).

(p) the appropriate location of growth and development

The subject lands are 'sandwiched' between Mount Forest to the south and the Industrial Business Park Settlement Area to the north and east. To the west of the subject lands is wetlands and Hazard Lands which are undevelopable. The expansion of industry here does not negatively impact any sensitive receptors in Mount Forest, or present any land use incompatibilities, and will safeguard any significant natural features in the area. Map 2 below shows the location of the lands, including the County official plan designation boundaries, relative to Mount Forest.

Map 2: Subject Lands and Current County Official Plan Designation Boundaries



Although OPA 28 includes two parcels of land to be severed from the subject property; the remaining retained Rural lands, and the abutting lands to the south are also likely future candidates for industrial growth. Future growth of this nature would require additional applications, as well as communication and coordination between West Grey and Wellington North.

Based on the materials submitted, and the ability to implement a holding symbol as part of the future ZBLA, OPA 28 has regard for matters of provincial interest under the *Planning Act*.

Provincial Planning Statement (PPS) 2024

The PPS is based on four fundamental planning themes, specifically, “Building Homes, Sustaining Strong and Competitive Communities”, “Infrastructure and Facilities”, “Wise Use and Management of Resources” and “Protecting Public Health and Safety.”

Chapter 2.3.1 of the PPS notes that ‘*Settlement areas shall be the focus of growth and development*’. Chapter 2.3.2 provides policies on settlement area boundary expansions. Up until 2024, the expansion of a settlement area used to require the completion of a ‘comprehensive review’, which was a provincially mandated study needed to justify a settlement area expansion. In 2024, the PPS removed the requirement for a comprehensive review, and provided some additional flexibility to municipalities to consider such settlement area expansions. The proponent’s Planning Justification Report (PJR) has assessed the PPS 2024 and concluded that this site-specific expansion is warranted.

As noted above, another key component of OPA 28 has been coordination with Wellington County and Wellington North, who have both been engaged from the pre-submission consultation stage onwards, and have been excellent partners to work with. Although the subject development is not proposing to extend services from Wellington North, they are in very close proximity to Mount Forest and provide employment for people living in Mount Forest, as well as Wellington and Grey Counties. Grey County and West Grey staff have both ‘wrestled with’ how to treat the expansion of one settlement area (i.e., the Industrial Business Park Settlement Area) on the periphery of another fully serviced settlement area (i.e., Mount Forest). Had it not been for the existing business park already established to the north and east of the subject lands, and the fact that these lands represent a finite land supply ‘sandwiched’ between the two settlement areas (see Map 2 above), County staff could not have supported additional settlement area growth in this location. However, given the site-specific context, and the support from Wellington County and Wellington North, staff are supportive of a settlement area expansion in this location.

Chapters 2.5 and 2.6 of the PPS provide guidance on land uses and economic growth within Rural Areas and Rural Lands within municipalities.

Chapter 2.5(2) of the PPS states that in Rural Areas:

“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”

The subject lands are not within a designated rural settlement area, however, are proposed to be redesignated to a privately serviced settlement area.

Chapter 2.8 of the PPS supports the protection of and the expansion of employment lands throughout the province. The proposed industrial growth aligns well with provincial objectives in this regard.

Chapter 3.6 of the PPS provides direction on servicing and stormwater. Full municipal services are atop the servicing hierarchy; however individual private on-site services can be considered in limited circumstances. A Hydrogeological Feasibility Assessment and Nitrate Attenuation Study were submitted with the applications and determined that the subject site, with the lot sizes proposed, can be adequately serviced by private on-site water and septic servicing. As noted earlier a SWM report was submitted with some further details to be finalized at the site plan stage.

Chapter 4.1 of the PPS contains policy direction on natural heritage features and areas. The policies of this section of the PPS have been satisfied by the EIS and related mitigation measures being proposed.

Chapter 6.2.2 of the PPS states the following:

“Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.”

Chapter 4.6(5) of the PPS further states that *“Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes”*.

A Stage 1 – 2 Archaeological Assessment was completed to determine if there were any archaeological resources within the area proposed to be developed and severed. This report was accepted into the provincial register in 2025. Upon review of the Stage 1 – 2 Archaeological Assessment SON EO staff raised concerns and asked for additional works to be completed on-site. The proponent reengaged their archaeologist and completed additional work on-site with SON EO monitors and their archaeologist present. A revised Stage 1 – 2 Archaeological Assessment has since been issued, but not yet entered into the provincial register.

The subject lands used to be a farm, with a farmhouse, barns, and outbuildings. Map 3 below shows an airphoto from 2010 where the previous development is visible in the southeast corner of the property. When the revised Stage 1 – 2 Archaeological Assessment was completed, several artifacts were found relating to this former homestead. Of these artifacts found, there was a large density of artifacts in the location of the former homestead and outbuildings, as well as others scattered across the site.

The revised Stage 1 – 2 Archaeological Assessment also found some Indigenous artifacts in three locations. Of the three locations, two were approximately in the location of the former homestead and outbuildings, and the third site was not on the subject lands, and not covered by OPA 28. Since the revised assessment was completed, a draft has been shared with SON EO staff. SON EO staff recommended that the proponent’s archaeologist seek clarification from MCM on components of the study and the materials found. SON EO staff have withheld their further detailed technical comments, pending the clarification from MCM.

In discussions with the proponent, they have requested that the County move forward and issue a decision on OPA 28, based on some deadlines needed by one of the industrial clients looking to buy the lands. Their archaeologist is confident that the revised Stage 1 – 2 Archaeological Assessment will be accepted by MCM and no further on-site works will be needed. SON EO staff believe further on-site works are needed, particularly in the location of the former homestead and two Indigenous find sites.

Map 3: 2010 Airphoto of the Subject Lands and Surrounding Area



A ZBLA for the broader Viking Cives and Yardistry development has already been approved by West Grey, and no appeals were submitted on that application. Should OPA 28 be approved, the development will still require consent applications, as well as site plan control. The proponent is also proposing a further ZBLA application, which would implement a holding symbol in the southeast corner of the lands, approximately one hectare in size. This holding symbol could not be removed, and development could not occur on that one hectare portion of the site until MCM had accepted the revised Stage 1 – 2 Archaeological Assessment into the provincial register. The holding symbol would cover the former homestead site and the two Indigenous find sites on the subject lands.

In discussions with SON EO staff, both on this file and on other files, SON EO staff are not satisfied that archaeological and cultural heritage matters have been satisfactorily addressed based on acceptance into the provincial register of an Archaeological Assessment. The province maintains their own [Standards and Guidelines for Consultant Archaeologists](#), including what's required for Stages 1 – 4 Archaeological Assessments. However, so too does the Saugeen Ojibway Nation have their own [development consultation protocols](#) and [Standards and Guidelines for Conducting Archaeology within Saugeen Ojibway Nation Territory](#). SON EO staff have noted that their archaeological standards differ from the provincial standards. There have been numerous instances where an archaeological assessment was entered into the provincial register, which does not meet SON's standards. SON further notes that acceptance by MCM into the provincial register comes with the following caveat by MCM.

“Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.”

Given that the SON standards are different than Ministry standards, SON EO staff have consistently impressed upon County and Municipal staff the need for early engagement on new development or policy projects in their traditional territory. When a developer engages with SON EO staff early in the process they will offer feedback on a development proposal, including the terms of reference for technical studies, such as Archaeological Assessments.

Neither the PPS nor provincial standards require ‘approval’ from a First Nation, but rather speak to ‘engagement’. In recent years, staff have encouraged proponents to engage early with First Nations and Metis communities, similar to wording in the 2024 PPS. In some cases, engagement results in Indigenous communities noting that they have no further concerns with a proposed development. In other instances, a proponent may engage a First Nation, but not fully ‘satisfy’ said First Nation.

In this case, the proponent has engaged SON, but SON EO staff have not yet ‘signed off on’ the work completed. The proponent has however completed additional archaeological work, with SON staff present on-site, to ensure that any significant archaeological resources are duly protected on-site. The above-noted holding symbol to be placed on the homestead portion of the property is meant to protect this site until MCM has accepted the revised Stage 1 – 2 Archaeological Assessment into the provincial register. County staff believe that this approach will not be supported by SON EO staff, but that it may satisfy the policies of the PPS. Staff have provided additional legal considerations for Council’s information via a separate in camera report.

Based on the materials submitted, and the ability to implement a holding symbol as part of the future ZBLA, proposed OPA 28 is consistent with the PPS.

County of Grey Official Plan

Similar to the PPS, the County official plan directs most new growth to fully serviced settlement areas. Much of the County official plan policies overlap with the subject matter in the *Planning Act* and the PPS. For the sake of brevity, County staff will minimize the duplicative subject matter reviewed below.

The subject lands are designated as ‘Rural’ and ‘Hazard Lands’ on Schedule A to the County official plan. Appendix A identifies a watercourse on the subject lands, in the location of the Hazard Lands, but outside of the areas proposed for development under OPA 28.

Section 3.4.2 of the County official plan requires a comprehensive review prior to the expansion of a settlement area. As noted in the PPS section above, the comprehensive review requirements were removed from the PPS in 2024. The County has not completed a fulsome official plan update yet to be consistent with PPS 2024, and that update is scheduled to commence in 2027. Based on the direction in the PPS, and the fact that all decisions need to be

consistent with the PPS, the County did not require a comprehensive review to be submitted with OPA 28.

The current Industrial Business Park Settlement Area designation applies to lands just north of Mount Forest west of Highway 6 in the Municipality of West Grey. The boundaries of this designation were meant to encompass the existing business park, and did not designate a surplus of future growth lands as part of the designation. The PJR submitted with the application addressed this expansion, as well as reviewing sections 3.10 and 3.9.4 of the County official plan relating to the Industrial Business Park Settlement Area and related development criteria.

The servicing, stormwater, transportation, and natural heritage policies have generally been covered above in the *Planning Act* and PPS analysis.

Section 4.5.1 of the County official plan provides policies on cultural heritage. Section 4.5.1(2) contains a more detailed policy framework on archaeological resources. Similar to the policies of the PPS analyzed above, the policies speak to the important and irreplaceable nature of cultural heritage features. Section 4.4(6) of the official plan speaks to consultation and collaboration with Indigenous populations including the Saugeen Ojibway Nation. As per the PPS analysis above, the proponent has engaged with SON EO staff, and prepared additional archaeological work, including proposing a holding symbol, to ensure the protection of archaeological resources. This revised work is proposed to be completed to MCM's standards, but may not meet SON's standards.

Section 9.3 of the County official plan contains policies on amending the plan. Staff are satisfied that the criteria in section 9.3 have been satisfactorily addressed.

Based on the materials submitted, and the ability to implement a holding symbol as part of the future ZBLA, OPA 28 generally conforms to the goals and objectives of the County official plan.

Going Green in Grey

Similar to Recolour Grey, Going Green in Grey (the County's climate change action plan), generally supports new non-farm development in mixed use settlement areas, where services and amenities are in place. The proposed development would require an expansion to a settlement area, but is in close proximity to Mount Forest, where many employees of these future industries would live. The proposed lots would not negatively impact natural heritage features and have minimal impact on farmland.

Municipality of West Grey Official Plan

As noted above, the West Grey official plan only covers Durham and Neustadt and does not cover this section of the Municipality. West Grey staff have already amended the zoning by-law in support of OPA 28 and have been active participants in the review process. Should OPA 28 be approved, the Municipality would then process the additional consent, zoning by-law amendment, and site plan applications.

Legislated Requirements

OPA 28 was processed in accordance with the *Planning Act*.

Legal Considerations

Staff sought legal advice on elements related to this OPA application. A separate in camera report will be presented at the September 10, 2026 Committee of the Whole meeting with a summary of that legal advice.

Financial and Resource Implications

There are no anticipated financial, staffing, or other resource considerations associated with the proposed County official plan amendment, beyond those normally encountered in processing such applications. The County has collected the requisite application fee and peer review deposit for this application.

Relevant Consultation

- ☒ Internal: CAO/Deputy CAO, Legal Services, and Planning
 - ☒ Contribution to Climate Change Action Plan Targets (contained in the body of the Report)
- ☒ External: The Public, Municipality of West Grey, Township of Southgate, Township of Wellington North, County of Wellington, Saugeen Ojibway Nation, Saugeen Valley Conservation Authority, Ministry of Transportation, external legal counsel, and required bodies/agencies under the *Planning Act*.

Appendices and Attachments

Appendix 1: Draft Official Plan Amendment 28 By-law

Appendix 1: Draft Official Plan Amendment 28 By-law

Corporation of the County of Grey By-Law __-26

A By-Law to Adopt Amendment No. 28 to the County of Grey Official Plan affecting lands described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; 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. 28 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 _____, 2026.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder

Certified that the above is a true copy of By-Law __-26 as enacted and passed by the Council of the County of Grey on the ____ day of _____, 2026.

CLERK: Tara Warder

Amendment No. 28 to the County of Grey Official Plan

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Amendment No. 28 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. 28 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 of the County official plan amendment (File #42-05-010-OPA-28) is to redesignate approximately 10 hectares of land from the 'Rural' designation to the 'Industrial Business Park Settlement Area' designation to permit future industrial development on the lands. The 'Hazard Lands' will not be amended through OPA 28 and development is not proposed in that section of the property.

Location

The lands affected by the proposed official plan amendment are described as Part Lot 32, Concession 1, Divisions 1 and 2, and Parts 7, 8, and 9, 17R2039, and Part 1 17R2090 T/W/ GS171216; geographic Township of Normanby, now in the Municipality of West Grey.

Basis

The Provincial Planning Statement (2024) and Grey County official plan both include policies to direct new development to settlement areas, while promoting and protecting employment lands. The proposed development would allow for the expansion of an existing business park to facilitate additional employment growth, including the expansion of an existing industry. A Planning Justification Report, an Archaeological Assessment, Environmental Impact Study, Traffic Impact Study, Nitrate Attenuation Study, and Hydrogeological Feasibility Study have been provided to support the amendment.

The County and the Municipality held a joint public meeting on November 18, 2025. Comments received are summarized in Planning Report PDR-CW-40-26, 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-62-25 and PDR-CW-40-26) 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. 28 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 – The “Rural” designation 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 “Industrial Business Park Settlement Area” land use designation.
2. The “Hazard Lands” and remaining “Rural” lands on the subject property are not being amended.

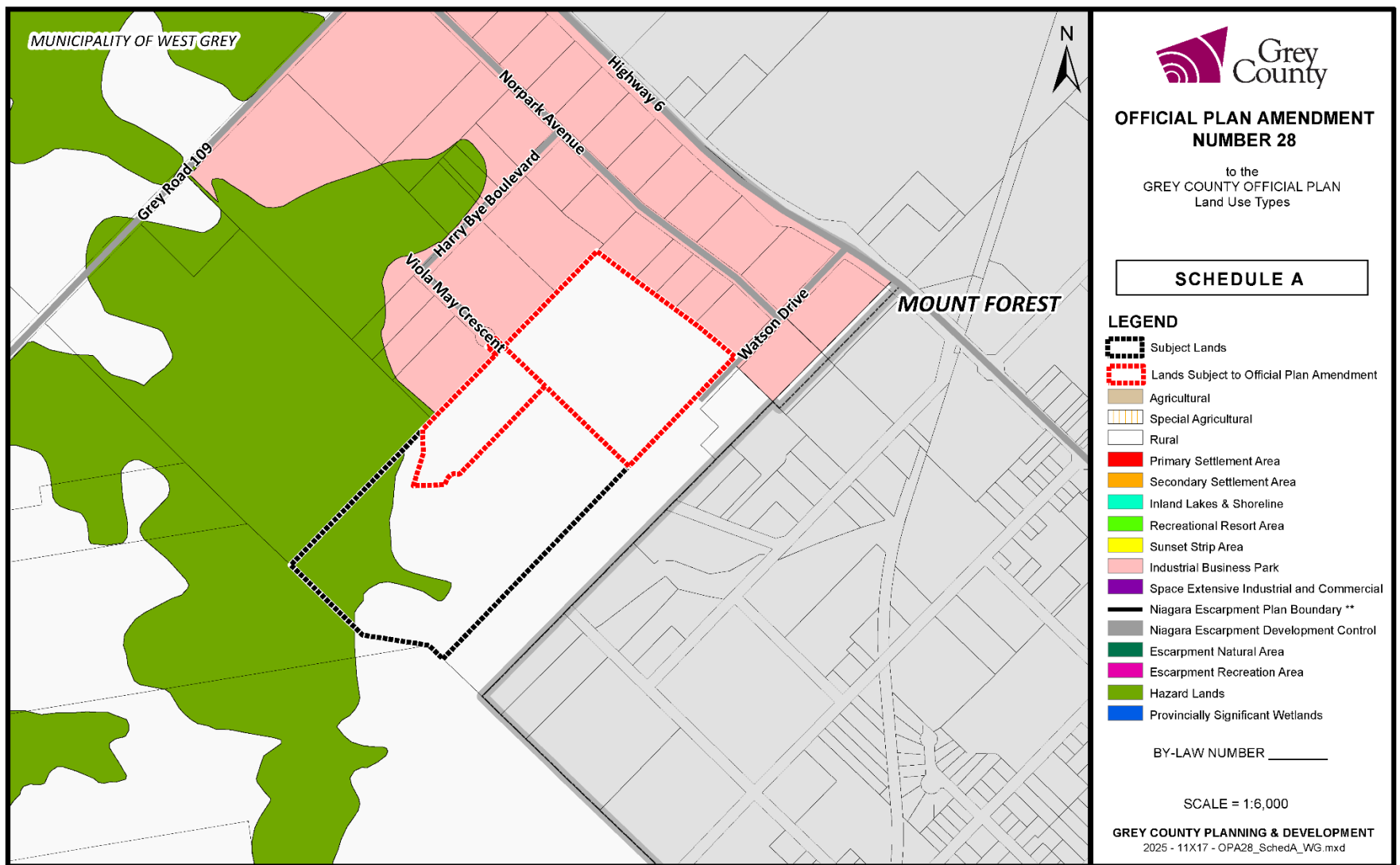
Implementation and Interpretation

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. 28 but are included as information supporting the Amendment.

- Appendix A Planning Justification Report and associated Technical Reports
- Appendix B Initial Merit Report PDR-CW-62-25
- Appendix C Public Meeting Minutes – November 18, 2025
- Appendix D Planning Report PDR-CW-40-26 and Committee of the Whole Resolution



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