

Committee of the Whole

Agenda

February 26, 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	Bruce Power - Site Activities and Ongoing Initiatives	5
	James Scongack - Chief Operating officer and Executive Vice-President	
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	TR-CW-07-26 Award of Tender RFT-TS-14-26 - Grey Road 14 Rehabilitation	21
	That report TR-CW-07-26 containing the tender results for RFT-TS-14-26 regarding the Grey Road 14 Rehabilitation project be received; and	
	That Cox Construction Limited be awarded the tender for a total amount of \$1,588,919.18, excluding HST.	
6.b	FR-CW-04-26 Ontario Regulation 284 09 - 2026 Budget	25
	That report regarding Ontario Regulation 284/09 – 2026 Budget be received for information.	
6.c	EDTC-CW-05-26 Unbudgeted Capital Projects	28
	That report EDTC-CW-05-26 regarding Unbudgeted Capital Projects – 2026 EDTC Department be received;	

**That the Grey Roots Caulking of Exterior Control Joints and Windows project at a cost of \$36,600 be approved and funded from the Grey Roots Main Building Improvements Reserve; and
That the Grey Roots Road Sign project increase of \$10,500 be approved and funded from the Grey Roots Main Building Improvements Reserve; and
That the replacement of Boilers and Hot Water Tank at Sydenham Campus at a cost of \$85,000 be approved and funded from the Sydenham Campus Reserve.**

- 6.d PDR-CW-08-26 County Official Plan Amendment 29, Pulford Merit Report 31

That report PDR-CW-08-26 regarding an overview of County Official Plan Amendment 29 ('Pulford') on lands described as Plan 813, Block 68, geographic Township of Glenelg, now in the Municipality of West Grey, which would have the effect of redesignating a portion of the subject lands from 'Rural' to 'Rural with Exceptions' to permit additional Rural lot creation, be received for information.

- 6.e CCR-CW-04-26 Grey County Closed Meeting Investigator 43

**That Report CCR-CW-04-26 regarding Grey County's Closed Meeting Investigator be received; and
That Grey County terminate its agreement with LAS for closed meeting investigator services effective immediately due to the program ending in 2026; and
That a by-law be brought forward for County Council's consideration to appoint Principles Integrity as the closed meeting investigator for Grey County.**

- 6.f CCR-CW-05-26 Vacancy - Agricultural Advisory Committee Appointment 46

**That Report CCR-CW-05-26 regarding an appointment to the Grey County Agricultural Advisory Committee be received; and
That Emily McKague of Grey Agricultural Services be appointed as a member to the Agricultural Advisory Committee for the remainder of the 2022-2026 appointment term.**

7. Items For Direction and Discussion

- 7.a PDR-CW-07-26 County Development Charges Update 48

**That report PDR-CW-07-26 regarding a Development Charges Update be received;
That staff be directed to continue work on updating the County's Development Charges Background Study and By-laws, in order to have a new Background Study and By-laws for Council's consideration in 2027; and
That staff be directed to prepare by-laws for Council's consideration to extend the length of the current County Development Charges By-laws 5127-22 and 5128-22.**

- 7.b PDR-CW-06-26 Growth Management Strategy Update - Final Report 52

(with Hemson Consulting)

**That report PDR-CW-06-26 regarding final report on the County's Growth Management Strategy Update, be received; and
That Council directs staff to incorporate the 2026 Growth Management Strategy forecasts into the Grey County official plan via the County's official plan review, scheduled to commence in 2027.**

7.c Community Services meeting minutes dated February 5, 2026

55

That the Community Services meeting minutes dated February 5, 2026, be adopted as presented and the following resolutions contained therein be endorsed:

- i. **That Councillor Nielsen be elected as Chair of the Community Services Committee for 2026; and**
- ii. **That Councillor Dickert be elected as Vice Chair of the Community Services Committee for 2026; and**
- iii. **That report CSR-CS-05-26 regarding the updated Housing and Homelessness Plan be received for information; and**
- iv. **That report CSR-CS-08-26 regarding Short Term Housing and Homelessness Update February 2026 be received for information; and**
- v. **That report CSR-CS-06-26 regarding an update on the Rowe's Lane redevelopment be received for information; and**
- vi. **That the correspondence received from the Ontario Municipal Social Services Association regarding their submission for the Ontario's Consultation on the Poverty Reduction Strategy be received for information.**

7.d Planning and Economic Development Advisory Committee meeting minutes dated February 19, 2026

59

That the Planning and Economic Development Advisory Committee meeting minutes dated February 19, 2026, be adopted as presented and the following resolutions contained therein be endorsed:

- i. **That Councillor Keaveney be elected as Chair of the Planning and Economic Development Advisory Committee for 2026; and**
- ii. **That Councillor Hutchinson be elected as Vice-Chair of the Planning and Economic Development Advisory Committee for 2026; and**
- iii. **That report CAOR-PEDAC-05-26 regarding an update on the Green Development Program be received for information; and**
- iv. **That report EDTC-PEDAC-03-26 regarding the 2025 Economic Development, Tourism and Culture (EDTC) Annual Report be received; and**
- v. **That the 2025 EDTC Annual Report be distributed to County**

Council and Member Municipalities for information; and

- vi. That report EDTC-PEDAC-04-26 regarding 2026 Economic Development, Tourism and Culture Priorities be received for information.

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. a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (investment readiness).

9. Other Business

10. Notice of Motion

11. Adjournment

Update to Grey County Council

James Scongack
Executive Vice-President & Chief Operating Officer

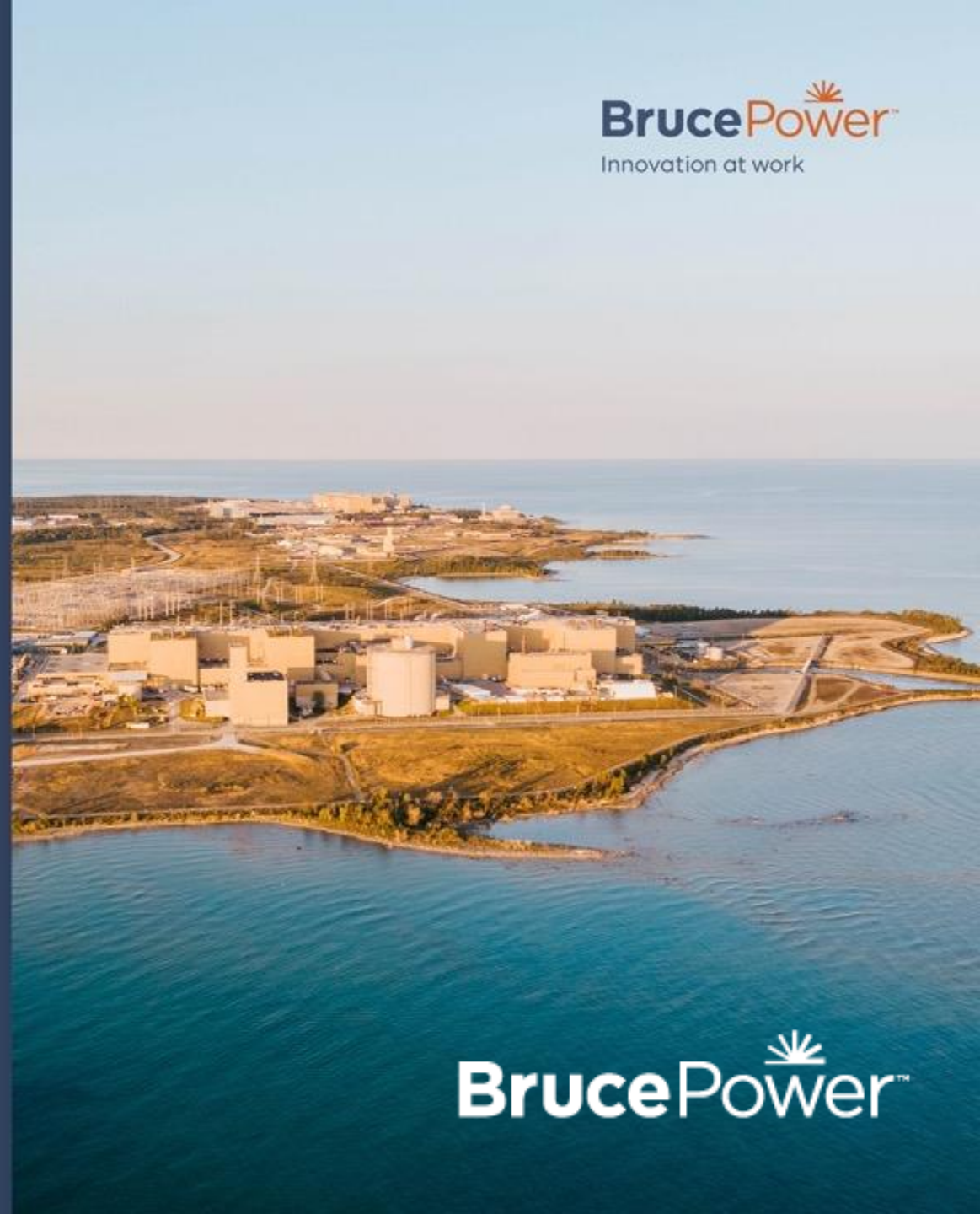
February 26th, 2026

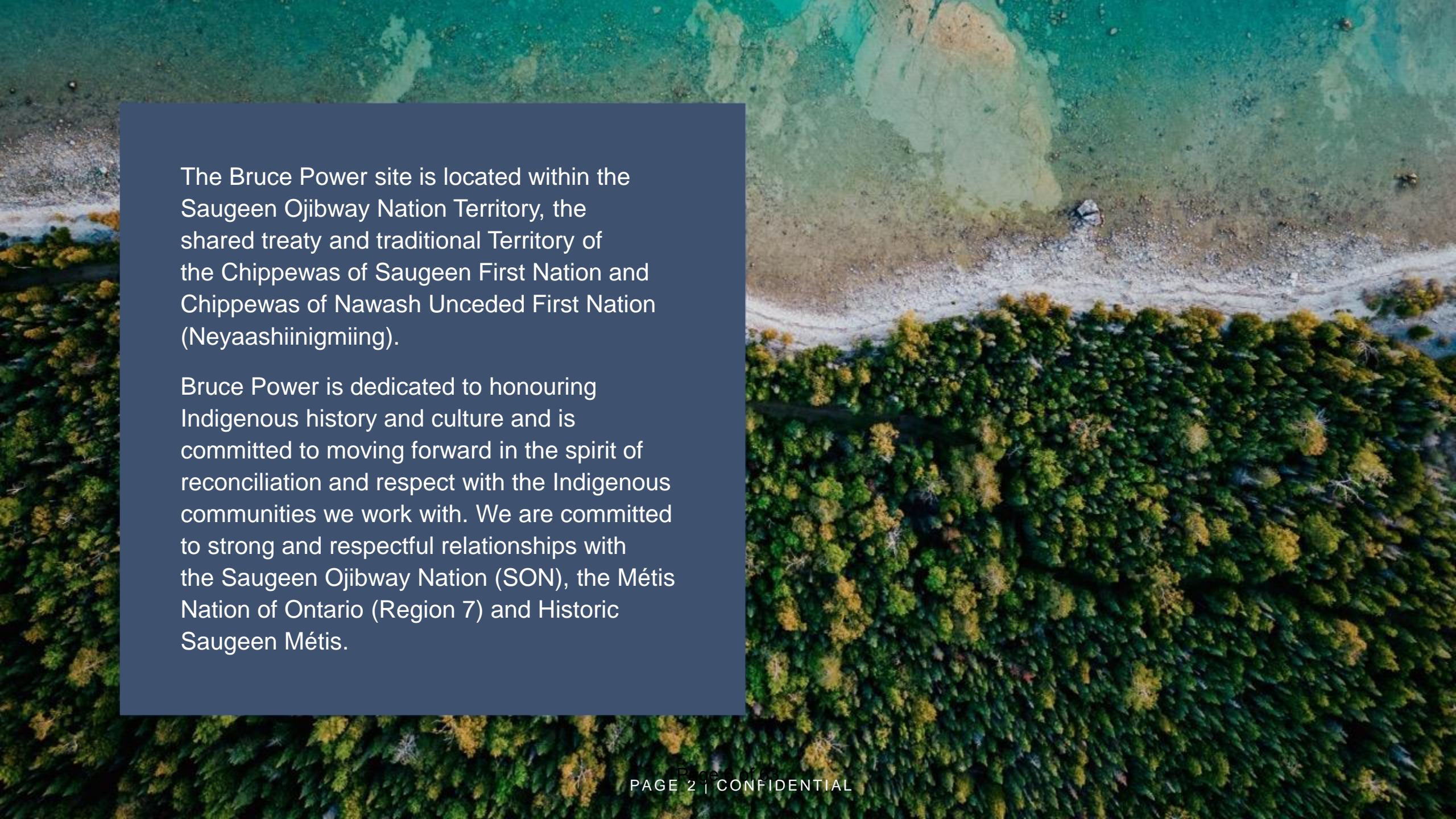
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BrucePower[™]
Innovation at work

BrucePower[™]



An aerial photograph showing a dense forest of green and yellow trees in the foreground, leading to a sandy and rocky shoreline. In the background, there is a body of water with a greenish tint, possibly due to algae or sediment. The sky is not visible.

The Bruce Power site is located within the Saugeen Ojibway Nation Territory, the shared treaty and traditional Territory of the Chippewas of Saugeen First Nation and Chippewas of Nawash Unceded First Nation (Neyaashiinigmiing).

Bruce Power is dedicated to honouring Indigenous history and culture and is committed to moving forward in the spirit of reconciliation and respect with the Indigenous communities we work with. We are committed to strong and respectful relationships with the Saugeen Ojibway Nation (SON), the Métis Nation of Ontario (Region 7) and Historic Saugeen Métis.

Our Five Guiding Principles

The company's approach to supporting the role of the Bruce Power site in meeting objectives in *Ontario's Integrated Energy Plan* will be based on the following five guiding principles:

1. Extend the operation of the eight Bruce Power operating units to continue producing clean energy and cancer-fighting isotopes through 2064 and beyond.
2. Through Life-Extension Program and Project 2030 investments, increase net peak output of the existing units to 7,000 MW for the 2030s – equivalent to adding a large-scale reactor with current infrastructure.
3. Pursue an Impact Assessment (IA) as a planning tool to evaluate the potential for an additional 4,800 MW at the Bruce Power site and commit to open and transparent engagement with Indigenous communities, the tri-county region and the public prior to any decision-making.
4. Undertake a robust technology review process to provide sound guidance for potential future decisions and milestones.
5. Position economic development/partnerships, localization, supply chain and workforce development as key priorities in development, especially in rural communities.

5 Updates and Areas of Collaboration

Through 2025 and early 2026, Bruce Power has been proud to work alongside Grey County to advance our shared vision. This update to Council will focus on 5 key updates and areas of collaboration:

1. Regional Leadership and Community Support
2. Operations & Refurbishment
3. Isotopes
4. Bruce C
5. Collective Advocacy



Regional Leadership and Community Support

Bruce Power is proud to support initiatives and programs of local and regional significance through Corporate Social Responsibility initiatives such as our **Community Investment Fund (\$1.6M)**; **Indigenous Community Fund**; and **Environment & Sustainability Fund**.

Grey County-specific initiatives supported include:

- Brightshores Health System Owen Sound Hospital Foundation
- Durham & District Hospital Foundation
- Grey Bruce Primary Care Recruitment
- Canadian Cancer Society/Hockey Fights Cancer
- Habitat for Humanity
- Big Brothers Big Sisters Grey Bruce West Simcoe
- Women's Centre Grey Bruce
- Bruce Grey Child & Family Services
- Canadian Mental Health Association
- Owen Sound Pride Parade
- Emancipation Festival

Regional Leadership and Community Support

Bruce Power Visitors' Centre 2025 Highlights

- **20,000 annual visitors** to the Bruce Power Visitors Centre
- **6,355 guests** joined a bus tour in 2025
- Welcome **41 school groups** and **800 students** in 2025

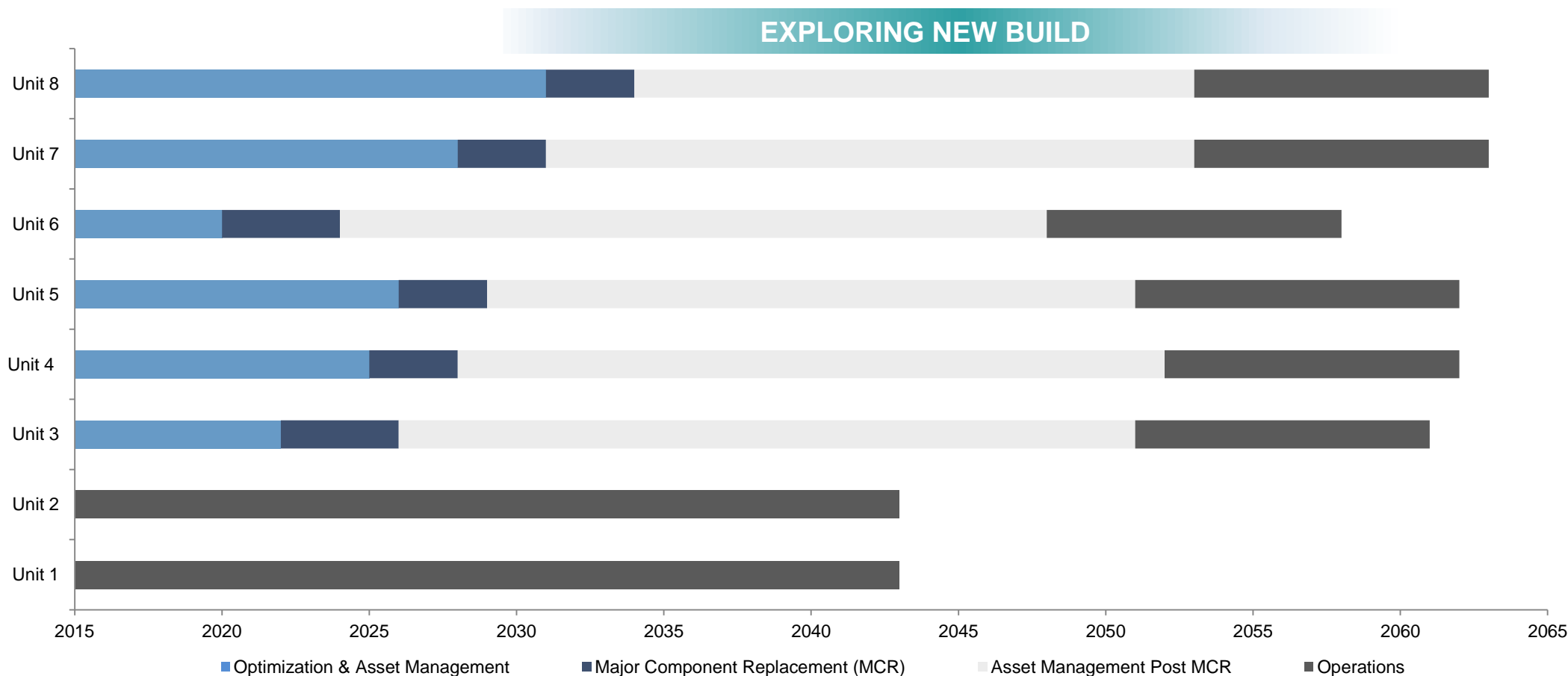


In 2025, Bruce Power provided 24% of Ontario's electricity – typically Bruce Power provides about 30% of Ontario's electricity. Output in 2025 was slightly reduced for Major Component Replacement program outages on Units 3 & 4.

MCR Highlights in 2025

- Unit 3 MCR continued to progress well through 2025. Unit 3 MCR began in 2023 and will return to service in 2026.
- Unit 4 MCR began a 3-year outage for MCR in February 2025.
- MCR and Life Extension work will secure site operations to 2026 and add significant economic benefit in the process. The Ontario Chamber of Commerce estimates the economic benefits of MCR to be: \$3.8-\$4.6 billion in labour income for workers in Ontario and a \$4.8 - \$7.1 billion increase to Ontario's GDP.

Overview of Life-Extension and Potential Nuclear Expansion



Canadian At Our Core



- **95% invested here** – As one of the largest investors and only private operator of nuclear facilities in the country, Bruce Power ensures that 95% of its spending stays in Canada, including its operations, capital investments and procurement.
- **Supply chain partnerships** – Through an integrated supply chain, Bruce Power has helped establish a Made-in-Canada Council to find ways to leverage the existing nuclear supply chain to support Canada and Ontario’s economic growth and trade agenda.
- **Local impact** – Bruce Power works to ensure key suppliers continue to expand their local presence securing jobs and opportunities locally, while directing more spend to local businesses.
- **Reconciliation through action** – Bruce Power is committed to reconciliation with Indigenous communities and is working to strengthen partnerships including with Saugeen Ojibway Nation through the Gamzook’amin aakoziwin isotope venture.
- **Isotopes for Hope** – Bruce Power is committed to bring a world leader in the development and production of Made-in-Canada, cancer-fighting medical isotopes to meet global needs and support the Candian Nuclear Isotope Council’s goal to double Canadian production by 2030.

Continued Leadership on Isotopes

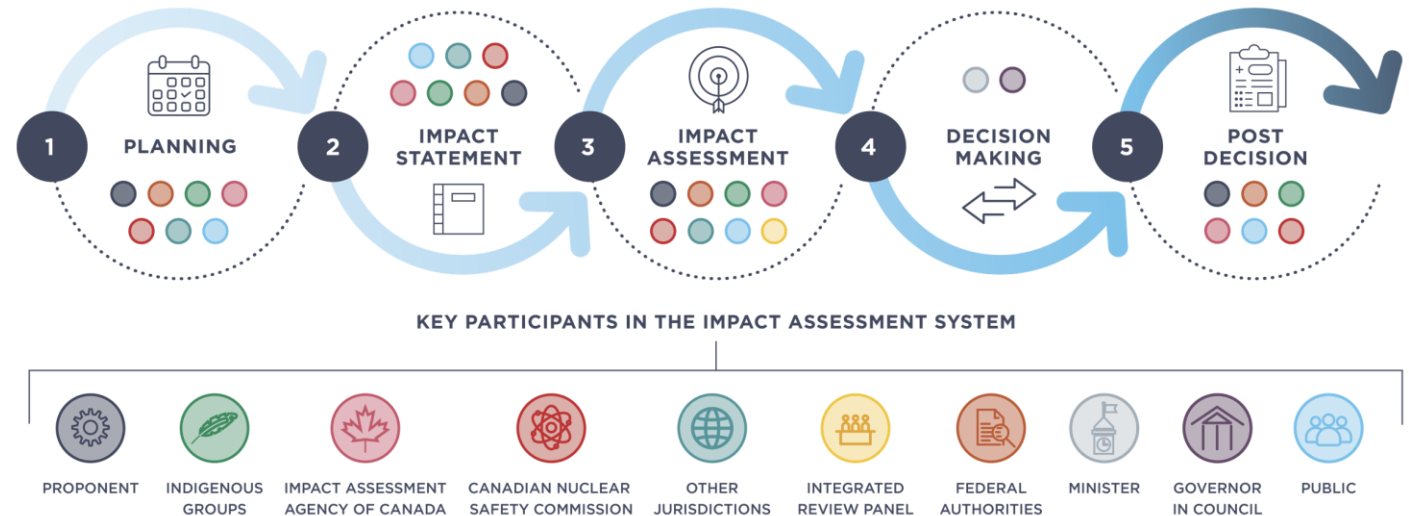
Bruce Power is a global leader in medical isotope production, helping meet increasing demand for isotopes from the health-care sector.

2025 Highlights include:

- **Nuclear Isotope Innovation Council of Ontario (NICO)** – in July, The Hon. Stephen Lecce, Ontario’s Minister of Energy and Mines, announced the formation of the NICO which aims to make Ontario and Canada a global isotope superpower. James Scongack, Bruce Power’s Chief Operating Officer and Executive Vice-President, was named as Chair.
- **Isotope Production System Expansion** – The Hon. Tim Hodgson, Canada’s Minister of Energy & Natural Resources, visited Bruce Power in August to announce the installation of a new Isotope Production System (IPS) in Unit 6 which will further increase production capacity of lutetium-177 at the Bruce Power site.
- **Continued Progress on Hot Cell at the Bruce Power site** – Bruce Power continues to make progress on the construction of a hot cell on site. This hot cell would enable Bruce Power to remove target carrier materials and safely extract ampules containing lutetium-177 before it is shipped globally. Pending approval from the Canadian Nuclear Safety Commission, operation of the hot cell is expected in Spring 2026.

Bruce C – Impact Assessment Overview

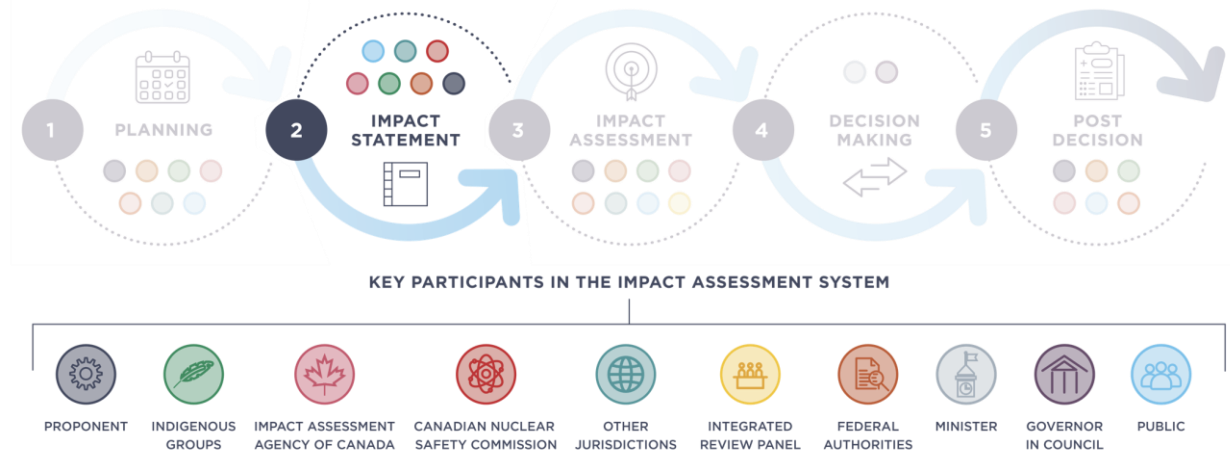
- An Impact Assessment is a phased process spanning over multiple years.
- Bruce Power entered the IA process with the submission of the **Initial Project Description in August 2024** and completed the **Planning Phase in August 2025**.
- At the completion of the Planning Phase, the **Integrated Tailored Impact Statement Guidelines** were issued for the Bruce C Project. These guidelines outline the requirements Bruce Power must meet in the Impact Statement.



Bruce C – Impact Assessment Overview

In the Impact Statement phase, the Bruce C Project team will prepare the Impact Statement:

- Document existing conditions.
- Include Indigenous knowledge and community knowledge where provided.
- Assess potential positive and negative effects of the project.
- Identify ways to mitigate possible negative effects and enhance the beneficial effects of the proposed project.
- Understand cumulative impacts through Cumulative Effects Assessment.
- Continue to engage with Indigenous Nations and communities, municipalities and the public.



Bruce C – Significant Public Support for the Bruce C Project

Polling commissioned by Bruce Power in late 2025 surveyed residents across the Clean Energy Frontier region – Bruce, Grey and Huron counties. This polling found:

86%

Support the Bruce C Project



The top 2 reasons expressed for supporting the project were: **meeting increased energy demand** and **economic benefits**

93%

Agree that Bruce C will **create jobs and employment for residents**

90%

Agree that when it comes to the development of new electricity generation capacity, the Bruce Power presents **significant advantages**

Bruce C – Economic Impact

The Ontario Chamber of Commerce recently released the result of an Economic Impact Analysis of the Bruce C Project. The results show that the Bruce C Project would have significant economic benefits across Canada, in the province of Ontario and in the Clean Energy Frontier region.

CANADA

- Nearly **\$238 billion** to the national GDP over the lifetime of the project
- **18,900 jobs** created or supported nationally during the site preparation and construction phase
- **\$1 billion** in average annual labour income
- More than **\$100 million** in new revenues annually

ONTARIO

- \$217 billion to Ontario's GDP over the lifetime of the project
- 15,900 jobs created or supported during the site preparation and construction phase
- \$900 million in average annual labour income
- More than \$100 million in new revenues annually

CLEAN ENERGY FRONTIER

- **\$2 billion** annual contribution to the regional GDP
- **3,400 jobs** created or supported during the site preparation and construction phase
- **\$427 million** in average annual labour income

Collective Advocacy

- **Continued collective advocacy for our region** – Bruce Power continues to work alongside municipal elected officials and staff to advocate for the necessary supports for our region – including being active at the **Rural Ontario Municipal Association** conference and the **Association of Municipalities of Ontario** conference.
- Programs such as the **Clean Energy Frontier** program and the **Southwestern Ontario Isotope Coalition** provide important avenues for the region to speak with a unified voice.
- Bruce Power is committed to working alongside our regional municipal partners to advance our shared vision of a safe, healthy, and prosperous region.





**Bruce Power**TM
Innovation at work

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	TR-CW-07-26
Title:	Award of Tender RFT-TS-14-26 - Grey Road 14 Rehabilitation
Prepared by:	Trevor Ireton, Engineering Manager
Reviewed by:	Pat Hoy, Director of Transportation Services
Lower Tier(s) Affected:	Township of Southgate

Recommendation

1. That report TR-CW-07-26 containing the tender results for RFT-TS-14-26 regarding the Grey Road 14 Rehabilitation project be received; and
2. That Cox Construction Limited be awarded the tender for a total amount of \$1,588,919.18, excluding HST.

Executive Summary

The purpose of this report is to provide Council with the results of tender RFT-TS-14-26 to pulverize and pave a 4.4 km section of Grey Road 14 from west of Southgate Sideroad 03 to the intersection of Grey Road 14, Southgate Sideroad 11 and Southgate Road 8 (including the intersection). Three compliant bids were received. This report recommends that the tender RFT-TS-14-26 be awarded to the low bidder Cox Construction Limited for a total amount of \$1,588,919.18, excluding HST.

Background and Discussion

Grey Road 14 will be open to traffic with intermittent alternating lane closures throughout the duration of construction with the exception of a single five day road closure to complete bridge deck waterproofing and to remove and replace culvert 347.

The tender was posted on the County's Bonfire bidding website from January 16, 2026, to February 12, 2026. The following bids were received.

RFT-TS-14-26 Tender Results

#	Name of Bidder	Bid Amount (Excluding HST)
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1.	Cox Construction Limited	\$1,588,919.18
2.	E.C. King Contracting	\$1,859,986.10
3.	IPAC Paving Limited	\$1,872,922.96
4.	Walker Construction Limited	Non-compliant

The project includes the following work:

- 4.4 km of pulverize and pave reconstruction
- 3.30 m lanes with 1.20 m paved shoulders
- Culvert replacements
- Guiderail replacements
- Bridge deck waterproofing
- Road Platform Widening in select locations
- The anticipated project window falls between June 15, 2026 and August 21, 2026

Financial and Resource Implications

Project Funding

Item	Excluding HST	After HST Rebate
Approved Total Project Budget		\$2,391,300.00
Tender Award Amount	\$1,588,919.18	\$1,616,884.16
Construction Contingency (15%)	\$238,337.88	\$242,532.62
Total Tender Projected Costs	\$1,827,257.06	\$1,859,416.78
Project Surplus		\$531,883.22

The Grey Road 14 project is being funded with \$1,554,600 coming from the Canada Community Building Fund. The remaining budget is supported by investment from the Grey County levy. The total projected surplus is \$531,883.22 net HST, or 22.24% of the budgeted amount.

The 15.0% percent contingency is being applied to cover off possible fluctuations in the Asphalt Cement Index and any unexpected field issues.

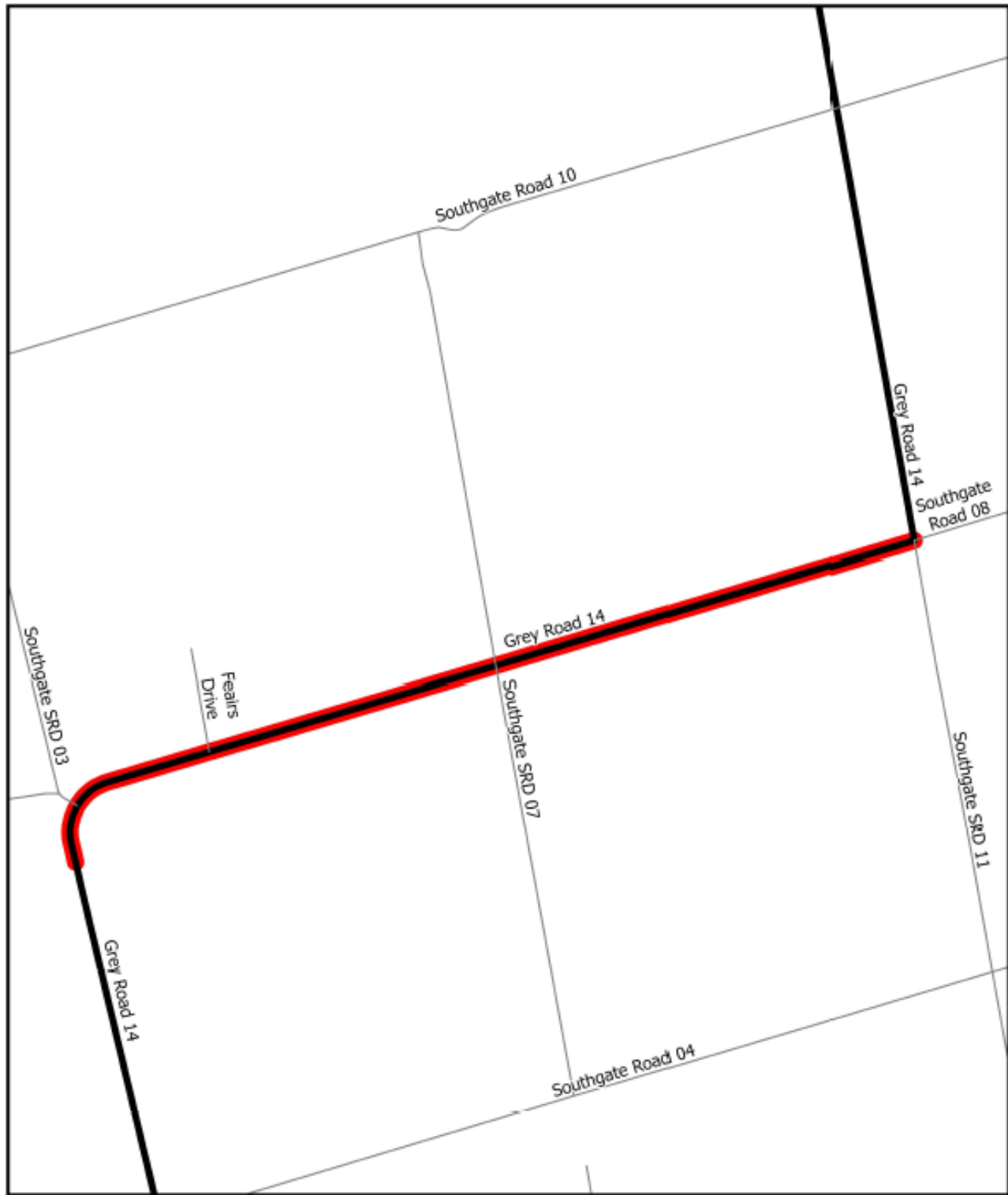
Relevant Consultation

- Internal (list)
- AODA Compliance (describe)

- Contribution to Climate Change Action Plan Targets: Pulverize and Pave operations do not remove material from the project site, eliminating any hauling emissions related to removals. The existing asphalt is reused as granular base for the new asphalt. Widening the platform allows for paved shoulders which increases the useful service life of the asphalt and provides facilities for active transportation.
- External (list)

Appendices and Attachments

RFT-TS-14-26 Site Location Map – Grey Road 14



SITE LOCATION MAP GREY ROAD 14

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	FR-CW-04-26
Title:	Ontario Regulation 284/09 – 2026 Budget
Prepared by:	Garrett Reed, Manager of Accounting
Reviewed by:	Mary Lou Spicer, Director of Finance
Lower Tier(s) Affected:	

Recommendation

1. That report regarding Ontario Regulation 284/09 – 2026 Budget be received for information.

Executive Summary

Ontario Regulation 284/09 requires that Council receive a report with respect to non-cash items such as expenses related to capital asset amortization, post-employment benefits, and solid waste landfill closure and post-closure costs being excluded from the annual budget.

Background and Discussion

When public sector accounting board standards changed with the introduction of tangible capital asset accounting and reporting, there was no requirement that budgets be prepared on the same basis. The County of Grey like many municipalities, continues to prepare budgets on the traditional cash-basis.

Ontario Regulation 284/09 allows municipalities to exclude from the annual budget expenses related to capital asset amortization, post-employment benefits, and solid waste landfill closure and post-closure costs. If municipalities do not budget for these expenses, a report is to be submitted to council with respect to the exclusions.

The County of Grey's 2026 budget for revenue and expenditures was presented on November 26, 2025, to the Budget and Finance Committee and December 5th and 12th, 2025 to the Committee of the Whole, and this budget presentation excluded the following expenses:

- 1) Amortization of tangible capital assets (a non-cash expense). The budget does include transfers of tax levy funding for capital projects and transfers to reserve for capital asset renewal. The amount of these transfers is greater than the annual estimated amortization of capital assets.

- 2) Future post-employment benefit and WSIB expenses. The budget includes the estimated current year's expense for eligible retired employees and WSIB costs.
- 3) Solid waste landfill closure and post-closure expenses. Landfill sites are not held at the County level.
- 4) Asset retirement obligations for future costs associated with the legal obligations to retire certain tangible capital assets at the end of their lives. These accounting standards came into effect in 2023 and were not included in Ontario Regulation 284/09 For the County, these costs are associated with asbestos in buildings. The total liability to the County at the end of 2024 was \$5,276,792.

The actual amortization costs for 2024 as per the audited financial statements was \$13,774,820 and in comparison, the estimated amortization for 2025 totals \$13,396,652. The 2026 budget includes \$111,740,100 in total gross capital expenditures; this amount includes funding allocated to reserves for future capital spending that assists in providing funding for the lifecycle replacement of the County's capital assets as well as \$38,636,500 for the redevelopment of Rockwood Terrace. Notwithstanding the financial statement requirements, the County will continue to:

- Assess the condition and cost of lifecycle replacement and rehabilitation projects to manage capital investments and tax levy requirements to try to provide sufficient funding,
- Budget for the current year cost of post-employment benefits and WSIB costs in each year's operating budget,
- Budget for the cost of asbestos remediation as it is required in County buildings.

The regulation also requires an assessment of the impact of the excluded expenses on the change in the County's accumulated surplus. This analysis would show if the County's financial position is deteriorating due to increasing liabilities and underfunded asset renewal requirements.

The term "accumulated surplus" is used in the audited financial statements. The financial statements show the assets of the municipality, net of all liabilities, that will be available to provide services to future generations. The accumulated surplus changes on an annual basis based on accounting surplus or deficit for each year. The accounting surplus represents the amount of revenue recorded during the year which is in excess of operating expenses, amortization, accretion, and interest expense. Any surplus is available for capital including the repayment of debt principal, the purchases of new assets and the rehabilitation of existing assets.

At the end of 2024, the County's consolidated surplus was reported at \$316,022,147, an increase of \$23,830,338 over 2023 with the net value of tangible capital assets increasing by \$28,437,550. The increase in tangible capital assets is primarily due to an increase of \$12,933,547 in transportation assets and \$10,482,522 of work in progress capital additions for the Rockwood Redevelopment Project. The \$316,022,147 was comprised of the following:

- \$265,369,840 invested in tangible capital assets (net of debt) and available to service future generations,
- \$65,221,294 in funds set aside in reserves,

- less \$14,568,987 in unfunded liabilities and other items.

The \$65,221,294 in reserves is set aside for the following purposes: \$1,930,799 in working funds, \$3,477,483 for insurance, sick leave and WSIB, \$15,862,165 for current purposes and \$43,950,847 for future capital requirements.

The Transportation Services Department held 57.67% or \$25,345,594 of the \$43,950,847 in reserves for capital purposes; these reserves are held for activities such as unscheduled maintenance and construction, future construction projects, structure and culvert rehabilitation, depots repair/replacements, and equipment/vehicle replacement. This includes \$4,058,519 of reserve funding for the new Patrol D construction in 2026. This does not include amounts in obligatory reserve funds specific to Transportation Services (\$20,752,188 in development charges and \$8,933,016 Canada Community-Building Fund previously known as Gas Tax funding). Reserve and reserve fund balances as well as updates to asset information for 2025 will be finalized by the end of March in preparation for the 2025 audit.

In comparison, the net book value of assets held by Transportation Services total \$172,283,276 or 63.68% of total County assets.

Staff utilize tools such as building condition assessments, bridge and culvert studies, pavement condition evaluation and equipment/vehicle replacement schedules. These tools assist in prioritizing projects, developing the annual ten-year capital forecast and determining the funds that need to be set aside for the future.

Legislated Requirements

As noted in the report, Ontario Regulation 284/09 requires that Council receive a report with respect to non-cash items such as expenses related to capital asset amortization, post-employment benefits and solid waste landfill closure and post-closure costs that are not being included in the annual budget.

Financial and Resource Implications

There are no direct financial implications associated with this report. Non-financial asset information will be reported in the 2025 annual audited financial statements. Other financial implications are discussed in the body of this report.

Relevant Consultation

- Internal – This report is administrative in nature and no consultation was required.
- External

Appendices and Attachments

None.

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	EDTC-CW-05-26
Title:	Unbudgeted Capital Projects – 2026 EDTC Department
Prepared by:	Taylor Eckenswiller, Facilities Supervisor
Reviewed by:	Savanna Myers, Director EDTC
Lower Tier(s) Affected:	

Recommendation

1. **That report EDTC-CW-05-26 regarding Unbudgeted Capital Projects – 2026 EDTC Department be received;**
2. **That the Grey Roots Caulking of Exterior Control Joints and Windows project at a cost of \$36,600 be approved and funded from the Grey Roots Main Building Improvements Reserve; and**
3. **That the Grey Roots Road Sign project increase of \$10,500 be approved and funded from the Grey Roots Main Building Improvements Reserve; and**
4. **That the replacement of Boilers and Hot Water Tank at Sydenham Campus at a cost of \$85,000 be approved and funded from the Sydenham Campus Reserve.**

Executive Summary

The purpose of this report is to deal with one unanticipated capital project and two projects that were incomplete at the end of 2025 in the Economic Development, Tourism & Culture Department. All three projects are funded from their respective reserves and will not have an impact to the levy.

Background and Discussion

Each of the three unbudgeted capital projects in 2026 are before Council for different reasons.

1. **Caulking of Control Joints and Windows at Grey Roots**

The Caulking project was included in the 2025 budget, funded from reserve. The project was anticipated to be completed before end of year, though delays in contractor availability prevented the job from being completed.

Staff requests approval to complete the project in 2026, using the 2025 budgeted amount of \$36,600 with the work funded from the Grey Roots Main Building Improvements Reserve.

2. Road Sign Replacement at Grey Roots Museum & Archives

The Road Sign Replacement at Grey Roots was included in the 2025 budget at a cost of \$40,800 and funded from the Grey Roots Main Building Improvements Reserve. The project was delayed due to the timing of the development permit application through the Niagara Escarpment Commission. The project was awarded in 2025 for \$49,575 (excluding HST) and the contractor remains on hold until permits are received, which is now expected in the coming weeks.

Staff anticipated a partial payment to the contractor in 2025 and carried over \$40,000 for this project in the 2026 budget. As no payment was issued in 2025, the project budget for 2026 is now \$10,500 under the required value. Staff request that the additional \$10,500 required to complete the full project in 2026 be funded from the Grey Roots Main Building Improvements Reserve.

3. Replacement of Boilers and Hot Water tank at Sydenham Campus

This project was not anticipated when the 2026 budget was developed.

The two boilers currently provide domestic hot water (DHW) heat to the perimeter heating loop in the childcare wing, reheat to the roof top units (RTU's) in the childcare wing and some radiant heat in the hallways.

Despite regular preventative maintenance the boilers continue to require contracted repairs, which are becoming increasingly frequent and costly (more than \$10,000 in the past year). The 2021 Building Condition Assessment (BCA) estimated the useful life of the boilers as 30 years and recommended replacement in 2039 and 2043. Based on conversations with contractors, staff now understand this is not a recommended life cycle.

With the information now on hand, staff understand that by replacing the boilers and the hot water tank we will be able to split these two systems up. The boilers will no longer feed the tank with hot water, therefore the facility will not lose hot water when the boilers are down. This will ensure the building meets the requirement for hot water which is a requirement of public health.

Currently the boilers run all summer long to provide hot water to the building. By splitting up these two systems, there will be increased efficiency by only running the boilers when the building requires heat. This will result in better conditions for our tenants as well as avoid costly emergency fixes and reduce ongoing operating costs.

Staff have exhausted available repair options.

Replacement recommendation:

The recommendation from staff is to replace the current gas-fired boilers with like-for-like gas-fired boilers. The building will still need two so that one can run as a backup if the other is down. Staff have explored other options that are not practical for various reasons.

It is recommended that the current DHW tank be replaced with a heat-pump water heater. This will run as a standalone system and decrease gas-consumption whilst increasing efficiencies.

Financial and Resource Implications

The Caulking of Exterior Control Joints and Windows project was included in the 2025 budget for \$36,600, funded from Grey Roots Main Building Improvements Reserve. The project was expected to be

completed in 2025. Therefore, no costs were included in the 2026 budget. However, the project was not completed in 2025 and therefore those funds remain in the reserve. Staff are seeking approval to complete the project in 2026 utilizing the existing reserve funds.

The Grey Roots signage replacement was awarded for \$49,575 (excluding HST) in 2025. It was anticipated that a portion of the work would be done in 2025, and the remainder of the project was estimated at \$40,000 and in the 2026 budget. As the full project cost will occur in 2026, staff are seeking approval of an additional \$10,500 be funded through Grey Roots Main Building Improvements Reserve.

The replacement of Boilers and Hot Water tank at Sydenham Campus were not budgeted in 2026 due to the BCA replacement recommendation being in 2039 and 2043, respectively. However, due to increasing maintenance costs, staff are seeking approval of an amount of \$85,000 to be funded through the Sydenham Campus Reserve to complete the project in 2026. At the end of 2025, the Sydenham Campus Reserve balance is \$181,588. Based on budgeted transfers to reserve and existing projects this reserve is projected to have a balance of \$108,988 at the end of 2026, not including this project. After funding this project from the reserve, the reserve will have a balance in 2026 of approximately \$23,900 and will be in a deficit position beginning in 2027 until 2034 unless reserve contributions are increased.

Relevant Consultation

Internal: CAO, Deputy CAO, Director EDTC, Manager of Facilities and Operations, Architectural & Design Program Manager, Manager of Museum & Archives, Business Development Manager, Purchasing Manager, Financial Analyst, Director of Finance.

AODA Compliance

Contribution to Climate Change Action Plan Targets

External

Appendices and Attachments

None.

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	PDR-CW-08-26
Title:	Merit Report for Grey County Official Plan Amendment 29, Pulford
Prepared by:	Derek McMurdie, Planner
Reviewed by:	Scott Taylor, Director of Planning
Lower Tier(s) Affected:	Municipality of West Grey

Recommendation

1. That report PDR-CW-08-26 regarding an overview of County Official Plan Amendment 29 ('Pulford') on lands described as Plan 813, Block 68, geographic Township of Glenelg, now in the Municipality of West Grey, which would have the effect of redesignating a portion of the subject lands from 'Rural' to 'Rural with Exceptions' to permit additional Rural lot creation, be received for information.

Executive Summary

Grey County has received a County official plan amendment (OPA 29) application to allow for additional lot creation, beyond what the County official plan currently permits in the Rural designation. The subject lands are 8.17 hectares in size and located within an existing rural subdivision known as 'Highland Estates' in the Municipality of West Grey. This OPA would have the effect of permitting the creation of three additional residential lots, which would otherwise exceed the County's Rural lot density policies. The subject property is designated 'Rural' on Schedule A of the County's official plan. The applicants are seeking a site-specific redesignation on a portion of the subject lands to facilitate the three severances. All new lots would have frontage on existing public roads and would be located outside of mapped natural heritage features.

This report recommends that the Committee receives the report for information at this time. A joint public meeting has been scheduled for March 17, 2026. A thorough planning analysis and recommendation report will follow the agency and public commenting process.

Background and Discussion

Grey County has received a County official plan amendment application (OPA 29) to adjust land-use permissions on a site-specific Rural parcel. The proposed County OPA would re-

designate approximately 1.32 hectares (3.26 acres) of the lands from 'Rural' to 'Rural with Exceptions' to permit the creation of three new residential lots that would otherwise exceed the County official plan's Rural lot density policies and would fall short of the minimum Rural lot size policies. The retained portion of the lands would remain designated as 'Rural.'

The subject lands are described as Plan 813, Block 68, in the geographic Township of Glenelg, now in the Municipality of West Grey. This property has frontage onto Lookout Drive, Highland Drive, and Lake Drive, with access from Lookout Drive. The property is approximately 8.17 hectares (20.19 acres) in size and contains a single dwelling. The applicant seeks to create three new vacant residential lots and retain the lot containing the existing residence. The lots would be 0.37-hectares (0.91 acres), 0.33-hectares (0.82 acres) lot, and 0.62-hectares (1.53 acres) in size. All proposed lots would take access from Lookout Drive. The remaining 6.85 hectares (16.93 acres) would continue to be used as a residential use, with the existing dwelling remaining on the retained lands.

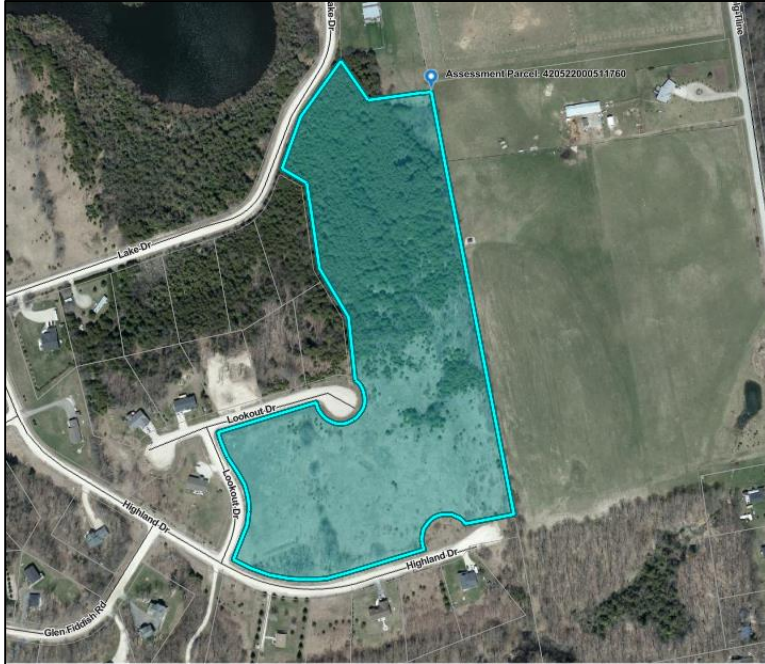
The subject lands are located within a development locally known as 'Highland Estates'. Highland Estates pre-dates the County's current official plan policies. The proposed severed lots would be of a similar size to the surrounding lots. Land uses surrounding the subject property include the following:

- rural residential lands, forested lands, and Curleys Lake to the north,
- rural residential lands and forested lands to the south and west, and
- active farmlands and forested lands to the east.

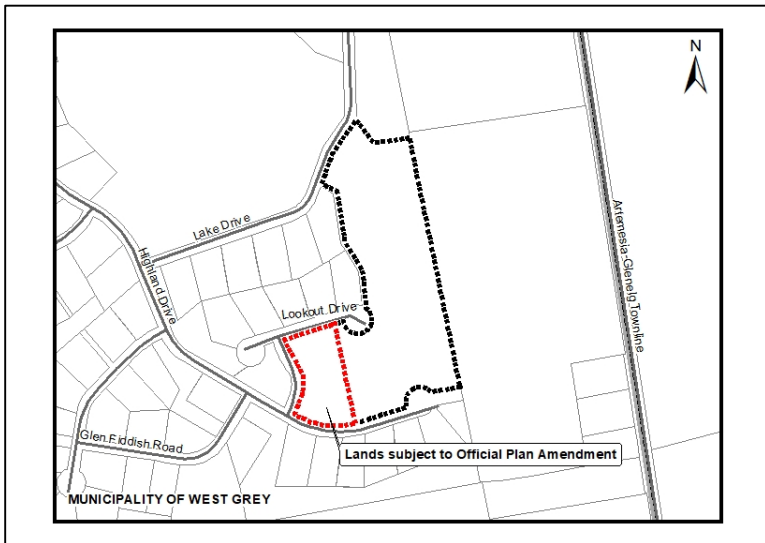
The applicant has also submitted a zoning by-law amendment (ZBA) to the Municipality of West Grey (ZA01.2026), which proposes to alter zoning permissions to permit the creation of the three new rural residential lots. The subject lands are currently zoned A3 (Restricted Rural) and NE (Natural Environment). The zoning for the retained parcel will also be altered to better reflect the use and size of the property. The existing 'Natural Environment' zoning will not be altered. Three consent applications will be submitted in the future to the Municipality of West Grey.

Map 1 below shows the subject lands highlighted in blue and the surrounding land uses. Map 2 shows Schedule A land use designations from the County official plan. The portion to be redesignated is outlined in red and the portion to remain 'Rural' is outlined in black. Map 3 shows the portion of the property to be severed. The proposed severed lots are outlined in red.

Map 1: Location of Subject Lands



Map 2: Portion to be Redesignated Rural with Exceptions



Map 3: Proposed Severed Lot Boundaries



Pre-submission consultation between the Municipality of West Grey and the 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 can be found on the [County of Grey Website](#).

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.

A joint public meeting will be required for the OPA and ZBA applications and will be held on March 17, 2026, at the Municipality of West Grey municipal office. At this time, a detailed planning analysis has not been undertaken. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

The *Planning Act* speaks to the need to have regard for the appropriate location of growth and development; protection of ecological systems; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; the protection of public health and safety; and the orderly development of safe and healthy communities.

Chapter 2.3.1 of the PPS notes that ‘Settlement areas shall be the focus of growth and development’, while 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, *“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, chapter 2.6(1)(c) states that *“on rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services”*.

The proposed lots would be located within an existing cluster of residential development. However, the subject property is not located in a designated settlement area as noted previously. The proposed lots would also be generally the same size as most of the surrounding rural residential lots. A Private Servicing and Hydrogeological Assessment was completed to determine if the proposed lot sizes could be adequately serviced by on-site water and sewage servicing.

Chapter 4.6(5) of the PPS 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 and 2 Archaeological Assessment was completed to determine if there were any archaeological resources within the area proposed to be severed.

County of Grey Official Plan

Similar to the PPS, the County Plan directs the majority of new growth to fully serviced settlement areas. In this case, the subject lands are designated as ‘Rural’ on Schedule A of the County’s official plan. The County plan supports the limited creation of new lots within the Rural designation, depending on the original township lot size and other site-specific policy considerations. Through pre-consultation discussions with the applicant, County staff determined that the proposed lot would exceed the permitted Rural lot density. The subject property is located on original township Lot 27. The County official plan would permit 4 parcels on Lot 27, which is approximately 40 hectares (100 acres) in size. Currently Lot 27 contains 24 parcels, with the proposed severances increasing the total number of parcels to 27. Section 5.4.3 of the County official plan lists the requirements for establishing new lots, including the lot density policies.

In addition, the County Official Plan generally requires that new non-farm sized lots be a minimum size of 0.8 hectares, unless the zoning by-law of the Municipality states a different minimum size.

The submitted Planning Justification Report includes a section that addresses the applicable requirements and will be more thoroughly reviewed as a next step.

Appendix B of the County Official Plan maps ‘Significant Woodlands’ in the southeast corner of the property and ‘Other Wetlands’ and a waterbody (Curleys Lake) near the subject property. The proposed severances are located outside of these features. Further comments will be received from County Planning Ecology staff at the detailed review stage. Grey County Planning Ecology staff did review the proposal at a pre-application stage and confirmed that an Environmental Impact Study (EIS) would not be required, given that the proposed lots would be

located outside of the natural heritage features, and no alteration to the 'Natural Environment' zone is proposed.

Section 8.9.1(4) of the County plan lists the servicing hierarchy with full municipal servicing being the preferred option. The proposed severances and subsequent development will be serviced using private on-site water and septic servicing.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, and County Official Plan will be undertaken with a staff recommendation.

Legislated Requirements

These applications will be processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing, or other resource considerations associated with the proposed County 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: Planning, Planning Ecology
 - ☒ AODA Compliance: To be assessed in the final staff report following the public/agency review process.
 - ☒ Contribution to Climate Change Action Plan Targets: To be assessed in the final staff report following the public/agency review process.
- ☒ External: The public, Municipality of West Grey, Saugeen Valley Conservation Authority, and required agencies under the *Planning Act*

Appendices and Attachments

Appendix 1: Draft Official Plan Amendment 29 By-law

Corporation of the County of Grey

By-Law ___-26

A By-Law to Adopt Amendment No. 29 to the County of Grey Official Plan affecting lands described as a portion of Plan 813, Block 68, geographic Township of Glenelg, 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. 29 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. 29 to the County of Grey Official Plan

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Amendment No. 29 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. 29 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 #42-05-220-OPA-29) is to redesignate 1.32 hectares (3.26 acres) of the subject lands to permit the creation of three new residential lots in the 'Rural' designation, which would otherwise exceed the County's Rural lot density policies and not meet the minimum lot size policies.

Location

The lands affected by the proposed official plan amendment are described as a portion of Plan 813, Block 68, in the geographic Township of Glenelg, now in the Municipality of West Grey.

Basis

The Provincial Planning Statement (2024) and Grey County official plan both include policies to permit limited residential development within rural areas. The subject lands are located within a rural development known as 'Highland Estates', which contains a total of 57 residential lots on private individual servicing. The subject lands are located on original Township Lot 27, which currently contains 24 lots. Through the subject amendment, three new additional lots would be created on the original Township Lot 27, which would exceed the County's Rural lot density policies. The three lots would also fall short of the minimum Rural lot size policies. A Planning Justification Report, an Archaeological Assessment, and Private Servicing and Hydrogeological Assessment have been provided to support the OPA.

The County and the Municipality held a joint public meeting on March 17, 2026. Oral and written comments were received and are summarized in Planning Report PDR-CW-XX-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-08-26 and PDR-CW-XX-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. 29 to the County of Grey Official Plan.

Details of the Amendment

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

1. Schedule A – Rural 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 “Rural with Exception” land use designation.
2. Section 5.4.3(2), Rural Consent Policies is hereby amended by adding a new subsection (d) as follows:
 - d) Notwithstanding the provisions of Section 5.4.3, for those lands described as a portion of Plan 813, Block 68 (geographic Township of Glenelg), Municipality of West Grey and indicated on the attached Schedule A to this Plan, the following shall apply:
 - Three additional residential lots shall be permitted, for a total of 27 lots within the original Township Lot 27. The three new lots may be less than 0.8 hectares in size. (OPA #29, Recolour Grey).

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. 29 but are included as information supporting the Amendment.

- Appendix A Planning Justification Report, Archaeological Assessment and Private Servicing and Hydrogeological Assessment
- Appendix B Initial Merit Report PDR-CW-08-26
- Appendix C Public Meeting Minutes – March 17, 2026
- Appendix D Planning Report PDR-CW-XX-26 and Committee of the Whole Resolution

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	CCR-CW-04-26
Title:	Grey County Closed Meeting Investigator
Prepared by:	Brittany Rier, Deputy Clerk
Reviewed by:	Tara Warder, Clerk
Lower Tier(s) Affected:	

Recommendation

1. That Report CCR-CW-04-26 regarding Grey County's Closed Meeting Investigator be received; and
2. That Grey County terminate its agreement with LAS for closed meeting investigator services effective immediately due to the program ending in 2026; and
3. That a by-law be brought forward for County Council's consideration to appoint Principles Integrity as the closed meeting investigator for Grey County.

Executive Summary

The purpose of this report is to seek approval to appoint a new closed meeting investigator and to notify Council that Grey County's Closed Meeting Investigator, Local Authority Services (LAS), is ending their closed meeting investigator program as of December 31, 2026. This report recommends that staff terminate the agreement with LAS for these services and Grey County change their closed meeting investigator to Principles Integrity.

Background and Discussion

In February 2026, staff received notification from Local Authority Services (LAS) of the termination of their Closed Meeting Investigator program as of December 31, 2026, given the number of options now available for investigators.

Currently, Grey County pays LAS a retainer of \$250 each year and LAS retains law firm Aird and Berlis to conduct any closed meeting investigations that arise. Grey County is responsible for costs associated with an investigation which are paid directly to Aird and Berlis.

LAS was appointed as our closed meeting investigator in 2007 when the [agreement](#) was signed. The [By-law 4460-07](#) was enacted for a two-year term starting in January 2008 and has

been continuously renewed since that time. Section 239.2 of the Municipal Act, 2001, authorizes municipalities to appoint an investigator for closed meeting purposes. The Ontario Ombudsman is the closed meeting investigator for municipalities that have not appointed one.

Staff have contacted Principles Integrity to see if they are able to take Grey County on and become our closed meeting investigator and they confirmed their availability. If Council chooses to support this recommendation, there would be no additional retainer as Grey County already pays them one as part of their role as our Integrity Commissioner which is also a requirement of the Municipal Act, 2001 under Section 223.3. Grey County would continue to pay additional investigation costs on an hourly basis if there is an investigation.

County Council has the following options:

1. Continue with LAS until the end of 2026 and pursue a new investigator in 2027;
2. Pursue a new investigator prior to the year's end and save the \$250 retainer with LAS;
3. Default to use the Ombudsman as our closed Meeting Investigator where no investigator is appointed. There is no cost to use the Ombudsman's services.

Staff are recommending that County Council terminate the agreement with LAS immediately in order to transfer our closed meeting investigator to Principles Integrity. The current agreement with Principles Integrity can be amended to incorporate closed meeting investigator services with no additional retainer.

Staff are confident in their services to date as Grey County's Integrity Commissioners. They provide prompt and dependable advice and staff utilize their services from time to time to seek recommendations on how to handle certain governance matters.

Though the Ombudsman's office is a no cost service for closed meeting investigations, staff feel that there is a benefit to retaining a firm who has known, practical experience in the municipal field, is solution focused and also prioritizes cooperation and working towards best practices and improvements with the municipality.

Legislated Requirements

Section 239 of the Municipal Act, 2001, authorizes municipalities to appoint an independent investigator to review complaints regarding closed-session meetings. The Ontario Ombudsman is the investigator by default if an appointment has not been made.

Legal Considerations

There are none.

Financial and Resource Implications

The updates to this by-law will have a cost savings of the \$250 retainer fee for the 2026 year.

Any person can request an investigation of whether a municipality or local board has complied with closed meeting rules. Closed meeting costs are difficult to predict as investigations are complaint driven, however Grey County has had a total of three closed meeting investigations and costs vary depending on the nature of the complaint.

If Principles Integrity is appointed as Grey County's investigator, the same hourly rate that applies to their Integrity Commissioner services will apply for closed meeting investigations.

There would be no cost if Council opted to use the Ombudsman as the closed meeting investigator.

Relevant Consultation

- Internal –CAO's Office
 - AODA Compliance (describe)
 - Contribution to Climate Change Action Plan Targets (describe)
- External

Appendices and Attachments

None

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	CCR-CW-05-26
Title:	Vacancy – Grey County Agricultural Advisory Committee
Prepared by:	Tara Warder, Clerk
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	

Recommendation

1. That Report CCR-CW-05-26 regarding an appointment to the Grey County Agricultural Advisory Committee be received; and
2. That Emily McKague of Grey Agricultural Services be appointed as a member to the Agricultural Advisory Committee for the remainder of the 2022-2026 appointment term.

Executive Summary

This report recommends an appointment be made to fill a vacancy on the Agricultural Advisory Committee for the remainder of the term.

Background and Discussion

In 2023 following a recent update to the Agricultural Advisory Committee Terms of Reference, Grey County Council appointed various members to the Agricultural Advisory Committee. The public members and organizational members were appointed until the end of the council term.

Lorie Smith, the appointed member representing Grey Ag Services, has recently retired from Grey Ag Services and as such there is now a vacancy on this committee. In consultation with Grey Ag Services, staff recommend appointing Emily McKague as a member of the Committee in order to fill the current vacancy and provide continuity for the remainder of the year.

Legislated Requirements

There are none.

Financial and Resource Implications

There are no additional financial implications resulting from this report. This committee meets primarily online on Zoom, so mileage is rarely payable.

Relevant Consultation

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

Appendices and Attachments

None.

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	PDR-CW-07-26
Title:	Development Charges Update
Prepared by:	Scott Taylor, Director of Planning and Mary Lou Spicer, Director of Finance
Reviewed by:	Randy Scherzer, CAO
Lower Tier(s) Affected:	All member municipalities in Grey County

Recommendation

1. That report PDR-CW-07-26 regarding a Development Charges Update be received;
2. That staff be directed to continue work on updating the County's Development Charges Background Study and By-laws, in order to have a new Background Study and By-laws for Council's consideration in 2027; and
3. That staff be directed to prepare by-laws for Council's consideration to extend the length of the current County Development Charges By-laws 5127-22 and 5128-22.

Executive Summary

After a competitive request for proposals (RFP) process, the County has retained Hemson Consulting Limited to prepare a new Development Charges (DCs) Background Study and By-laws. The County's current DC by-laws are set to expire on December 31, 2026. County staff are recommending that work be commenced on updating the DC Background Study and By-laws, but that the work be carried over into 2027, for reasons explained in this report. The DC Background Study and By-laws would then be a decision of the incoming County Council. As a result, staff are also recommending that by-laws be prepared to extend the County's Development Charges By-laws 5127-22 and 5128-22, such that there will not be a gap in collecting DCs in 2027 before the new by-laws are passed.

Background and Discussion

The collection of DCs is a critical financing tool for municipalities to help fund growth-related costs, such that these costs do not get added to the general tax levy. The County's current DC By-laws (5127-22 and 5128-22) are set to expire on December 31, 2026. The County has two DC By-laws, one for roads and related costs, and the other for general services. Although the County has two by-laws, the end user pays a single County DC (i.e., the sum of the two County

by-law charges), in addition to any municipal DCs, for those municipalities that also have a municipal DC by-law in place.

Late in 2025, the County issued an RFP to hire a consultant to prepare a new DC Background Study and By-laws for the County. This is highly specialized work, which County staff do not have the in-house expertise to undertake. In early 2026, the County awarded the project to Hemson Consulting Limited (Hemson). Hemson's submission came in under the County's budgeted amount. Hemson has prepared the County's last four DC Background Studies and By-laws and is currently finalizing the County's Growth Management Strategy (GMS), which feeds into this DC work.

As required by the County in their RFP submission, Hemson has prepared an aggressive workplan which could see the work completed for County Council's consideration later this year. Given both Hemson and staff's experience with past County DC projects, this workplan is ambitious and may be tough to achieve if any 'stumbling blocks' are encountered. Staff are also cognizant that the County's proposed urban road exchanges, and the municipal election in October 2026, are matters which could impact this project. Although outside the County's control, additional changes to the *Development Charges Act* could also impact this project.

Regarding the urban road exchanges, it would be ideal for the County's new DC By-laws to consider the updated County road network and associated capital needs. With most of the road exchanges currently proposed to take effect in 2026 (if approved), it would leave very little time to reflect these changes, and for staff to start considering the capital needs of the newly uploaded roads for consideration in the County's DC Background Study. Delaying the passage of new DC By-laws into 2027 would allow Transportation Services staff some additional time to make recommendations on the capital needs of the uploaded roads for Council's consideration and to determine where work on these roads fit within the capital plan and funding model. Even in early 2027, staff will not have exact capital costing of all the uploaded road needs but will be in a better position to inform this process. Staff would note that a portion of the capital requirements for the proposed roads to be uploaded to the County would be growth-related and therefore DC eligible, whereas the remainder of those upgrades would need to be funded through other means, such as the levy and grant funding. Staff will work with Hemson on what the percentage of growth-related costs would be. The County would also need to remove any associated capital needs of the downloaded urban roads from the proposed DC Background Study and related charges in the By-laws.

Regarding the municipal election, the passage of DC By-laws is not specifically impacted by the restricted acts provisions (section 275) of the *Municipal Act*. As such, it would be possible for County Council to pass new DC By-laws after nomination day for the municipal election. That said, in working with past County Councils, sometimes there can be reticence to make decisions immediately before or after an election, which may impact the incoming Council, even where not limited by the *Municipal Act*. With DCs being a central tenant of municipal financing, having the incoming Council consider the Background Study and By-laws early in their term, may also serve as an important education opportunity for staff and Council. If the County were to defer passage of new DC By-laws into 2027, it would still allow for much of the background work to be completed in 2026, and for the current County Council to have input into the process.

Since the County last passed its DC By-laws, there have been numerous changes to the *Development Charges Act*. Most notably for this discussion, *Bill 185, Cutting Red Tape to Build*

More Homes Act, 2024, which permits municipalities to extend the life of DC By-laws from five years to ten years without doing a full Background Study or requiring a new public meeting. These changes are permitted provided that no other changes to the by-laws are made. Extending the life of DC By-laws is not appealable.

A final consideration is the changing landscape of the *Development Charges Act*. In discussions at ROMA in January, the province noted that additional changes to the *Development Charges Act* are being considered for the spring 2026 sitting of the legislature. Deferring the completion of the County's DC By-laws to 2027 would give some additional timing to consider such legislative changes (if passed by the province).

Finally, staff also wanted to seek Council's input on the following. In past DC processes at the County, there have been subcommittees of Council which acted as an advisory committee for the preparation of the DC Background Study and By-laws. As part of the DC project there are various considerations which impact the future DC By-laws and their applicability. For example, prior to the County's current DC By-laws, the County (a) did not have a non-residential DC, and (b) did not have policies which considered exemptions for purpose-built rental units or community improvement plan (CIP) incentivized developments. There were discussions with the past subcommittee which helped guide staff and inform their recommendations to Council. At the time of issuing the RFP in late 2025, County staff anticipated that this advisory committee would be the County's Budget and Finance Committee. Since then, Council has voted to dissolve the Budget and Finance Committee. As such, staff recommend that rather than establishing a new subcommittee of County Council, which may span into the next term of Council, that staff instead take any reports or discussions guiding the DC project directly to Committee of the Whole.

For the above-noted reasons, staff are recommending the following:

1. To work with the consultant to prepare a new DC Background Study and By-laws for 2027,
2. To prepare by-laws for County Council's consideration to extend the County's current DC By-laws (5127-22 and 5128-22), such that there will be no gap in collecting DCs before the new by-laws can be considered and passed, and
3. To seek Committee of the Whole's strategic direction throughout the DC project, rather than establishing a separate subcommittee of County Council for this purpose.

Should Council support the staff recommendations and pass by-laws to extend the DC By-laws 5127-22 and 5128-22, the 2027 DC rates would be indexed versions of the current 2026 DC rates, rather than entirely new DC rates.

Legislated Requirements

The preparation of Development Charges By-laws is governed by the *Development Charges Act*.

Financial and Resource Implications

The County's approved 2026 budget included \$66,300 for the completion of the DC project in 2026. The County funds this work on the new DC Background Study and By-laws, largely from

the collection of DCs (i.e., it's a growth-related cost). This project was awarded to Hemson at a cost of \$58,305, excluding HST. Staff have consulted with Hemson on the costs of extending this project into 2027. Hemson does not estimate much difference in costing, based on extending this project. Much of the work will still be completed in 2026, under their existing workplan. Some of the County's approved 2026 budget may need to be carried over into 2027. Staff will monitor the need for any carryover which will inform recommendations on the 2027 budget. Staff anticipate some additional funds will also be needed, beyond the 2026 budgeted amount, based on the need for education and some additional working sessions with the incoming Council, which may require some additional work by Hemson. Staff will include such costs in the 2027 budget but anticipate that they will be minimal and will be within the original approved budgeted amount for this project.

Relevant Consultation

- Internal: CAO/Deputy CAO, Clerks, Finance, Legal Services, Planning and Transportation Services
- External: Hemson Consulting Limited

Appendices and Attachments

None.

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	PDR-CW-06-26
Title:	Growth Management Strategy Update – Final Report
Prepared by:	Liz Buckton, Senior Policy Planner
Reviewed by:	Scott Taylor, Director of Planning
Lower Tier(s) Affected:	All Grey County Member Municipalities

Recommendation

1. That report PDR-CW-06-26 regarding final report on the County’s Growth Management Strategy Update, be received; and
2. That Council directs staff to incorporate the 2026 Growth Management Strategy forecasts into the Grey County official plan via the County’s official plan review, scheduled to commence in 2027.

Executive Summary

In early 2025, the County began updating its Growth Management Strategy (GMS) in alignment with the Provincial Planning Statement (PPS) 2024. As an upper tier municipality, the County is required to forecast growth in accordance with the Ministry of Finance (MOF) projections and allocate that growth out to the County’s member municipalities. These growth allocations are then used for planning purposes, including but not limited to updating County/Municipal official plans, infrastructure planning, development charges (DCs) background studies, etc.

This report is intended to provide Council with the final forecasts and allocations identified through this GMS update exercise. This work has been informed by MOF projections, local development trends/statistics, land utilization/supply, infrastructure data, and via outreach to member municipalities as well as other public sector stakeholders across the County, such as school boards, public health, and hospitals.

Background and Discussion

Staff Report PDR-CW-71-25 (Appendix 1) was shared to County Council in December 2025 to offer an update regarding the GMS work, and to share the draft local municipal growth

allocations as have been developed through this process. The draft GMS work was also shared with municipal staff and other public sector partners. Feedback received through and following this presentation has been directed to the County's GMS consultant, Hemson Consulting. Hemson has now prepared a final summary report and forecast. This report is linked herein, as Appendix 2.

Staff would direct the reader to the above-noted report, for details relating to this exercise and nuanced information relating to the direction offered via the Provincial Planning Statement (PPS, 2024) and recently updated provincial projection methodology guidance.

Growth Figures & Land Supply Findings

Staff would highlight that as per the updated final summary report offered by Hemson, the County's population is expected to grow to approximately 148,000 people by the year 2051. Over that same time horizon, Grey's employment is expected to also grow to approximately 60,000 jobs. Local municipal growth allocations are included within the final GMS report, at Appendix 2.

Staff note that via the land supply analysis element of this work, it is confirmed that all member municipalities currently have adequate supply of designated lands to support this forecasted growth, save and except for the Town of Hanover. The Town's Mutual Prosperity work with the Municipality of West Grey, is expected to address this land shortage, should the municipal boundary change be approved by the Ministry of Municipal Affairs and Housing, and subsequent official plan amendments be initiated to re-designate a portion of those lands for development purposes.

Staff would emphasize that despite this overall adequate land supply, the Secondary Settlement Areas and Inland Lakes and Shoreline Settlement Areas (which are privately or partially serviced) have been included in the net land supply tally together with the Primary Settlement Areas (which are fully serviced) across the County. Both the PPS and the County official plan direct most new growth to fully serviced settlement areas, and a smaller portion of growth to those privately or partially serviced settlement areas. As such, where growth within the County's fully serviced settlement areas outpaces growth in privately/partially serviced settlements, municipalities still may need to consider expansions to their Primary Settlement Areas. Any such expansion planning would need to be concurrent with related infrastructure planning, to maintain an appropriate designated supply.

As such, local municipalities are encouraged to continue to monitor serviced land supply over time. The PPS requires that planning authorities maintain designated lands to accommodate a minimum of 15 years of residential development, with servicing capacity sufficient to provide at least a three-year supply of residential units, on such suitably designated and zoned lands.

The County regularly reviews its growth forecasts and allocations, through growth management studies, and updates the numbers approximately every five years.

Future OPA and Interim Use

As has occurred with prior GMS exercises, the arising forecasts and local allocations of growth are to be embedded within the County's official plan. Local official plans are also brought into

conformity through local amendments, usually at the time of the next official plan review exercise.

In this case, staff are anticipating that the growth forecasts will be embedded into the County official plan as part of the official plan review scheduled to commence in 2027. This means that for an interim period, the County and municipal official plans will continue to reflect forecasts from the prior 2021 GMS exercise. That said, the updated 2026 GMS figures and forecasts, as outlined in the appended summary report, reflect the current growth outlook for the County and member municipalities. The PPS 2024 requires the use of Ministry of Finance projections as a basis for growth planning. All planning decisions shall be consistent with the PPS. As a result, it would be appropriate that the County, municipalities, and applicants rely on the updated 2026 GMS figures as are consistent with PPS, albeit not yet embedded in the County official plan. This ensures that applications are evaluated using current growth assumptions, while recognizing that formal conformity with the County official plan will be addressed through the subsequent official plan review. County staff recommend that the same approach be applied to County and municipal development charges (DC) background studies as well (i.e., use the 2026 GMS numbers to feed into those DC studies in this interim period).

Legislated Requirements

Section 3 of the *Planning Act* provides the province with an ability to issue policy statements. Municipal planning decisions are then required to be consistent with those policy statements. The Provincial Planning Statement 2024 requires Grey County to allocate population and employment growth to its member municipalities.

Financial and Resource Implications

The GMS Update project has been completed using budgeted funds from the 2025 budget. This update is directly growth related and therefore is primarily financed by the development charges reserves.

Relevant Consultation

- Internal: CAO/Deputy, Economic Development, Tourism and Culture, Planning
- External: Member municipalities, school boards, hospitals, public health.

Appendices and Attachments

Appendix 1 – [Staff Report PDR-CW-71-25 \(Status Update on the Growth Management Strategy\)](#) and [Appendix to PDR-CW-71-25](#)

Appendix 2 – [Growth Management Strategy – Hemson – February 2026](#)

Minutes

Community Services Committee

February 5, 2026

Present: Councillor Warren Dickert, Councillor Barbara Dobreen,
Councillor Scott Greig, Councillor Dane Nielsen

Regrets: Councillor Scott Mackey, Warden Andrea Matrosovs, Councillor
Terry McKay

Staff Present: Niall Lobley, Deputy CAO, Anne Marie Shaw, Director of
Community Services, Tara Cockerill, Manager of Early Learning
and Child Care, Josh Gibson, Manager Housing Programs,
Sharon Irwin, Manager of Community Housing, Aaron Whitney,
Facilities and Operations Senior Manager, Robert Hatten,
Manager of Communications, Tara Warder, Clerk, Brittany Rier,
Deputy Clerk

Call to Order

The Community Services Committee met at the County Administration Building on the above date. The Clerk called the meeting to order at 2:01 p.m. with all members present with the exception of Warden Matrosovs, Councillor McKay and Councillor Mackey.

Election of Chair and Vice Chair

Moved by: Councillor Dickert
Seconded by: Councillor Greig

That Councillor Nielsen be elected as Chair of the Community Services Committee for 2026.

Carried

On motion by Councillor Dickert, nominations closed.

Councillor Nielsen was acclaimed as Chair.

Moved by: Councillor Nielsen
Seconded by: Councillor Greig

That Councillor Dickert be elected as Vice Chair of the Community Services Committee for 2026.

Carried

On motion by Councillor Nielsen, nominations closed.

Councillor Dickert was acclaimed as Vice-Chair.

Declaration of Interest

There were no declarations of interest.

Delegations

Beam Group - Lily Clark

Lily Clark of Beam Group, provided an overview of the Special Needs Resourcing Review conducted for Grey County's services. The goal is to have access and inclusion for childcare for children with special needs at no extra cost to families. Through the review, the team collected information from Grey County staff, special needs resourcing staff from community partners and community feedback to identify gaps in these services in our area.

Areas of opportunity include communication and coordination improvements, as well as service gaps with the potential for children to fall between the cracks and not get the support they need. Ms. Clark provided recommendations to staff to help streamline processes that will help save time, provide cost savings, and provide better resources to special needs children and their families.

OSHaRE - Colleen Trask-Seaman

Colleen Trask-Seaman, Executive Director of OSHaRE, shared the multitude of programs the organization provides for the community beginning back in 2013. Ms. Trask-Seaman noted that the organization is supported by seven full-time staff, a large group of volunteers, co-op students and volunteer groups.

She shared the growth of the programs expanding across food, shelter and healthcare, and the 30 community partner agencies OSHaRE works with. She noted that over 202 tonnes of food have been saved from going to the landfill.

OSHaRE is currently renovating a space to accommodate a depot to support the growth of the organization. She noted that construction is underway with hopes for it to be finished in April of this year.

Items For Direction or Discussion

CSR-CS-05-26 Grey County 10 Year Housing and Homelessness Plan Draft

Director Shaw noted that a report will come forward to Council in the future with further details of the plan. She noted that the province needs to recognize that housing needs more funding.

CSC01-26

Moved by: Councillor Greig

Seconded by: Councillor Dobreen

That report CSR-CS-05-26 regarding the updated Housing and Homelessness Plan be received for information.

Carried

CSR-CS-08-26 Short Term Housing and Homelessness Update February 2026

Josh Gibson, Manager of Housing Programs, noted that the County provided approximately 1000 more nights of shelter in 2025 versus 2024 and that the average length of stay increased from 21 days to 25 days showing the increasing demand in our area.

CSC02-26

Moved by: Councillor Dickert

Seconded by: Councillor Greig

That report CSR-CS-08-26 regarding Short Term Housing and Homelessness Update February 2026 be received for information.

Carried

CSR-CS-06-26 Rowe's Lane Redevelopment Update

Director Shaw noted that County staff are working with contractors to determine how the extent of the floodplain boundary will affect the build, and that the build may need to be adjusted after further discussions.

CSC03-26

Moved by: Councillor Dickert

Seconded by: Councillor Greig

That report CSR-CS-06-26 regarding an update on the Rowe's Lane redevelopment be received for information.

Carried

Canada Builds Program - Verbal Update from Director Anne Marie Shaw

Director Anne Marie Shaw noted that the program would be replacing the national funding strategy.

Correspondence

Partnering for Impact: Human Services as Essential Social Infrastructure for Poverty Reduction

CSC04-26

Moved by: Councillor Dickert

Seconded by: Councillor Greig

That the correspondence received from the Ontario Municipal Social Services Association regarding their submission for the Ontario's Consultation on the Poverty Reduction Strategy be received for information.

Carried

Other Business

There was no other business.

Next Meeting Date

Tuesday, May 12, 2026 at 2:00 p.m.

Adjournment

On unanimous consent, the Community Services Committee adjourned at 4:20 p.m. to the call of the Chair.

Minutes

Planning and Economic Development Advisory Committee

February 19, 2026

- Present: Councillor Boddy, Councillor Carleton, Councillor Dickert ,
Councillor Keaveney, Councillor Hutchinson, Warden Matrosovs,
Councillor McKay, Councillor Milne, Roger Mooking
- Regrets: Councillor Nielsen, Sandy Gott, Grace Morin, Emily Rosen,
Dave Shorey
- Staff Present: Randy Scherzer, CAO, Niall Loble, Deputy CAO, Savanna
Myers, Director of Economic Development, Tourism & Culture,
Scott Taylor, Director of Planning, Linnea Catalan, Economic
Development Manager, Steve Furness, Investment Attraction
Manager, Courtney Miller, Business Enterprise Manager, Taylor
Eckenswiller, Facilities Supervisor - EDTC, Megan Myles,
Sustainability Planning Program Coordinator, Simon Newbold,
Economic Development Coordinator, Jill Paterson, Manager of
Museum and Archives, Kaleena Sanford, Strategic Marketing
Manager, Linda Swanston, Climate Change Initiatives Manager,
Royden Thomson, Business Development Coordinator, Brittany
Rier, Deputy Clerk
-

Call to Order

The Planning and Economic Development Advisory Committee met at the Grey County Administration Building on the above date. The Deputy Clerk called the meeting to order at 8:42 a.m. with all members present with the exception of Councillor Nielsen and Members Sandy Gott, Grace Morin, Emily Rosen and Dave Shorey.

Others Present: Brenna Carrol, Township of Southgate; Michele Harris, Municipality of West Grey; Viveca Gravel and Rebecca Ellerdiem, City of Owen Sound; and April Marshall, Town of Hanover

Election of Chair and Vice Chair

Warden Matrosovs left the meeting at 8:45 a.m. and returned at 8:46 a.m.

PED-01-26

Moved by: Councillor Hutchinson

Seconded by: Councillor Dickert

That Councillor Keaveney be elected as Chair of the Planning and Economic Development Advisory Committee for 2026.

Carried

On motion by Councillor Dickert, nominations closed.

Councillor Keaveney was acclaimed as Chair.

PED02-26

Moved by: Councillor Keaveney

Seconded by: Warden Matrosovs

That Councillor Hutchinson be elected as Vice Chair of the Planning and Economic Development Advisory Committee for 2026.

Carried

On motion by Warden Matrosovs, nominations closed.

Councillor Hutchinson was acclaimed as Vice-Chair.

Declaration of Interest

There were no declarations of interest.

Delegations

There were no delegations.

Items For Direction or Discussion

CAOR-PEDAC-05-26 Green Development Program Update

Megan Myles, Sustainability Planning Program Coordinator, provided an update on the tri-County Green Development Program. The program is a voluntary program that aims to support local leadership in residential development projects for homes that are more energy efficient.

She noted that the program aims to make new homes more efficient and resilient and recognizes what some builders are already doing making their successes more visible. With a large forecasted growth of new residents over the next 25 years, the project aims to provide long-term affordability, social and environmental benefits as well as a regional competitive advantage. She noted that staff are currently working one on one with stakeholders across multiple channels within the region.

The program will be measured by 18 metrics across three themes including Natural Environment, Community and Transportation, and Built Environment. Through the

metrics and after staff review a submitted project, the project will be recognized as bronze, silver or gold.

PED03-26

Moved by: Councillor Carleton

Seconded by: Councillor Dickert

That report CAOR-PEDAC-05-26 regarding an update on the Green Development Program be received for information.

Carried

EDTC-PEDAC-03-26 2025 Economic Development, Tourism and Culture Annual Report, EDTC-PEDAC-03-26

Savanna Myers, Director of Economic Development, Tourism and Culture, provided an overview of the Annual Report. She noted the hard work that staff conducted in 2025, and highlighted the investment ready priority.

Director Myers highlighted the over one million impressions on the video campaigns that ran in 2025 noting that viewers were not skipping Grey County ads with a 98.5% completion rate. She further highlighted the 530+ attendees to the Business Enterprise Centre and 20,000 attendees to the Sydenham Campus.

She noted the success of the recent LEAN process within the department, with Grey Roots taking a lead on this with higher memberships, increased revenues and increased attendees in 2025.

The Committee commented on the high completion-rate of Grey County's video campaigns and noted that having a good story-teller such as Roger contributes to the success.

PED04-26

Moved by: Councillor Milne

Seconded by: Councillor Dickert

That report EDTC-PEDAC-03-26 regarding the 2025 Economic Development, Tourism and Culture (EDTC) Annual Report be received; and

That the 2025 EDTC Annual Report be distributed to County Council and Member Municipalities for information.

Carried

EDTC-PEDAC-04-26 2026 EDTC Priorities

Councillor Boddy left the meeting at 9:28 a.m. and returned at 9:29 a.m.

Director Myers noted that 2026's theme of market is already in full swing. The department will focus on communicating and informing starting with the Team Grey memorandum of understanding across member municipalities. She noted the goal this year will be to help people understand what support and opportunities are available to them in Grey County.

Director Myers provided an overview of the restructuring of the department noting that this was done as an internal mechanism to do the best work possible within the department. The restructuring simplifies reporting structures while contributing to the excellent retention within the department doing so under net-neutral budget changes. She further noted that a Made in Grey exhibit will come to fruition in 2027 being Grey County's 175th anniversary.

Courtney Miller, Business Enterprise Manager, noted the Business Enterprise Centre (BEC) will continue to focus on one-on-one support and that the centre's priority is to serve the small business community best. The BEC will aim to be a connection point for businesses to communicate with each other. She further noted the BEC will be developing a new website specific to the needs of small businesses with additional resources more readily available.

Linnea Catalan, Economic Development Manager, noted there will be additional focus dedicated to Sydenham Campus. Staff will be working more closely with tenants and partners to further activate the space. Staff are also prioritizing further listening to businesses to assess experiences and enhance communication to businesses.

Kaleena Sanford, Strategic Marketing Manager, noted the enhancements coming to Grey Roots as an information centre for Grey County. She noted the continued focus on the Gather campaign with 27 videos coming in 2026. The goal will be to build brand consistency while harnessing the local pride in Grey County.

Jill Paterson, Manager of Museum and Archives, highlighted the positive changes at Grey Roots noting the continued successful Moreston by Candlelight event and the new wild weather exhibit being the biggest exhibit Grey Roots has ever had. She further noted how busy the archives is. The theatre also saw many upgrades and noted the goal of opening up options for use of the village.

Warden Matrosovs left the meeting at 9:57 a.m.

Director Myers noted that the department is in the first phase of the regional transit study that will focus on service level and service delivery. The engagement portion of the study is nearing completion. Staff and the consultant will come to Councils and the Board in March for an update and engagement session, working towards May presentations.

PED05-26

Moved by: Councillor Hutchinson

Seconded by: Councillor McKay

That report EDTC-PEDAC-04-26 regarding 2026 Economic Development, Tourism and Culture Priorities be received for information.

Carried

Verbal Update - Growth Management Study

Director of Planning, Scott Taylor, gave a brief overview of the stage of the Growth Management Study which provides an outlook of the County out to the year 2051. Director Taylor noted that the area will see a significant increase in terms of population for the area. He further noted that the numbers from the study get used in multiple way including changes to the official plan and also in infrastructure planning.

The Committee discussed if a certain age demographic will see the highest growth over the next few years where Director Taylor noted that the County will see a growth in all age cohorts. Currently, the County has a higher seniors population, but the County will see growth in more working-age people that will choose to live and work here. He noted that we are already starting to see a better balance of growth in all ages.

Roundtable Discussion

Sector Trends and Challenges

Councillor Keaveney highlighted the forthcoming TC Energy proposal and noted that once they file, there will be a 30-day comment period. She welcomed all to provide comments.

Correspondence

There was no correspondence.

Other Business

There was no other business.

Next Meeting Date

Wednesday, May 27, 2026, at 8:30 a.m.

Adjournment

On motion of Councillors McKay and Carleton, the Planning and Economic Development Advisory Committee adjourned at 10:14 a.m. to the call of the Chair.