

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 27, 2025
Subject / Report No:	PSR-CW-02-25
Title:	Potential Acquisition of Lands – New Feversham Paramedic Base
Prepared by:	Kevin McNab and Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Grey Highlands

Recommendation

1. That Report PSR-CW-02-25 regarding the potential acquisition of land from the Municipality of Grey Highlands for the construction of a new paramedic base be received; and
2. That staff be directed to work with the Municipality of Grey Highlands to acquire approximately 0.51 hectares (1.26 acres) of land Municipally known as 494140 Grey Road 2, Feversham, legally described as Part of Lot 15 Concession 8 Osprey being part of PIN 372620063 in the former Township of Osprey, Municipality of Grey Highlands; and
3. That the land acquisition be conditional on a title search and preliminary site investigations being completed for the subject lands; and
4. That staff be directed to retain the services of a surveyor and consultants to complete the necessary plans and studies to complete the land transfer as well as to complete the design specifications to finalize a tender to be released to construct the new base; and
5. That all costs associated with the land transfer, site investigations and services required to complete the design specifications and tender be funded as per the 2025 Budget and that staff proceed prior to Council approval as per Section 26.6 (b) of the Procedural By-law;
6. That a by-law be presented for Council's consideration at a future date to authorize the acquisition of lands.

Executive Summary

This report recommends the potential acquisition of lands from the Municipality of Grey Highlands for the construction of a new paramedic base in the Feversham area. The recommended lands are part of a property that was previously transferred to Grey Highlands by Grey County as the lands were no longer required by Grey County at that time but still served a

need for Grey Highlands to store their salt/sand. This property is an ideal location for the new paramedic base as it is located within the area recommended as part of the Comprehensive Deployment Review and it provides direct access to Grey Road 2 to quickly respond to emergency calls. The proposed new paramedic base in Feversham is one of the bases that are proposed as part of the Comprehensive Deployment Review Implementation Plan as outlined in Staff Report [PSR-CW-06-23](#). These new bases are part of the overall service enhancements recommended in the Comprehensive Deployment Review that will ensure that Paramedic Services can meet Grey County's growing demand and sustain current service levels up to 2033. The total cost for the new Feversham Base including land acquisition costs, consulting fees and construction costs is estimated at \$1.6 million, to be funded by debenture. This project has been included in the 2025 Budget.

Background and Discussion

Following the completion of the Paramedic Services Comprehensive Deployment Review, as well as following the design and commencement of construction of the first new paramedic base that is being constructed in Durham, staff began investigations for constructing a new paramedic base in the Feversham area as recommended by the Deployment Review. The investigations determined that the ideal location for the new base would be located with direct access to Grey Road 2 and is in close proximity to the settlement area of Feversham as well as close proximity to Grey Road 4. When starting investigations for new paramedic bases, staff start with looking at properties that are either owned by Grey County or the local municipality.

Subject Lands

The subject lands were previously owned by Grey County and were transferred to Grey Highlands in 2021. At that time, Grey County did not have a need for the property; however, Grey Highlands still required the property to store sand/salt for winter maintenance purposes. The proposal would be to acquire a portion of the lands back for the new paramedic base with Grey Highlands still retaining the portion of the lands that contains the salt/sand dome. Below is a map showing the proposed lands in question which are described as part of 494140 Grey Road 2, part of PIN 372620063 in the former Township of Osprey, Municipality of Grey Highlands. Staff would work with Grey Highlands staff to acquire a portion of the lands back at no cost to the County or the Municipality, other than any survey and legal costs associated with the transfer which would be funded by the County through the approved project budget. It is our understanding that Grey Highlands staff discussed this potential land transfer with Grey Highlands Council and they were generally supportive of working with the County to transfer these lands to support the new Feversham Base. Constructing a new paramedic base in this location will help to provide additional emergency response coverage to this part of the County which benefits residents who live in close proximity to this location.

Figure 1 – Subject Lands

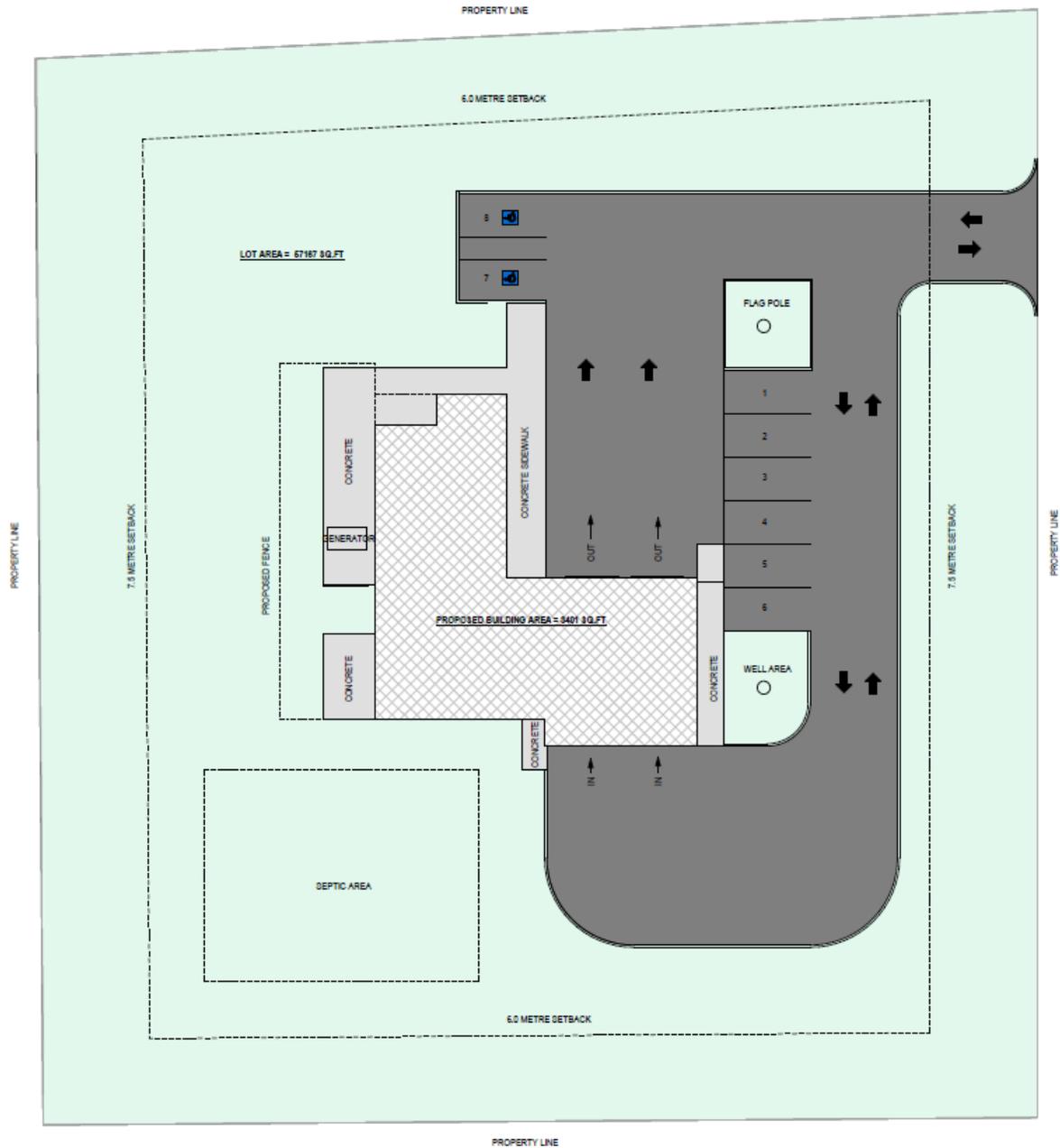


Feversham Base

The Feversham base build is included in the 2025 approved budget with a construction start date to commence this year. This base is recommended by the Comprehensive Deployment Review as outlined in Report [PSR-CW-06-23](#).

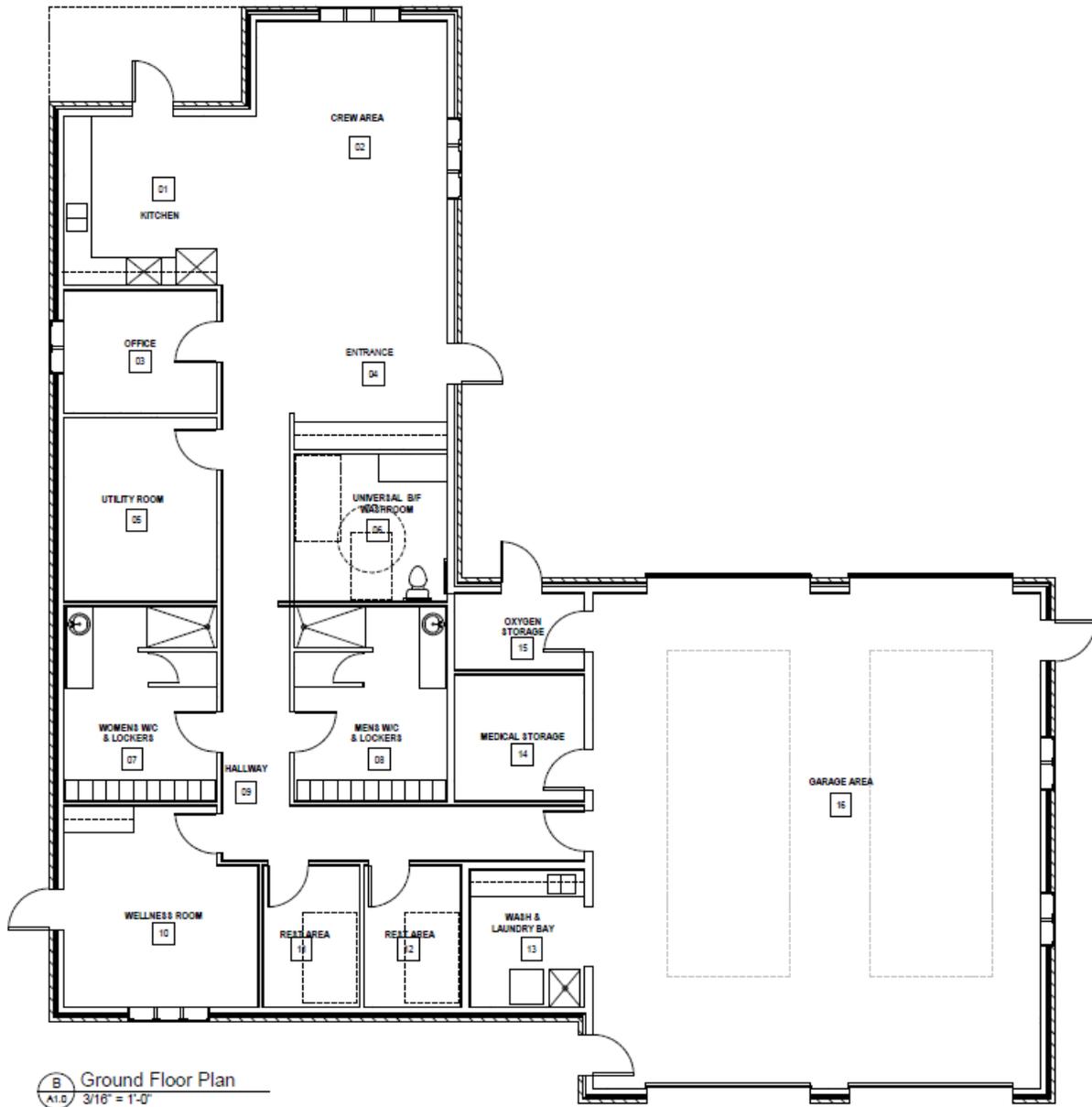
Below is a design concept for the proposed new Feversham Base along with a draft floor plan for the new base. The base design is different than the Durham Base as the Durham Base required additional storage and an additional bay from an operations perspective given the central location of the Durham Base. We anticipate that the remaining new bases to be constructed in Feversham, Ayton, Thornbury and Cobble would mimic the design shown below. The goal is to create efficient and effective purpose-built bases that will better meet the needs of staff and facilitate better response times. Energy efficiency considerations were incorporated into the Durham base and will be considered for the Feversham base and subsequent bases as well. This will ensure that on-going utility costs are minimized and to ensure that the County's buildings are on track to be net zero by 2045 as per the approved Going Green in Grey Climate Change Action Plan. Similar to the Durham base, grant funding opportunities will be explored to add further energy efficiencies to the design while staying within proposed budget.

Figure 2 – Concept Site Plan of New Feversham Paramedic Base



A Site Plan
A1.0 1/16" = 1'-0"

Figure 3 – Draft Floor Plan of New Feversham Paramedic Base



Planning and Transportation Services Comments

County Planning and Transportation Services staff provided the following comments regarding the subject lands:

- Schedule A of the County Official Plan designates the subject lands as 'Agricultural'. Schedule B identifies the lands within the Aggregate Resource Area. Section 5.6.2(8) of the County OP notes that lot creation for infrastructure or public use purposes may be considered in the Aggregate Resource Area provided all reasonable measures are taken

to mitigate any impacts on the aggregate resource. The lands are zoned as 'Institutional' in the Grey Highlands Zoning By-law. The Institutional Zone permits institutional uses including municipal buildings. All the other yard and lot coverage requirements associated with the Institutional zone can be met. Based on the policies in the County Plan and the zoning for the property, the proposed paramedic base would be considered a permitted use.

- There are no natural heritage features within the site, or in proximity to the subject site.
- Transportation Services is generally supportive of the proposed entrance on to Grey Road 2 and staff will work with Transportation Services staff to ensure that the entrance is designed to meet County Road policies.

Tender Process

Like the Durham Base, staff recommend taking a hybrid design build approach for this project. A design-build contract is a single agreement between the owner and the contractor that covers the responsibilities associated with the design as well as the construction phases of a project. Internal staff would prepare the architectural design drawings and have them reviewed/stamped by an external Structural Engineer. The County would also retain an engineering consultant to prepare the design for the site services (well, septic and stormwater design). The contractor would be responsible for designing the mechanical and electrical aspects of the build based on specifications outlined in the tender and would be responsible for delivering the project according to the owner's design, specifications and budget, and for hiring and managing the subcontractors. The contractor ensures that the design meets construction standards and specifications, as well as optimizing the design and construction processes. The paramedic base is a relatively straightforward building to construct and the site is generally flat, greenfield property that is ready to go from a construction perspective. Following the completion of the preliminary site investigations and design specifications, staff would finalize and release the tender package and bring back the tender results to Council to award the contract.

Preliminary Site Investigations, Survey, Legal Fees, and Additional Studies

It is recommended that preliminary site investigations be completed prior to finalizing the transfer of the lands. This will ensure that the lands can be serviced and can support the intended building/use. The preliminary site investigations would include a servicing study (well and septic), soils analysis, an environmental site assessment (ESA), and an archaeological assessment.

A reference plan identifying the lands to be acquired by the County would need to be prepared by a surveyor and there will also be legal costs associated with finalizing the land transfer.

Internal staff will prepare the design/architectural drawings and a structural engineer would be hired to prepare structural specifications and to stamp the drawings. An engineering consultant will also need to be hired to finalize the service design for the actual building (well and septic) as well as the stormwater management design. This information will be used to finalize the building and site drawing specifications which will be prepared by County staff.

Costs for the preliminary site investigations, survey, legal fees and additional studies will be funded through the budget for this project. The County would enter into an access agreement with Grey Highlands in order to conduct the preliminary investigations and consulting work for the subject lands, prior to the lands being transferred. If there are potential delays in acquiring or transferring the lands, it may be possible to enter into other arrangements with Grey Highlands to allow the construction of the base to proceed prior to finalizing the acquisition or land transfer.

Dundalk Paramedic Base

The current Dundalk Base is located within a shared facility with the Dundalk Fire Department. Based on the growth and development that has occurred in the Dundalk Area, the Dundalk Fire Department has indicated that they may require the entire building to support their future operations. Based on this, Paramedic Staff are currently investigating options to potentially relocate the Dundalk Paramedic Base. One option that is being explored would be to renovate a portion of the Transportation Services Depot in Dundalk to house the relocated Dundalk Paramedic Base. Transportation Services' staff have indicated that once the new Patrol D has constructed, they would likely only need 1 to 2 bays in the Dundalk Depot which leaves 2 to 3 bays that can be renovated and used for the relocated Paramedic Base. The hope is that there would be sufficient remaining budget room in both the Durham Paramedic Base project and the Feversham Base project to fund the Dundalk renovations. This would result in staying within the amount budgeted to borrow through debenture for all three projects. Staff are still in the process of investigating this and will bring back a separate report to Council regarding this matter.

Financial and Resource Implications

The total cost for the new Feversham Base including land, professional fees and construction costs is estimated at \$1.6 million. The 2025 approved budget has this project funded by a debenture.

Relevant Consultation

- Internal (list)
 - AODA Compliance (describe)
 - Contribution to Climate Change Action Plan Targets: Energy Efficient New Buildings in Going Green in Grey indicates that the County will build net-zero ready municipal offices and facilities by 2025. Energy efficiency will be incorporated into the design specifications for the build, and it is hoped that the building will be close to being net zero ready as possible based on the current budget.
- External (list)

Appendices and Attachments

None.