

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	April 24, 2025
Subject / Report No:	TR-CW-14-25
Title:	Grey Road 1 and 14th St. W. Property Negotiations
Prepared by:	Trevor Ireton, Engineering Manager Lacey Thompson, Law Clerk/Real Estate Coordinator
Reviewed by:	Pat Hoy, Director of Transportation Services Jacquelyn Morrison, Solicitor, Legal Services
Lower Tier(s) Affected:	City of Owen Sound

Recommendation

1. That report TR-CW-14-25 respecting the acquisition of three parcels of land for the Grey Road 1 & 14th Street West intersection improvements be received; and
2. That the acquisition of the following three parcels of land, identified respectively as Parts 1, 2, and 3 in the attached draft reference plan of Part of Park Lots 11 & 14 Range 1 West of the River, City of Owen Sound, County of Grey, be approved:
 - a. Part of Park Lot 11 identified as Part 1 on the attached draft reference plan;
 - b. Part of Park Lot 14 identified as Part 2 on the attached draft reference plan; and
 - c. Part of Park Lot 14 identified as Part 3 on the attached draft reference plan; and
3. That action proceed prior to Council approval as per Section 26.6 (b) of Procedural By-law 5134-22.

Executive Summary

Property is required from three landowners at the intersection of Grey Road 1 and 14th Street West in Owen Sound to accommodate construction of the proposed intersection improvements, which are scheduled to commence in 2025.

On March 27, 2025, Committee of the Whole recommended that staff continue to negotiate the purchase of these parcels within the parameters established by Council direction.

Agreements were finalized with each of the respective landowners. The Owen Sound Legion

agreement was signed April 1, 2025, the agreement with Grey County and Owen Sound Housing Corporation was signed on April 7, 2025, and the agreement with Keenorth Corporation was signed April 11, 2025. These agreements require formal approval by County Council pursuant to the applicable County policy.

Background and Discussion

The design and contract documents prepared by staff are complete and ready for tender with respect to Grey Road 1 and 14th Street West intersection barring the acquisition of property to accommodate the new signal and sidewalk ingress and egress configuration.

The intersection's current connectivity conduits as part of the traffic signals have been experiencing frequent operational issues. Many of the components have reached the end of their useful life.

Designed, tendered, and administrated by County staff, the intersection will be rebuilt according to best practices for signal and pole placement, operation, and compliance with legislative requirements. While the traffic and pedestrian control signal timing will remain in place, the new detection and management components will allow for ongoing optimization. Improvements to pedestrian access and egress ramping to and from the crosswalks will be completed as part of this project. This will include standardized concrete ramps with tactile walking surface indicators, as well as visual and audible pedestrian signals and buttons that meet Accessibility for Ontarians with Disabilities Act (AODA) standards.

To accommodate these improvements, and meet legislative requirements for the intersection, three daylight triangles are required. These daylights are considered integral to the design of the intersection, and construction cannot proceed without securing these additional lands.

In the fall of 2024, staff engaged in negotiations with the property owners based on the County's Sale and Acquisition of Land Policy (G-Gen-003). Prior to March 2025, staff had not been successful in negotiating the purchase of all three parcels of land.

On March 27, 2025, Committee of the Whole recommended that staff continue to negotiate the purchase of these parcels within the parameters established by Council direction.

Following that Committee meeting, further negotiations were conducted in accordance with the Policy and Procedure, and an agreement was reached with each of the respective landowners to purchase the three parcels of land. The agreements are conditional on the approval of County Council in accordance with the Policy and Procedure.

Staff recommend that the purchase of the three parcels of land be approved.

Legislated Requirements

Section 106 of the Municipal Act prohibits "bonusing," which can include paying more than fair market value for property owned by a "manufacturing business or other industrial or commercial enterprise".

O.Reg. 191/11: Integrated Accessibility Standards states, “80.28 (1) Where new traffic control signal systems with pedestrian control signals are being installed or existing pedestrian control signals are being replaced, the pedestrian control signals must meet the requirements for accessible pedestrian control signals set out in subsection (2).” Section 80.29 states, “When constructing new or redeveloping existing exterior paths of travel that they intend to maintain, obligated organizations, other than small organizations, shall consult on the design and placement of rest areas along the exterior path of travel and shall do so in the following manner:

1. The Government of Ontario, the Legislative Assembly, designated public sector organizations and large organizations must consult with the public and persons with disabilities.
2. Municipalities must also consult with their municipal accessibility advisory committees, where one has been established in accordance with subsection 29 (1) or (2) of the Act.”

Legal Considerations

None.

Financial and Resource Implications

The cost of the legal survey is anticipated to be \$6,500.

Legal fees for the transfers completed pursuant to negotiated agreements of purchase and sale are estimated to be \$6,000.

The anticipated total cost is expected to be approximately \$21,472, which includes the estimated costs for professional services plus the final consideration price for each of the acquired parcels.

The funding will come from the Transportation Services’ Land Acquisition Budget which will have a projected balance of \$114,000 at the end of 2025.

Relevant Consultation

- ☒ Internal: Clerks and Legal Services
 - ☒ AODA Compliance: See legislated requirements above.
 - ☒ Contribution to Climate Change Action Plan Targets: Reduces idling time, and improvements to the safety of the pedestrians will remove a barrier to those who would choose to walk.
- ☒ External: Property Owners

Appendices and Attachments

Draft Reference Plan

Purchase Agreement – Part 1

Purchase Agreement – Part 2

Purchase Agreement – Part 3