

Committee of the Whole

November 12, 2021

Grey County Council met on the above date at 10:48 AM at the County Administration Building. Warden Selwyn Hicks assumed the Chair and called the meeting to order with all members present except Councillors Boddy, O'Leary, Potter and Gamble. Alternate Councillor Sampson was in attendance on behalf of Councillor Potter. Councillor Mackey attended virtually.

Declaration of Interest

There were no disclosures of interest.

Business Arising From the Minutes

CC88-21 on November 25, 2021 amended CW173-21 as follows:

Whereas it is beneficial to complete a periodic governance review to look at a variety of areas for potential changes or improvements; and

Whereas there are strict timelines in place within the Municipal Act, 2001, as amended that require various approvals be in place prior to certain changes taking place;

Now Therefore Be It Resolved That staff be directed to bring back an overall information report providing information and timelines related to various governance options including term of the Warden, direct versus indirect election, meeting structure, weighted voting and consideration of public access and participation processes.

CW173-21 Moved by: Councillor Desai Seconded by: Councillor McQueen

Whereas it is beneficial to complete a periodic governance review to look at a variety of areas for potential changes or improvements; and

Whereas there are strict timelines in place within the Municipal Act, 2001, as amended that require various approvals be in place prior to certain changes taking place;

Now Therefore Be It Resolved That staff be directed to bring back an overall information report providing information and timelines related to various governance options including term of the Warden, direct versus indirect election, meeting structure, and weighted voting.

Carried

Councillor Burley left the meeting during consideration of the above motion.

Lyn Logan - Concerns with Phase 5, Cottages at Lora Bay Draft Approval Extension

Lyn Logan presented concerns on behalf of a group of 15 homeowners along Anchor's Way regarding the proposed homes on lots 33 to 41 of Phase 5 of the Cottages of Lora Bay development. Ms. Logan spoke about concerns around property elevation, drainage, house design including walk-out basements and setbacks.

Ms. Logan stated that the homeowners represented in this delegation reported receiving information during purchase negotiations with Reid's Heritage Homes that the homes backing on to their properties would be the same design, with the same yards with a setback of 20 feet. There was no mention of a basement walkout or different grading on the Phase 5 homes. She expressed concerns with lack of transparency from Reid's Heritage Homes at the time of purchase of their homes. Ms. Logan presented a petition from homeowners requesting the extension of draft approval not be granted until specific conditions were met.

Warden Hicks declared a brief recess following which Committee of the Whole resumed.

Raivo Uukkivi, Reid's Heritage Homes, Sherwood Homes and Blevins Developments (Cove) Ltd. - Support for Request for Draft Plan of Condominium Extension

Raivo Uukkivi attended on behalf of Reid's Heritage Homes and Sherwood Homes to support the request for draft plan extension. He noted that the subdivision is legally compliant and currently in the fifth phase of development. There are no underlying planning instruments, bylaws or laws that have changed, however this is a unique situation in that Council for the Town of the Blue Mountains resolved to not proceed with the extension request.

Mr. Uukkivi addressed some of Ms. Logan's concerns. He noted that the subdivision was never intended to be at the same elevation as the lots behind it, and there is a natural slope that runs from the golf course. The current design as proposed is an improvement because it has increased the storm water capacity. Mr. Uukkivi stated that no fill had been added to the site and the grades never changed.

Determination of Items Requiring Separate Discussion

Item a) TR-CW-26-21 Capital Purchase Prior to 2022 Budget Approval - Construction was requested to be discussed separately.

Consent Agenda

CW174-21 Moved by: Councillor Woodbury Seconded by: Councillor Hutchinson

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.

- a. That Report HRR-CW-09-21 regarding the CUPE Memorandum of Settlement be received, and the Collective Agreement between the County of Grey and CUPE Local 1530 Transportation Services be ratified; and**

That County Council ratify and approve the attached Memorandum of Settlement dated October 7, 2021, between Transportation Services and OPSEU Local 1530, to bind the new collective agreement; and

That the Warden and Clerk be authorized to sign the ratification of this new Collective Agreement to bind the new Collective Agreement as ratified ahead of Council approval, as per Section 25.6 (b) of the Procedural By-law; and

That County Council authorize staff to make the necessary amendments to rates of pay, benefits and other issues identified as agreed changes in the new Memorandum of Settlement.

- b. That the joint public meeting minutes dated October 18, 2021 regarding Official Plan Amendment 10 in the Municipality of West Grey be adopted as presented.**
- c. That the correspondence from the Sir Frederick Banting Legacy Foundation regarding the relaunch of the Diabetes Awareness and Prevention Campaign be received for information.**
- d. That the Agricultural Advisory Committee minutes dated October 21, 2021 be received; and that the following recommendations contained therein be endorsed:**

- i. That Grey County support the Emily Project initiative; and**

That a communication strategy be developed in conjunction with the Grey County Federation of Agriculture to promote the Emily Project.

- e. That the Affordable Housing Task Force minutes dated October 26, 2021 be adopted as presented, and the following recommendations contained therein be endorsed:**

- i. That Report HDR-AF-23-21 regarding a new affordable housing build in Dundalk be received; and**

That staff be directed to proceed with the first phase of pre-development activities including the release of an RFP for architect services at an estimated cost of \$250,000 to be funded from the Affordable Housing reserve; and

That staff apply for CMHC SEED funding to support \$150,000 of the predevelopment costs; and

That staff bring back a report with a more substantial design and cost estimate for the build to a future taskforce meeting.

- ii. That Report HDR-AF-21-21 regarding an assessment of long-term care home buildings being converted to affordable housing be received for information.
- f. That the Affordable Housing Task Force closed meeting minutes dated October 26, 2021 be adopted as provided.
- g. That the Grey County Joint Accessibility Advisory Committee minutes dated November 2, 2021 be adopted as presented, and the following recommendations contained therein be endorsed:
 - i. That the Grey County Joint Accessibility supports the proposed line repainting at the Township of Georgian Bluffs Municipal Office and Sarawak Family Park.
 - ii. That the comments from the Grey County Joint Accessibility Advisory Committee regarding the proposed site plan reviews of the apartment buildings at 434 18th Avenue and at the intersection of 14th Street and 24th Avenue in Hanover be received; and
That the site plans come back to the Committee for further comment as they develop.
 - iii. That the comments from the Grey County Joint Accessibility Advisory Committee regarding the proposed site plan for the police station, be received; and
That the Site Plans come back to the Committee for further comment as they develop.
 - iv. That Report PDR-JAAC-24-21 be received; and
That staff use the input provided by the Grey County Joint Accessibility Advisory Committee to guide decisions for Grey County trails upgrades.
 - v. That Report CCR-JAAC-09-21 Grey County 2021 Accessibility Compliance Report be received; and
That the 2021 Accessibility Compliance Report be endorsed and submitted to the Ministry for Seniors and Accessibility.
- h. That the correspondence from Susan and Phil Mayer regarding the draft plan extension request for Phase 5 of the Cottages at Lora Bay be received for information.

Carried

Items for Direction and Discussion

PDR-CW-26-21 Cottages at Lora Bay Draft Plan Extension

Moved by: Councillor Clumpus

Seconded by: Councillor Woodbury

That PDR-CW-26-21 be received; and

That in consideration of the application for extension of the lapsing date for the approval of draft plan of condominium 42-CDM-2006-11 on lands described as Part of Lot 39, Concession 12 being Part of Lots 1 & 3, Registrar's Compiled Plan 1032, (geographic Township of Collingwood) in the Town of The Blue Mountains, the County of Grey Committee of the Whole hereby:

- i. revises the conditions for the approval for the draft plan of condominium as set out in the draft Notice of Decision attached to PDR-CW-26-21; and**
- ii. extends the lapsing date to December 12, 2022.**

Committee of the Whole resolved to move into closed session to hear from the County Solicitor.

CW175-21 Moved by: Councillor Soever Seconded by: Councillor Robinson

That Committee of the Whole does now go into closed session to discuss:

- i. Advice subject to solicitor – client privilege, including communications necessary for that purpose and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Cottages at Lora Bay Draft Plan Extension); and**

That the following staff remain in attendance: Kim Wingrove, Randy Scherzer, Tara Warder, Scott Taylor, Michael Letourneau, Kathie Nunno, Rob Hatten, and Olivia Yale.

Carried

Committee of the Whole entered closed session at 12:15 PM and returned to open session at 12:34 PM. The Warden confirmed that only the item stated in the resolution to move into closed session was discussed.

CW176-21 Moved by: Councillor Clumpus Seconded by: Councillor Woodbury

That PDR-CW-26-21 be received; and

That in consideration of the application for extension of the lapsing date for the approval of draft plan of condominium 42-CDM-2006-11 on lands described as Part of Lot 39, Concession 12 being Part of Lots 1 & 3, Registrar's Compiled Plan 1032, (geographic Township of Collingwood) in the Town of The Blue Mountains, the County of Grey Committee of the Whole hereby:

- i. revises the conditions for the approval for the draft plan of condominium as set out in the draft Notice of Decision attached to PDR-CW-26-21; and**
- ii. extends the lapsing date to December 12, 2022.**

Carried

Warden Hicks declared a break following which Council resumed.

PDR-CW-23-21 Official Plan Amendment 11 – Proposed Housekeeping Changes Growth Management Study

CW177-21 Moved by: Councillor Hutchinson Seconded by: Councillor Woodbury

That Report PDR-CW-23-21 regarding proposed Official Plan Amendment Number 11 to implement the 2021 Growth Management Strategy and additional housekeeping changes be received; and

That staff be directed to circulate proposed Official Plan Amendment Number 11 and proceed to a public meeting to gather input on the proposed changes.

Carried

HRR-CW-10-21 Employee Assistance Program (EAP) Costing for Council Members

CW178-21 Moved by: Councillor Carleton Seconded by: Councillor Desai

That Report HRR-CW-10-21 regarding the Employee Assistance Program (EAP) for Members of County Council be received; and

That the Employee Assistance Program be provided to the eighteen members of County Council effective December 1, 2021.

Carried

SSR-CW-09-21 Provincial Funding for Childcare

CW179-21 Moved by: Councillor Desai Seconded by: Councillor Clumpus

That Report SSR-CW- 09-21 be received; and

That Council direct staff to request approval from the Ministry of Education to use Mitigation Funding held in reserve to help fund additional expenditures contained in the draft 2022 Grey County Children’s Services budget; and

That Council direct staff to request a letter of approval from the Ministry of Education supporting the plan to sell the current EarlyON building in Hanover and reinvest in a new site.

Carried

FR-CW-26-21 Golden Town Mortgage

Main Motion

Moved by: Councillor Milne Seconded by: Councillor Desai

That the mortgage for Golden Town Residential (mortgage loan number 1329261) held by Bank of Nova Scotia that matures December 1, 2021 with a principal and administration fee balance in the amount of \$2,034,653.51

be paid; and

That as a result of the mortgage being discharged and no expense required for principal and interest repayment, the proposed net levy requirement for the 2022 Housing budget be reduced by \$434,600.

Primary Amendment

Moved by: Councillor Desai

Seconded by: Councillor

That clause 2 be amended to add \$434,600 to what is already being added to the Affordable Housing reserve rather than reduce the 2022 Housing budget by this amount.

The motion was not seconded and therefore did not proceed.

Primary Amendment

CW180-21

Moved by: Councillor Desai

Seconded by: Councillor McQueen

That the second clause of the main motion be removed at this time.

Carried

Main Motion as Amended

CW181-21

Moved by: Councillor Milne

Seconded by: Councillor Desai

That the mortgage for Golden Town Residential (mortgage loan number 1329261) held by Bank of Nova Scotia that matures December 1, 2021 with a principal and administration fee balance in the amount of \$2,034,653.51 be paid.

Carried

HDR-CW-24-21 Purchase of a Building for Transitional / Supportive Housing

CW182-21

Moved by: Councillor Keaveney

Seconded by: Councillor Carleton

That Report HDR-CW-24-21 regarding the purchase of land and a building for developing transitional/supportive housing be received; and

That pursuant to the terms of a conditional Agreement of Purchase and Sale dated November 2, 2021 Grey County purchase the land and building located at 396 14th Street West, Owen Sound, legal description: PT PARKLT 14-15 RANGE 1 WR PL OWEN SOUND AS IN R493973; S/T R514577, R74342; OWEN SOUND, PIN 37047-0097 for the purpose of developing transitional/supportive housing, subject to satisfaction of due diligence inspections, for a purchase price of \$1,200,000; and

That in accordance with the Acquisition of Land Procedure (G-GEN-003-002) a by-law be brought forward to approve the purchase and to delegate to the Chief Administrative Officer, in consultation with the Director of

Housing and the Director of Legal Services, the authority to take all necessary steps to conclude the purchase, including waiving or releasing the County's inspection conditions in the Agreement of Purchase and Sale and

That the purchase of the property be funded from the Social Services Relief Fund Phase Four; and

That staff be directed to initiate an RFP process to secure the services of an architect to complete site plan and building renovation plans and bring the RFP results to a meeting of the Affordable Housing Task Force for consideration.

Carried

TR-CW-26-21 Capital Purchase-Construction Prior to 2022 Budget Approval

CW183-21 Moved by: Councillor Soever Seconded by: Councillor Robinson

That Report TR-CW-26-21 regarding Capital Purchase-Construction Prior to 2022 Budget Approval be received; and

That staff be authorized to issue the tenders for the Grey Roads 15 Rehabilitation (Shared with Owen Sound), Grey Road 2 Rehabilitation, Grey Road 8 Overlay, Two Grey Road 13 Pulverize and Pave projects, Structure 9-354 replacement, and Grey Road 31 overlay prior to 2022 budget approval due to tender constraints in accordance with Sections 3.3 (c), 10.0 and 10.1 f) of the Purchasing Policy.

Carried

Closed Meeting Matters

CW184-21 Moved by: Councillor Milne Seconded by: Councillor Paterson

That Committee of the Whole does now go into closed session to discuss:

- i. Security of the property of the municipality or local board pursuant to Section 239 (2) of the Municipal Act, 2001 as amended (Cybersecurity Update)**

That all staff remain in attendance.

Carried

Council proceeded into closed session at 2:15 PM and returned to open session at 2:45 PM.

The Warden confirmed that only the item stated in the resolution to move into closed session was discussed.

Other Business

Councillor Soever asked about the status of planning authority delegation. Mr. Scherzer reported that this project has been delayed and anticipates a report to council early in 2022.

Kim Wingrove requested Council's support to submit two additional delegation requests for the upcoming ROMA conference.

CW185-21 Moved by: Councillor Milne Seconded by: Councillor Hutchinson

That the County of Grey submits the following additional delegation requests for the upcoming Rural Ontario Municipal Association conference:

- i. Ministry of Health – Request to expedite access to the CHRIS digital tool to allow service providers beyond our paramedics to securely allow inputting of client health and related information**
- ii. Ministry of Energy - Request the Minister to consider working with Grey County, The City of Owen Sound and Hydrogen Optimized to create a hydrogen utilization demonstration site within the City of Owen Sound (joint with City of Owen Sound); and**

That the request be submitted prior to Council's approval pursuant to Section 25.6 b of Procedural By-law 5003-18 as amended.

Carried

Notice of Motion

No notices were provided.

Adjournment

On motion of Councillors Desai and McQueen, Committee of the Whole adjourned at 2:50 PM to the call of the Chair.

Selwyn Hicks, Warden

Tara Warder, Deputy Clerk