Council Meeting
Municipality of West Grey
402813 Grey County Rd 4, Durham, ON N0G 1R0

November 19, 2024, 9 a.m.

West Grey municipal office, council chambers and virtual

This meeting shall be held in the Municipality of West Grey council chambers. Members of the public may attend in person or electronically via Zoom.
To join through your computer (or smartphone with the Zoom app) go to: https://us02web.zoom.us/j/89156262480
To phone in and listen live dial +1 647 558 0588 (long-distance charges may apply)
When prompted, enter the meeting ID: 891 5626 2480
Accessibility of documents: Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Clerk's Department by email at clerk@westgrey.com or 519-369-2200 to discuss how we can meet your needs.

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"A bylaw to confirm the proceedings of the regular meeting of the Council of the Corporation of the Municipality of West Grey held on November 19, 2024."

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13.3 Bylaw No. 2024-095 150
"A bylaw to authorize the sale of lands legally described as Part of Park Lot 5 Plan 500 and Part of Lot 15 and Part of Unnamed Street Plan 513, geographic town of Durham, Municipality of West Grey being Parts 1, 3, 4,5 and 8 on the Reference Plan, being part of the land presently bearing PIN 37318-0550, in the geographic Town of Durham to the Corporation of the County of Grey."

14. New business

15. Announcements

16. Closed session
"THAT council now moves into closed session to consider:

    a. Minutes of the closed session of the regular Council meeting held on November 5, 2024;

    b. One matter regarding a proposed or pending disposition of land by the municipality, and a position, plan, procedure, criteria, or instruction to be applied to negotiations respecting municipal property; and

    c. One matter regarding personal matters about identifiable individuals, and labour relations or employee negotiations respecting a municipal department."

17. Report from closed session

18. Adjournment

WELCOME TO YOUR NEW SUSTAINABLE HOME

Segal Construction works with municipalities to deploy market-based attainable housing developments, addressing the housing crisis without using your operating or capital budgets. Partnering with us ensures efficient, cost-effective, risk mitigated housing solutions that benefit your community.

Why Choose Our Compact Community?

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Attainable housing for first-time buyers
The ideal home for individuals or couples looking to start independent living.

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Downsizing has never been easier with everything on one level, perfect for seniors seeking comfort and convenience.

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Flexible temporary housing solutions for local workers or contractors seeking modern, comfortable accommodations.

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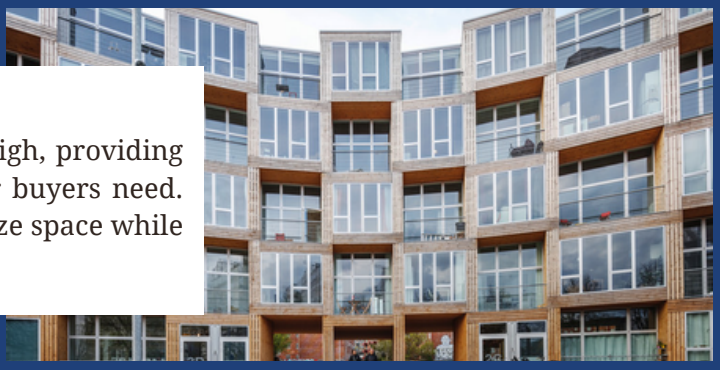
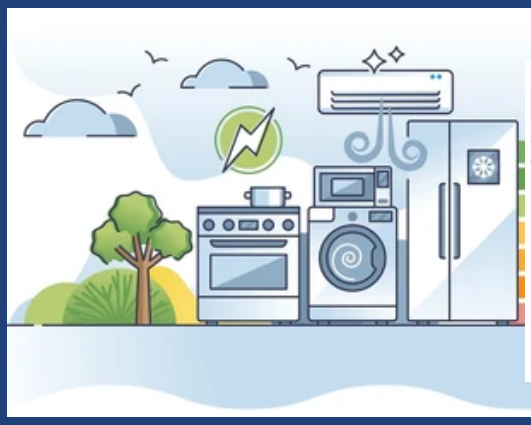


Innovative, Stackable Design

Our homes can be stacked up to 3 units high, providing flexibility for growing communities or for buyers need. Stackable units make it possible to maximize space while keeping the community feel.



Energy-Efficient Features

LED lighting, spray foam insulation, and energy-efficient heating systems ensure your home is designed to conserve energy and reduce utility costs. It also include modern, energy-efficient appliances for everyday use, combining sustainability with functionality.

Accessible and Flexible Living Spaces

Fully accessible designs, step-free living on one level makes these homes perfect for seniors or anyone seeking mobility-friendly spaces. Each unit's Priced between $250,000 and $300,000, making homeownership attainable for a wide range of buyers.

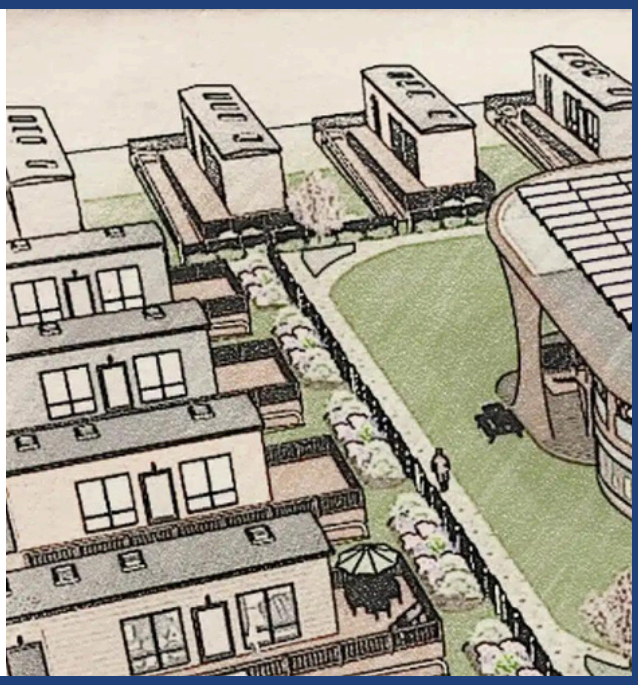
Supportive Community Features

A multi-purpose central building with shared amenities and gathering spaces for the whole community. Private patios, community gardens, and walkable pathways designed for relaxation and easy access.

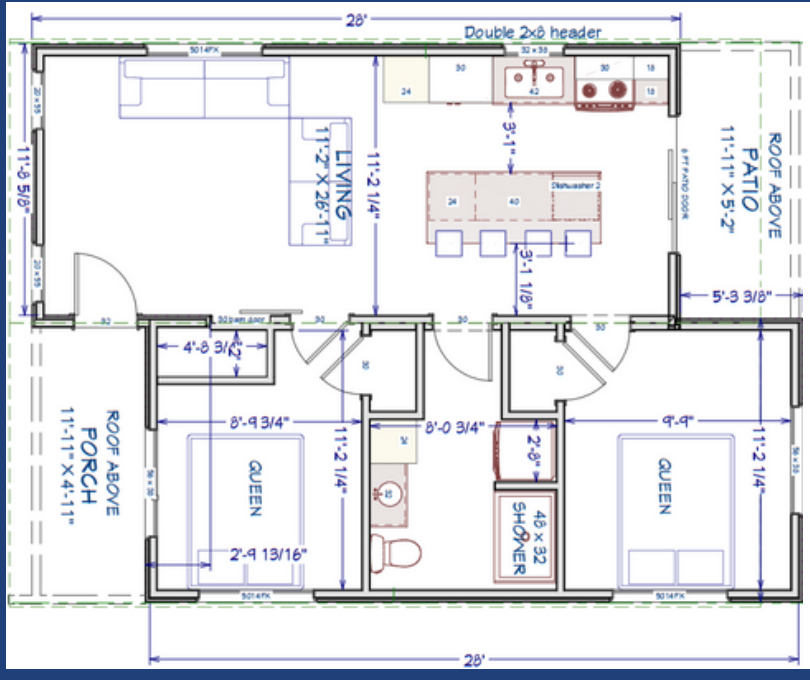
BUILD AND PURCHASE IN STAGES: A RISK MITIGATION STRATEGY

Build only what's needed

We are committed to building homes based on demand. If a home doesn't sell, we pause further construction, ensuring we only create housing that is needed. Homes are built and sold in stages of 3 units, allowing for a flexible and personalized buying experience. Own the land: Once sold, homeowners not only own the home but also the parcel of land if subdivided, allowing for mortgage financing as traditional property ownership.



ATTRACTIVE INVESTMENT: 10% IRR OVER 30 YEARS



Each unit offers an attractive internal rate of return (IRR) of 10% over 30 years, making these homes a smart investment for homeowners or investors looking to secure long-term value while enjoying a sustainable, flexible living space.

WELCOME TO YOUR NEW SUSTAINABLE HOME

KEY FEATURES

Eco-friendly construction: Modern materials and designs reduce environmental impact.

Prefabricated in Kingston, Ontario: All units are built in a CSA-approved factory and are constructed to meet the Ontario Building Code standards.

Includes a Tarion warranty, ensuring peace of mind for buyers with the highest quality standards.

Stackable units for greater density: Perfect for those looking to expand or optimize their living space.

Find Your Ideal Home

Whether you're looking to enter the housing market, downsize as a senior, or provide temporary housing for workers, our stackable, affordable homes offer a flexible, sustainable solution for your living needs. With an IRR of 10% over 30 years and a risk mitigation strategy that builds only as demand grows, your investment is in safe hands.

Minutes

Council meeting

Municipality of West Grey

Tuesday, November 5, 2024, 9 a.m.
West Grey municipal office, council chambers and virtual

Members present: Mayor Kevin Eccles
Deputy Mayor Tom Hutchinson
Councillor Scott Foerster
Councillor Doug Hutchinson
Councillor Joyce Nuhn
Councillor Geoffrey Shea
Councillor Doug Townsend

Staff present: Michele Harris, Chief Administrative Officer
Jamie Eckenswiller, Director of Legislative Services/Clerk
Geoff Aitken, Director of Infrastructure and Public Works
Kodey Hewlett-Mowbray, Corporate and Community Initiatives Officer
Ashley Noble, Communications Coordinator
Krista House Langdon, Legislative Services Coordinator

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1. Call to order

Mayor Eccles called the meeting to order at 9:00 a.m.

2. Moment of reflection

Mayor Eccles called for a moment of reflection.

3. Declarations of pecuniary interest and general nature thereof

3.1 Deputy Mayor Hutchinson - Delegation from The Care Committee Re: Toronto Maple Leafs Alumni Fundraising Hockey Game

Deputy Mayor Hutchinson declared a conflict with agenda item 4.1 - delegation from The Care Committee Re: Toronto Maple Leafs Alumni Fundraising Hockey Game, as he is one of the organizers of the event.

4. Delegations/presentations

Having declared a conflict of interest with item 4.1, Deputy Mayor Hutchinson left the council chambers at this time.

4.1 Janice Daize, The Care Committee Re: Toronto Maple Leafs Alumni Fundraising Hockey Game

Don Tremble, The Care Committee, provided an overview of The Care Committee's plan to bring a Toronto Maple Leafs alumni team to Durham for a fundraising hockey event; monies raised will support local schools.

The Care Committee is seeking Council’s support through the waiving of venue rental and associated fees. The event will require the use of Durham Community Centre's kitchen, hall, and arena, with an estimated rental value of approximately $1,500.

Staff advised council that the budget for community grants had been expended for 2024.

Deputy Mayor Hutchinson returned to council chambers at this time.

4.2 Daniel Segal, Segal Construction Re: Municipal Housing Development

At the request of the delegate, this delegation was deferred to the November 19, 2024, meeting.

5. Public meetings

There were no public meetings.

6. Comment period

There were no comments.

7. Unfinished business

There was no unfinished business.

8. Adoption of minutes

8.1 Minutes of the Regular Council Meeting held on October 15, 2024

8.2 Minutes of the Public Council Meeting held on October 15, 2024

8.3 Minutes of the Special Council (Budget) Meeting held on October 22, 2024

R-241105-001
Moved by Councillor Townsend
Seconded by Deputy Mayor Hutchinson

"THAT the minutes of the regular Council meeting and the public planning meeting held on October 15, 2024, and the special Council meeting held on October 22, 2024, be adopted."

Carried

9. Committee and board reports

9.1 Minutes of the West Grey Public Library Board meetings held on June 12, 2024 and September 11, 2024

9.2 Minutes of the Saugeen Municipal Airport Commission meeting held on October 9, 2024

9.3 Minutes of the Saugeen Valley Conservation Authority meeting held on September 19, 2024

R-241105-002
Moved by Councillor Foerster
Seconded by Councillor Shea

"THAT the minutes of the committees and boards are hereby received."

Carried

10. Correspondence

10.1 Correspondence received for which direction of council is required

There was no correspondence for which direction of Council was required.

10.2 Correspondence received which is presented for the information of council

Mayor Eccles relinquished the chair to speak to the following motion. Deputy Mayor Hutchinson took the chair.

R-241105-003
Moved by Councillor Hutchinson
Seconded by Councillor Nuhn

“THAT in consideration of correspondence received from the Township of Southgate and the Town of the Blue Mountains respecting Establishment of an Ontario Rural Road Safety Program, Council directs staff to send a letter of support for the resolution to the Premier of Ontario; the Minister of Transportation; the Minister of Infrastructure; the Minister of Agriculture; the Minister of Rural Affairs; the Associate Minister of Emergency Preparedness and Response; the Minister of Health; Rick Byers, MPP Bruce-Grey-Owen Sound; and Good Roads.”

Carried

Mayor Eccles reclaimed the chair.

R-241105-004
Moved by Councillor Hutchinson
Seconded by Deputy Mayor Hutchinson

“WHEREAS there is a humanitarian crisis unfolding on the streets in our cities, large and small, urban and rural, across Ontario. The time for words is over, we need immediate action at all levels of government, starting with the Province of Ontario; and

WHEREAS the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023 and over 1400 homeless encampments across Ontario communities in 2023; and

WHEREAS the province has provided additional funding and supports, such as the recent investment of $378 million for HART Hubs and approximately 375 beds with wraparound supports, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and

WHEREAS municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and WHEREAS this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and

WHEREAS there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused;

THEREFORE BE IT RESOLVED THAT the Corporation of the Municipality of West Grey supports the SolvetheCrisis.ca Campaign; and

Calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially; and

THAT the province officially makes Homelessness a Health Priority; and

Appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports; and

THAT the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a Made in Ontario Action Plan; and

THAT this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis; and

THAT the federal government is included in these conversations; and

THAT both levels of government provide adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted; and

THAT this Council calls on the residents of the Municipality of West Grey to join us in appealing to the provincial and federal governments for support by visiting SolveTheCrisis.ca and showing your support; AND further,

THAT a copy of this motion be sent to The Right Honourable Justin Trudeau, Prime Minister of Canada; The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada; The Honourable Doug Ford, Premier of Ontario; The Honourable Sylvia Jones, Deputy Premier and Minister of Health; The Honourable Paul Calandra, Minister of Municipal Affairs and Housing; The Honourable Michael Parsa, Minister of Children, Community and Social Services; The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions; Alex Ruff, MPP for Bruce-Grey-Owen Sound; Rick Byers, MPP for Bruce-Grey-Owen Sound; and Ontario's Big City Mayors."

Carried

R-241105-005
Moved by Deputy Mayor Hutchinson
Seconded by Councillor Townsend

"THAT council receives all correspondence not otherwise dealt with."

Carried

11. Staff reports

11.1 Corporate and Community Initiatives Officer

11.1.1 Community Services - Durham Town Hall Park Naming Request

The Corporate and Community Initiatives Officer provided an overview of the report.

R-241105-006
Moved by Councillor Townsend
Seconded by Councillor Hutchinson

"THAT in consideration of staff report 'Community Services – Durham Town Hall Park Naming Request', Council forgoes renaming Durham Town Hall Park to 'Durham 150 Park'."

Carried

11.1.2 Community Services - Riverside Park Trail - Motorized Use Update

The Corporate and Community Initiatives Officer provided an overview of the report.

R-241105-007
Moved by Councillor Foerster
Seconded by Councillor Townsend

"THAT in consideration of staff report ‘Community Services – Riverside Park Trail – Motorized Use Update’, Council directs staff to proceed with allowing motorized use (snowmobile only) on the section of trail between Riverside Park and Douglas Street."

Carried

11.2 Director of Infrastructure and Public Works

11.2.1 IPW-2024-39 - Request for Compensation - Water Damage

The Director of Infrastructure and Public Works provided an overview of the report.

R-241105-008
Moved by Councillor Hutchinson
Seconded by Councillor Nuhn

"THAT in consideration of staff report ‘IPW-2024-39 – Request for Compensation-Water Damage’, council forgoes granting the request by William Bishop for compensation for water damage at his property."

Carried

11.3 Director of Legislative Services/Clerk

11.3.1 2024 Procedural Bylaw Update

The Director of Legislative Services/Clerk provided an overview of the report.

R-241105-009
Moved by Deputy Mayor Hutchinson
Seconded by Councillor Foerster

"THAT in consideration of staff report ‘2024 Procedural Bylaw Update’, council directs staff to bring forward a bylaw to:

1. **Adopt an updated procedural bylaw as attached to this report; and**
2. **Repeal bylaw 16-2021."**

Carried

11.3.2 Coral-Lea Drive Renaming Request Follow-up

The Director of Legislative Services/Clerk provided an overview of the report.

R-241105-010d
Moved by Councillor Shea
Seconded by Councillor Nuhn

“THAT in consideration of staff report ‘Coral-Lea Drive Renaming Request Follow-up’, Council forgoes renaming ‘Coral-Lea Drive’ to ‘Watson Drive’.”

Defeated

R-241105-011
Moved by Councillor Townsend
Seconded by Councillor Hutchinson

“THAT in consideration of staff report ‘Coral-Lea Drive Renaming Request Follow-up’, Council directs staff to bring forward a bylaw to rename ‘Coral-Lea Drive’ to ‘Watson Drive’.”

Carried

12. Questions

Councillor Hutchinson inquired about road safety initiatives specific to Durham Road East, and if the installation of a stop sign could be considered as an interim measure until sidewalks are installed.

13. Bylaws

13.1 Bylaw No. 2024-087 - Confirming November 5 Meeting

13.2 Bylaw No. 2024-088 - Declare Lands in the Geographic Town of Durham Surplus to the needs of West Grey

13.3 Bylaw No. 2024-089 - ZA29.2021 Wideman

13.4 Bylaw No. 2024-090 - Stop up and close municipal road allowance being PT 5 of Unnamed Street on Plan 16R-12134, PT of PIN 37318-0550

R-241105-012
Moved by Deputy Mayor Hutchinson
Seconded by Councillor Townsend

'THAT Bylaw Numbers 2024-087, 2024-088, 2024-089, and 2024-090 be passed and enacted."

Carried

14. New business

There was no new business.

15. Announcements

Councillor Nuhn recognized the work of Mary Lou Pfeffer for her detailed coverage of the recent bridge open house in the Hanover Post.

Councillor Forester advised that the Neustadt Craft Show was well attended, with just under 1,500 people attending. Councillor Foerster also noted that the Halloween event held in October was very successful despite the weather.

Councillor Townsend advised that the poppy campaign continues at the Legion. Remembrance Day is on November 11, 2024, and there will be a service at cenotaph in Durham at 11:00 am.

Councillor Townsend advised that the South Bruce Grey Hospital will host a community engagement session at the Durham Community Centre on November 12, 2024, at 6:00 p.m. and that registration is requested.

Mayor Eccles advised that the Ontario Health Coalition is campaigning across Ontario to protest the way rural and northern healthcare is happening and the attack on the public health care system. The group will be at the Durham Town Hall on November 27, 2024, from 9:00 a.m. - 10:30 a.m. with their trojan horse campaign. The campaign will be in Chesley on November 26.

Mayor Eccles thanked staff and volunteers for their work on another fantastic craft show in Neustadt, and recognized the Neustadt Lions Club on a successful pork and kraut dinner.

16. Closed session

Council recessed at 10:09 a.m. and reconvened at 10:20 a.m.

R-241105-013
Moved by Councillor Hutchinson
Seconded by Councillor Foerster

"THAT council now moves into closed session to consider:

a. **Minutes of the closed session of the regular Council meeting held on August 13, 2024;**

b. **Minutes of the closed session of the special Council meeting held on October 17, 2024;**

c. **One matter regarding personal matters about identifiable individuals, and labour relations or employee negotiations respecting a municipal department."**

Carried

17. Report from closed session

Mayor Eccles advised that in closed session, council discussed:

- Minutes of the closed session of the regular Council meeting held on August 13, 2024;
- Minutes of the closed session of the special Council meeting held on October 17, 2024; and
- One matter regarding personal matters about identifiable individuals, and labour relations or employee negotiations respecting a municipal department, and no direction was given.

18. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 11:16 a.m.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

Minutes

Special Council meeting

Municipality of West Grey

Friday, November 8, 2024, 10 a.m.
West Grey municipal office, council chambers

Members present:	Mayor Kevin Eccles Deputy Mayor Tom Hutchinson Councillor Scott Foerster Councillor Doug Hutchinson Councillor Joyce Nuhn Councillor Geoffrey Shea
Members absent:	Councillor Doug Townsend
Staff present:	Michele Harris, Chief Administrative Officer Jamie Eckenswiller, Director of Legislative Services/Clerk Kerri Mighton, Director of Finance/Treasurer Krista House Langdon, Legislative Services Coordinator

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1. Call to order

Mayor Eccles called the meeting to order at 10:00 a.m.

2. Declaration of pecuniary interest and general nature thereof

3. Presentations

3.1 Presentation from Marianne Love, ML Consulting Re: Municipality of West Grey 2024 Compensation Review Summary Report

Marianne Love, ML Consulting, provided an overview of the West Grey 2024 Compensation Review report, including a discussion of the 13 comparator municipalities used to complete the custom market study. The market comparator group was selected to reflect relevant scope/criteria such as geographic location, economic conditions, similar service alignment/"like" services, size (operating budget, population, tax base, service size), and historic comparators.

The basis for the framework of the report was provided, which focused on the compensation principles of fairness, compliance, competitiveness, pay for performance, and suitability and renewability. The framework itself addresses: internal equity for all positions; pay equity compliance; and, pay practice with job rates that reflect the 55th percentile target of the defined pay market.

Members of Council asked questions about the presentation and staff and the consultant provided responses.

4. Staff reports

4.1 Report from the Chief Administrative Officer Re: West Grey 2024 Compensation Review

The Chief Administrative Officer provided an overview of the report.

S-241108-001
Moved by Deputy Mayor Hutchinson
Seconded by Councillor Shea

"THAT in consideration of staff report ‘West Grey 2024 Compensation Review’ and the presentation provided by ML Consulting, Council approves the 2025 salary framework, as presented, with job rates reflecting the 55th percentile pay target with a 1.9 percent cost of living adjustment, effective January 1, 2025."

Carried

S-241108-002
Moved by Councillor Shea
Seconded by Councillor Hutchinson

"THAT in consideration of staff report ‘West Grey 2024 Compensation Review’ and the presentation provided by ML Consulting, Council adopts the practice of conducting a salary framework/market review on a four year cycle."

Carried

5. Bylaws

5.1 Bylaw No. 2024-091 - Confirming November 8, 2024 Special Council Meeting

S-241108-003
Moved by Councillor Hutchinson
Seconded by Councillor Nuhn

"THAT Bylaw Number 2024-091 be passed and enacted."

Carried

6. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 11:39 a.m.

Mayor Kevin Eccles

Clerk Jamie M. Eckenswiller

Jamie Eckenswiller

From: ROMA Events <events@roma.on.ca>
Sent: November 1, 2024 12:32 PM
To: Jamie Eckenswiller
Subject: ROMA Conference: Request your Delegation Meetings

Request your Delegation Meetings for ROMA 2025 Conference!

Sunday, January 19 - Tuesday, January 21, 2025
Sheraton Centre Hotel - 123 Queen Street West, Toronto

The Ministry of Municipal Affairs and Housing (MMAH) has launched the delegation forms to request your meetings at the 2025 ROMA Annual Conference.

Delegation meetings are a unique opportunity for your council to engage with Ministers, Parliamentary Assistants, and senior Ontario Government officials on local matters that impact your municipality.

Registered ROMA Conference delegates are eligible to request meetings with the provincial government.

Submit delegation meeting requests here.

To ensure an accurate submission, please use the following format examples below:

- Municipality: **Toronto, City of** or **Bruce, County of**
- Alternate Contact: **John Smith, 416-416-4161, johnsmith@email.ca**
- Full name and titles for delegates: **John Smith, Mayor; Christina Smith, Councillor**

The request form is also be posted on ROMA's website. You can select either French or English using the global icon in the top right corner of the form.

The deadline to submit your delegation request is **Wednesday, November 27, at 5:00pm EST.**

MMAH is Your Key Contact for All Things Related to Delegation Meetings

If you have questions you can reach out to: delegations@ontario.ca

AMO Guide to Request, Prepare and Participate in Delegation Meetings

AMO has developed a guide for its members to request, prepare for and participate in delegation meetings.

The AMO Guide to Delegation Meetings provides information for you to consider what issues to focus on for your delegation meetings, what information you need to provide in your delegation forms and how to prepare for your delegation meetings.

Make the most of your time in your delegation meetings on local issues, have a look at the Guide

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Registration Information is here. Accommodation information is here.

For more information reach out to events@roma.on.ca

CORRESPONDENCE ITEMS PRESENTED FOR INFORMATION
November 19, 2024

1. Correspondence from the Department of Innovation, Science and Economic Development Canada Re: Prime Minister's Awards

2. Correspondence from the Multi-Municipal Energy Working Group Re: "Chasing the Wind v13" Report.

Innovation, Science and Economic Development Canada
Innovation, Sciences et Développement économique Canada

Item 1

Hello,

We are seeking your help in soliciting nominations of outstanding teachers and educators for the Prime Minister's Awards for Teaching Excellence, for Teaching Excellence in Science, Technology, Engineering and Math, and for Excellence in Early Childhood Education. These long-standing awards celebrate educators for their leadership and their commitment to preparing youth for a digital and innovation-based economy. Anyone can nominate an educator for the award. You can help us raise awareness for the awards by putting up the enclosed posters in areas where people will see it.

As well, you can promote the initiative on your website or social media accounts by using our shareables found in the promotional tools section of the Prime Minister's Awards website https://www.canada.ca/pm-awards.

If you have any questions you can email us at primeministersawards-prixdupremierministre@ised-isde.gc.ca.

Thank you in advance for your help in making this initiative an ongoing success!

KDixie

Kristina Dixie
Manager, Prime Minister's Awards
Innovation, Science and Economic Development Canada / Government of Canada

Innovation, Sciences et Développement économique Canada
Innovation, Science and Economic Development Canada

Bonjour,

Nous souhaitons obtenir votre aide quant à la soumission de candidatures d'enseignants et d'éducateurs exceptionnels pour le Prix du premier ministre pour l'excellence dans l'enseignement, le Prix du premier ministre pour l'excellence dans l'enseignement des sciences, de la technologie, de l'ingénierie et des mathématiques (STIM), et le Prix du premier ministre pour l'excellence en éducation de la petite enfance. Ces prix, qui existent depuis longtemps, rendent hommage aux enseignants et aux éducateurs pour leur leadership et leur dévouement à préparer les jeunes à une économie numérique axée sur l'innovation. N'importe qui peut soumettre la candidature d'un enseignant ou d'un éducateur pour les prix. Vous pouvez nous aider à faire connaître les prix en posant les affiches ci-jointes dans des endroits où les gens pourront les voir.

De plus, vous pouvez faire la promotion de l'initiative sur votre site Web ou dans vos comptes de médias sociaux en utilisant notre contenu partageable qui se trouve dans la section des outils promotionnels du site Web des Prix du premier ministre (www.canada.ca/prix-du-pm).

Si vous avez des questions, vous pouvez nous envoyer un courriel à l'adresse primeministersawards-prixdupremierministre@ised-isde.gc.ca.

Merci d'avance de votre aide pour continuer à faire de cette initiative un succès!

Dixie

Kristina Dixie
Gestionnaire, Prix du premier ministre
Innovation, Sciences et Développement économique Canada/Gouvernement du Canada

Government of Canada | Gouvernement du Canada

Canada

2025

PRIME MINISTER'S AWARDS

Nomination Deadline:
January 15, 2025
(11:59 PM Pacific standard time)

NOMINATE AN EXCEPTIONAL EDUCATOR TODAY!

- Teaching Excellence
- Teaching Excellence in Science, Technology, Engineering and Math (STEM)
- Excellence in Early Childhood Education

VISIT
CANADA.CA/PM-AWARDS
#PMAWARDS

Sarah Cote, 2024 Certificate of Excellence Recipient, Maniwaki, Quebec
Margaret Burke, 2024 Certificate of Excellence Recipient, Glace Bay, Nova Scotia

Government of Canada / Gouvernement du Canada

Canada

2025

PRIME MINISTER'S AWARDS

Nomination Deadline: January 15, 2025 (11:59 PM Pacific standard time)

NOMINATE AN EXCEPTIONAL EDUCATOR TODAY!

- Teaching Excellence
- Teaching Excellence in Science, Technology, Engineering and Math (STEM)
- Excellence in Early Childhood Education

VISIT
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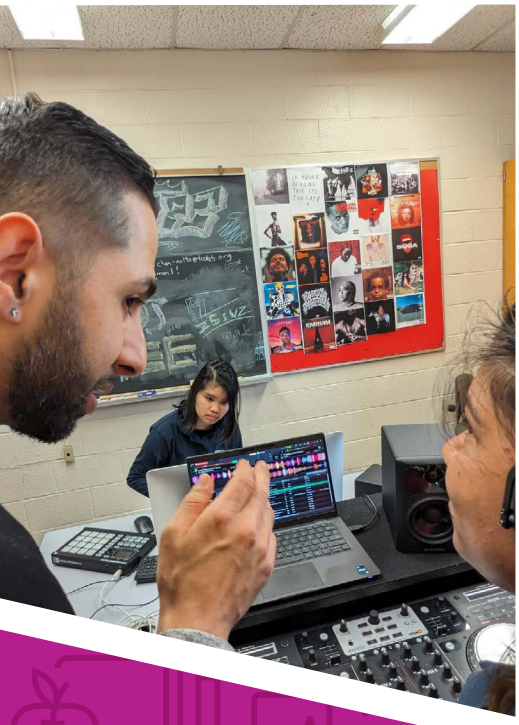

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Item 2

MULTI-MUNICIPAL ENERGY WORKING GROUP
TOM ALLWOOD, COUNCILLOR, GREY HIGHLANDS, CHAIR
JIM HANNA, DEPUTY MAYOR, HURON-KINLOSS, VICE-CHAIR
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jhamilton@arran-elderslie.ca

Dear Mayor and Members of Council,

At the September 12th meeting of the Multi Municipal Energy Working Group (MMEWG), economist Mr. Edgardo Sepulveda delivered a deputation based on his paper, "Chasing the Wind - The value of wind generation in a low-emission nuclear and hydro-dominant grid: the case for Ontario." The paper was prepared for and issued by the MacDonald-Laurier Institute (MLI), "one of the leading policy think tanks in our nation's capital." After the presentation, a motion was passed by the MMEWG to distribute the report to all municipalities in Grey, Bruce and Huron counties for their consideration when assessing the possibility of extending the contracts of existing wind generators, or allowing new wind generator contracts as proposed by the Independent Electricity System Operator (IESO) medium and long-term plans for Ontario.

The report identifies (Page 4) that, "The climate benefit of any new zero-emission generation will be limited to the extent that it can displace gas generation. Relative to other areas, Ontario's wind capacity factors are modest and out of sync with gas generation, all resulting in a relatively low wind emissions offset." Further, the report calculates a "break-even" wind price of $46/MWh for the 2027-2030 period. This is considerably less that the $151/MWh currently paid to wind generators that the report calculates, resulting in a financial loss for Ontario with little benefit.

The MMEWG encourages your council to study the report.

If you would like more information about the MMEWG, and the possible participation of your municipality in this municipal working group, we invite you to contact our secretary, Julie Hamilton at <JHamilton@arran-elderslie.ca> or the chair, Tom Allwood at <councillorallwood@greyhighlands.ca>.

With respect,

Tom Allwood,
Chair, Multi-Municipal Wind Turbine Working Group
Councillor, Municipality of Grey Highlands

Enclosure - Report "Chasing the Wind v13" as sent by Mr. Sepulveda last week.

A MACDONALD-LAURIER INSTITUTE PUBLICATION

Edgardo Sepulveda

CHASING THE WIND

The value of wind generation in a low-emission nuclear and hydro-dominant grid: the case of Ontario

September 2024

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Executive summary | *sommaire*

In 2018, the newly elected Ontario government passed one of its first pieces of legislation – to repeal the *Green Energy Act* (GEA).

Modelled on German legislation to promote wind and solar generation, the 2009 GEA initiated the largest use of guaranteed above-market price long-term contracts (FITs) in North America.

What caused Ontario Premier Doug Ford to pull the plug?

The GEA proved to be incredibly contentious locally and province-wide: it gave government the power to override local opposition to the installation of wind turbines and contributed to an unprecedented increase in electricity prices. Hoping to jump-start wind generation, Premier Dalton McGuinty's government established high wind prices, fixed for 20 years, which averaged $151/MWh over the 2020–23 period.

As the sector grew, so did the fiscal liability of those contracts. Multi-billion-dollar government subsidies started in 2017 and will total $7.3 billion for the current fiscal year (Ontario 2024a), equivalent to 0.65 percent of provincial GDP (Ontario 2024b). No other government in Canada has subsidized its electricity sector by this much for so long. Unsurprisingly, the very German government that first introduced FITs is likewise under fiscal pressure due to ballooning subsidies (Sorge 2024).

This paper tells the economic story of wind generation in Ontario in several parts. First, we provide an overview of wind generation's impact on electricity costs, prices and subsidies: to keep prices low, Ontario subsidizes 70 percent of the cost of wind. Second, based on regression and cost-benefit analysis, we show that the costs of wind far exceed its societal and climate benefits for the 2020–23 period, with average net cost of -$124/MWh, due to financial (high prices) and structural factors. Due to its nuclear and hydro-dominant generation and elimination of coal, Ontario is one of the lowest-emission large grids in the world. The climate benefit from any new zero-emission generation will be limited to the extent it can displace gas generation. Relative to other areas, Ontario's wind capacity factors are modest and out of sync with gas generation, all resulting in a relatively low wind emissions offset (0.227 tCO_2/MWh). Third, we calculate a cost-benefit "break-even" wind price of $46/MWh for the 2027–2030 period.

There are financial and structural challenges to aligning the public costs and benefits of wind generation in Ontario. Given the political defeat of the GEA, the province should have strong incentive not to "overpay" for wind within Ontario's single-buyer system.

For legacy wind projects whose contracts will expire, we explore the benefits of the province implementing a wind re-contracting standard offer of $46/MWh for a maximum ten-year contract. Some wind operations would shut down, while others would recontract on those terms.

Among a broader set of options for new wind projects, one would be to continue with the private wind IPP contracts approach, but for the Independent Electricity System Operator (IESO) to design a competitive auction process with a maximum reserve price of $46/MWh. Another possibility would be to discard the contractual approach in favour of financing and compensating wind projects based on cost-of-service economic regulation. A third option would be to leverage the larger economies of scale and lower cost of public financing and have new wind projects publicly owned and operated, as is the case for about half the wind capacity in PEI and the thrust of the new strategy in Quebec. **MLI**

En 2018, le gouvernement nouvellement élu *de l'Ontario adoptait un de ses premiers textes législatifs, abrogeant la* Loi de 2009 sur l'énergie verte.

La loi de 2009, élaborée sur le modèle de la loi allemande visant à promouvoir la production d'énergie éolienne et solaire, avait enclenché la plus grande utilisation en Amérique du Nord des contrats à long terme de tarifs de rachat garantis (TRG) supérieurs au prix courant.

Pour quelle raison le premier ministre de l'Ontario, Doug Ford, a-t-il décidé de « débrancher » ?

Les TRG ont suscité une vive polémique à l'échelle locale et provinciale : ils permettaient au gouvernement de faire fi de l'opposition locale à l'installation d'éoliennes et ont entraîné une hausse sans précédent des prix de l'électricité. Le gouvernement du premier ministre Dalton McGuinty avait fixé des tarifs élevés pour 20 ans dans le but de relancer la production éolienne : ils ont atteint en moyenne 151 $/MWh pendant la période 2020-23.

Le secteur a pris de l'expansion, mais la charge fiscale imposée par ces contrats en a fait tout autant. Les subsides ont coûté plusieurs milliards de dollars en 2017 et totaliseront 7,3 milliards de dollars pour l'exercice fiscal en cours (Ontario 2024a), ce qui équivaut à 0,65 % du PIB provincial (Ontario 2024b). Aucun autre gouvernement au Canada n'a apporté une aide aussi massive et aussi longue à son secteur de l'électricité. Évidemment, l'État allemand, celui-là même qui a été le premier à mettre en place les TRG, est également confronté à une pression fiscale croissante en raison de l'explosion des subsides (Sorge 2024).

Ce document aborde, dans ses diverses parties, l'histoire économique de la production d'énergie éolienne en Ontario. Dans un premier temps, nous examinons l'effet de cette production sur les coûts, les prix et les subsides accordés à l'électricité : afin de maintenir les prix bas, l'Ontario subventionne actuellement 70 % du coût de l'énergie éolienne. Ensuite, en utilisant une technique de régression et une analyse coûts-avantages, nous démontrons que les coûts nets moyens de l'éolien dépassent largement ses bénéfices sociétaux et climatiques pour la période 2020-2023 – soit 124 $/MWh – en raison des facteurs financiers (prix élevés) et structurels qui y sont rattachés. Comme la production ontarienne est dominée par le nucléaire et l'hydroélectricité et que le charbon est désormais exclu, la province dispose de l'un des grands réseaux les moins polluants au monde. Toutefois, l'impact positif sur le climat de toute nouvelle production d'électricité sans émissions sera conditionné par les limites de sa capacité à remplacer la production d'électricité au gaz. En Ontario, les coefficients de capacité pour l'éolien sont, par rapport à d'autres régions, ténus et en décalage total avec le gaz, de sorte que les émissions éoliennes (0,227 tCO_2/MWh) sont relativement peu compensatoires. Enfin, nous fixons un tarif pour l'énergie éolienne qui correspond au seuil de rentabilité de 46 $/MWh pour la période 2027-2030.

Il y a des difficultés financières et structurelles à concilier les coûts et les bénéfices publics liés à la production d'énergie éolienne en Ontario. Étant donné l'échec politique de la loi sur l'énergie verte, il est essentiel que la province soit fortement encouragée à ne pas « surpayer » l'énergie éolienne dans le cadre du système d'acheteur unique de l'Ontario.

En ce qui concerne les projets éoliens patrimoniaux en fin de contrat, nous examinons les bénéfices de la mise en place par la province d'une offre standard de renouvellement à 46 $/MWh pour une durée maximale de dix ans. Certains projets éoliens seraient terminés, tandis que d'autres seraient renouvelés à ces conditions.

Parmi un éventail plus large de choix pour l'éolien, il y aurait la poursuite de l'approche axée sur les projets portés par des producteurs indépendants, mais en demandant à SIERE (Société indépendante d'exploitation du réseau d'électricité) de mettre en place un processus d'enchères concurrentielles prévoyant un prix de réserve maximal de 46 $/MWh. Une autre option consisterait à abandonner l'approche contractuelle de financement et d'indemnisation des projets éoliens pour adopter une réglementation économique fondée sur le coût du service. Une troisième possibilité serait de profiter des économies d'échelle plus importantes et du coût plus bas du financement public et de faire en sorte que les nouveaux projets soient détenus et exploités par l'État, comme c'est le cas pour environ la moitié de la capacité éolienne de l'Île-du-Prince-Édouard et pour l'idée maîtresse de la nouvelle stratégie au Québec. **MLI**

Introduction

In this paper we provide a cost-benefit assessment of wind generation in Ontario for the 2020–23 period and on a forward-looking basis for the 2027–2030 period. Our work is based on well-established economics literature examining the interaction of wind in various grids and its corresponding cost-benefit from several perspectives. This includes work on the Texas electricity grid (Cullen 2013, Novan 2015), as well as more recent work analyzing the Ontario grid (Bahramian et al. 2021) and several regions of the United States (Fell and Johnson 2021).

This literature suggests that the social and climate cost-benefit of wind generation will be grid-specific. The lower the price of wind on the grid and the more that wind displaces higher-emitting generation, the higher wind's social and climate benefit. And vice versa. We find a large negative net cost of wind for 2020–23 reflecting Ontario's relatively high wind prices and low wind emissions offset.

The rest of this report is structured as follows.

- **Chapter 2** provides the policy and structural context for Ontario's wind roll out. We first summarize Ontario's distinctive sector policy and how wind generation fits into that framework, including how its relatively high average price of $151/MWh in the 2020–23 period impacted system costs and government subsidies. We then review some of the factors that are likely to impact the size of the net climate benefits of wind, including how it interacts with the existing generation mix and emissions intensity, and the nature of Ontario's "wind profile," including average and seasonal capacity factors and correlation with emitting generation.

- **Chapter 3** presents the results of our regression analysis of the interaction of wind generation with other generation technologies. We apply the regression results to a cost-benefit analysis of wind generation and find that the costs far exceeded the benefits for the 2020–23 period, with average net cost of -$124/MWh. We also undertake a forward-looking cost-benefit analysis for the 2027–2030 period based on a new LCOE-based reference wind price of $80/MWh and calculate an average net cost of wind of -$38/MWh. The cost-benefit "break-even" wind price for 2027–2030 is $46/MWh.
- Based on the results of the cost-benefit analysis and policy discussion, **Chapter 4** concludes the report.
- The data and methodology **Appendix** provides more detailed and technical background to the analysis presented in this report.

Wind in Ontario's electricity sector

As background to the formal analysis presented in Chapter 3, this chapter provides the policy and structural context for Ontario's wind roll out. We first summarize Ontario's distinctive sector policy and how wind generation fits into that framework. This is critical to understanding the financial aspects of the cost-benefit analysis presented in Chapter 3. We then review several non-financial factors that are likely to impact the size of the net climate benefits of wind, including how it interacts with the existing generation mix and emissions intensity, and the nature of Ontario's "wind profile," including its average and seasonal capacity factors.

Ontario's distinctive sector policy

Ontario's installed wind capacity of 5.5 GW (IESO 2024c) has largely evolved within an electricity sector that is unique in North America: a restructured, single-buyer with a system-wide contracts-for-difference (CfD) mechanism, majority out-of-market revenues, and high subsidization. To appreciate the

scope of options that we discuss in Chapter 3, it is first important to understand this distinctive hybrid approach.

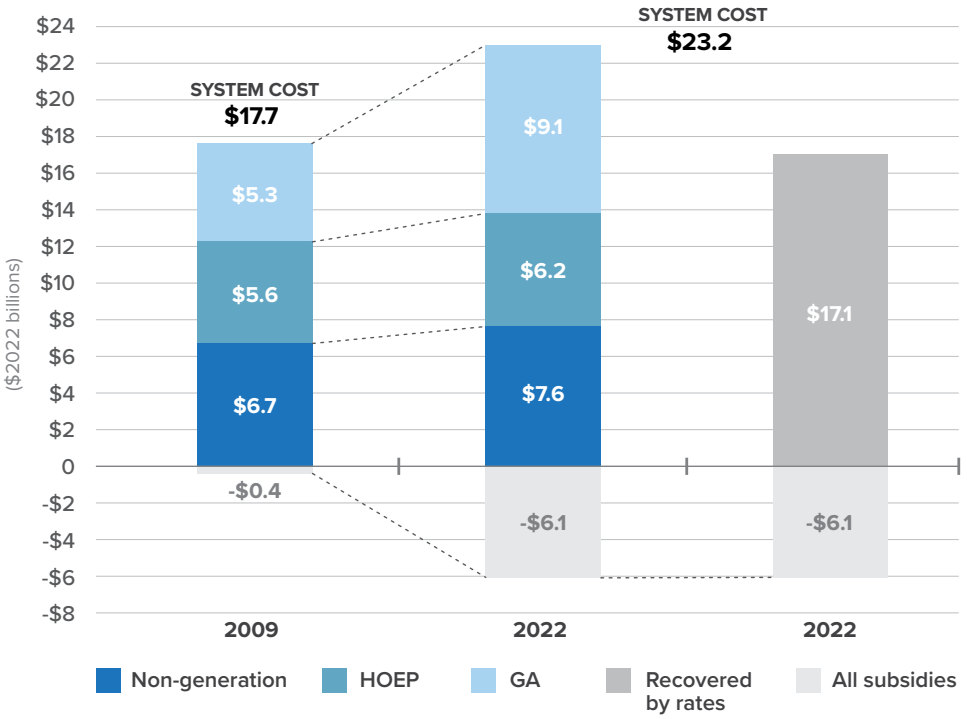
Ontario was one of two provinces (Alberta being the other) whose government decided to "restructure" (also referred to as "unbundling") the sector by requiring that the generation segment be unbundled from transmission and distribution, with the objective of facilitating competition in generation. Prior to restructuring, Ontario had a vertically integrated sector with the provincially owned Ontario Hydro (OH) possessing most generation assets, virtually all transmission resources and some rural distribution resources, and providing electricity to municipally owned local distribution companies (LDCs). In preparation for market opening in May 2002, OH was split into several entities, including Ontario Power Generation (OPG), the generation-only entity, Hydro One (H1) holding the transmission and rural distribution assets and the (current) Independent Electricity System Operator (IESO) responsible for operating the electricity market.

Wholesale generation prices spiked in the summer following market opening, and as designed, so did retail electricity prices. Facing a public backlash and an upcoming election, the government lowered and then froze retail prices by December 2002 (CBC 2002). Those months from May to November 2002 would be the only period during which the competitive restructured market functioned as originally designed in Ontario (Trebilcock and Harb 2005).

In 2005, the new government established the single-buyer model for generation in Ontario by creating the Ontario Power Authority (OPA) responsible for contracting existing and new generation that was not otherwise economically regulated by the Ontario Energy Board (OEB). Indeed, virtually all wind resources in Ontario have been centrally procured by the government.

To tie the administrative OPA element to the competitive IESO element, the government introduced a sector-wide contracts-for-difference mechanism in 2005. Generating entities would receive market revenues based on the hourly Ontario energy price (HOEP), on top of which they would receive out-of-market CfD payments equal to the difference between their individual "strike price" (set by regulation or contracts) and the HOEP. Those CfD-type payments are funded via the Global Adjustment (GA) mechanism, which has generally been fully recovered via rates. One consequence of the single-

FIGURE 1: Ontario system costs: Non-generation, HOEP, GA and subsidies



Sources: MSP (2023), OEB (2023 and previous), Statistics Canada (2024), and author's calculations

buyer CfD approach policy is that there has been virtually no "merchant" uncontracted HOEP-only entry into Ontario, a feature that we further discuss in Chapter 3.

Figure 1 compares the 2009 and 2022 generation-related (HOEP and GA) and non-generation (transmission, distribution, other market and conservation) costs, and government programs to reduce retail prices ("subsidies") in constant dollar terms. It shows that system costs excluding subsidies increased by $5.42 billion, from $17.73 to $23.15 billion, a 30 percent increase. This increase was mostly driven by generation costs, which rose by $4.5 billion. Within the generation element, Figure 1 shows that in 2022 generation resources received 60 percent from the GA ($9.1 billion), or a majority out-of-market revenues, and 40 percent from the HOEP market ($6.2 billion).

Like many other jurisdictions, Ontario has in the past directly or indirectly subsidized or otherwise lowered retail electricity prices (Sepulveda 2018). But facing a public backlash from increasing prices (and an upcoming

election) in 2017, the government radically increased the type and number of subsidies that on a full-year basis totalled $4.7 billion in 2018. Those subsidies have continued to this day. Figure 1 shows that from 2009 to 2022 subsidies increased from $0.4 billion to $6.1 billion ($2022), or about 27 percent of system costs. This means that in 2022 only 73 percent ($17.1 billion) of system costs were recovered from rates. For the 2024–25 fiscal year, those subsidies are estimated at $7.3 billion (Ontario 2024a), equivalent to 0.65 percent of projected provincial GDP (Ontario 2024b). No other government in Canada has subsidized their electricity sector by this much for so long, making Ontario a highly subsidized sector since 2017.

Wind prices and system costs

The development of wind generation was one of the key drivers of Ontario's distinctive policy approach. Ontario's first commercial wind farm went into service in 2002, but it was not until the government implemented the Renewable Energy Supply (RES) in 2004 that wind took off in Ontario. Additional rounds occurred in 2005 (RES II) and 2007 (RES III) and the related Renewable Energy Standard Offer Program (RESOP) in 2006 (AGO 2011). The RES programs were traditional competitive auction processes, with the resulting rates in the range of $80 to 90/MWh. In contrast, the RESOP was a standard offer feed-in-tariff (FIT) mechanism that guaranteed a price of $110/MWh (Loudermilk 2017). By policy, OPG was effectively prohibited from owning or operating wind generation (MOE 2005), so that wind projects were developed, owned and operated in the form of independent power producers (IPPs), mostly by the private sector. The restructured sector facilitated this policy. For the RES and RESOP programs, the single-buyer was OPA, which signed long-term contracts with the wind projects that included a contracts-for-difference mechanism. Of Ontario's 5.5 GW wind capacity, 1.8 GW were contracted under the RES and RESOP programs. A further 1.1 GW was procured as part of the Green Energy Investment Agreement (GEIA) that was negotiated bilaterally by the province and a foreign consortium (IESO 2024d).

To speed up the rollout of wind and solar and meet its renewables targets, government enacted the *Green Energy and Green Economy Act* (GEA) in 2009, which would later be renamed the *Green Energy Act* before being repealed in 2018. Modelled on German legislation, its key provisions included the rollout

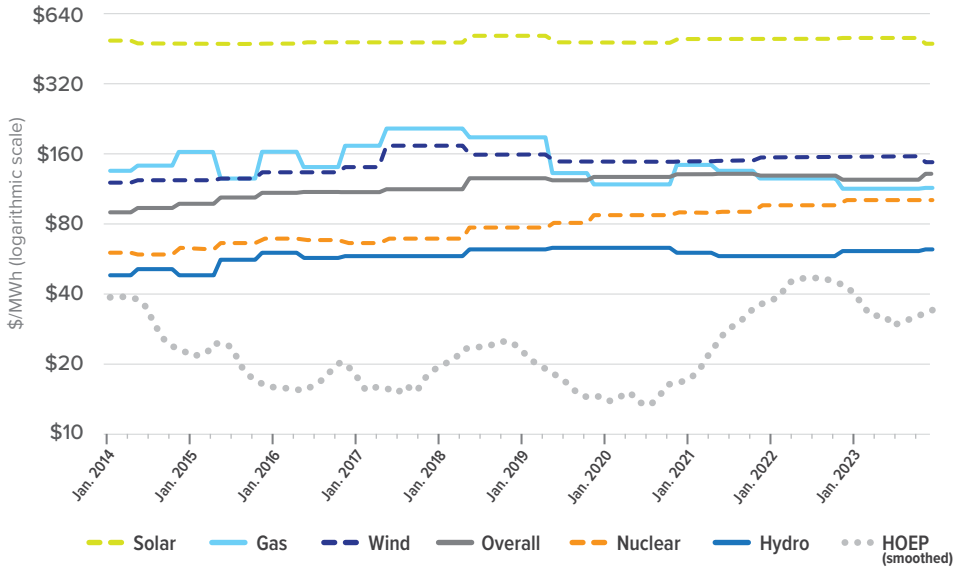
of the standard offer FIT approach to procurement. The GEA also provided for the provincial government to override municipal opposition to the siting of wind turbines. This approach resulted in significant rural opposition to the GEA, including the adoption by some 155 Ontario municipalities of "unwilling host" resolutions (WCO 2024). A total of 2.5 GW was procured under the different FIT rounds, at an average of total FIT prices in the range of $135 to $145/MWh. Another 0.16 GW was procured in the competitive Large Renewable Procurement (LRP) with an average rate of between $85 to $90/MWh (Loudermilk 2017). Wind contracts generally had "escalation clauses" that increased the rate by one-fifth the rate of inflation (e.g. if inflation was 2.5 percent the contract rate could increase by 0.5 percent).

What is clear from the above analysis is that auction-based processes always resulted in lower prices. The government established relatively high standard offer FIT prices to increase the bankability of the wind projects and derisk sufficient entry to meet its policy goals. Figure 2 presents the result of this policy approach as it relates to wind, and other generation technologies, as well as the market price HOEP and the average overall cost of all generation.

Figure 2 shows that the price of wind is relatively very high and increases over time, due to the escalation clauses and higher-priced projects coming online. The average price for the 2014–2019 period was $143/MWh and increased to $151/MWh for the 2020–23 period. Further, because the price of wind is above the HOEP for the entire period, and due to the CfD mechanism, wind received a majority out-of-market revenues. Lastly, the wind price was always higher than the overall average cost of generation, meaning that the more wind was added to the mix, the higher the overall average generation price.

The impact that wind generation had on costs can be seen in Figure 3, which presents the same system cost data as in Figure 1, but from a different perspective. Figure 3 shows that from 2009 to 2022, wind accounted for $2.0 billion of the $4.5 billion ($2022) increase as wind increased its percentage in the generation mix from 1.6 percent to 10 percent. That is to say, wind accounted for 44 percent of the increase in generation costs and 37 percent of the overall system costs. These findings are consistent with previous research that has documented a significant increase in Ontario system costs (Bishop et al. 2020) and that wind generation has been a significant driver of that increase (McKitrick and Adams 2014).

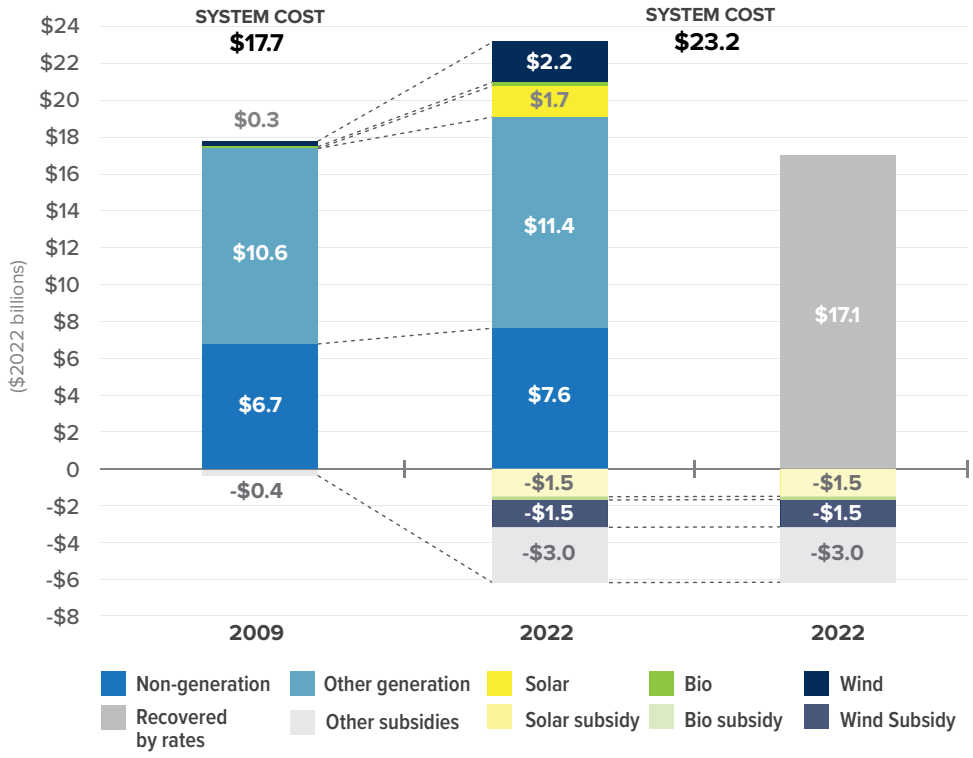
FIGURE 2: Ontario wholesale generation prices



Averages	Nuclear	Hydro	Gas	Wind	Solar	Overall	HOEP
2014–23	$79	$58	$147	$146	$488	**$117**	$25
2020–23	$94	$60	$124	$151	$494	**$128**	$30

Sources: OEB (2023 and previous), IESO (2024b), and author's calculations.

FIGURE 3: Ontario system costs: wind and subsidies



Source: MSP (2023), OEB (2023 and previous), and author's calculations.

As discussed in the previous section, in 2022 the Ontario government subsidized electricity prices to a total of $6.1 billion through a half dozen programs, some of which ear-marked specific generation segments (FAO 2022). Indeed, the largest single subsidy program is the $3.1 billion Renewables Cost Shift (RCS – also called the Comprehensive Electricity Program (CEP)), which is specifically targeted at wind, solar, and bio-mass generation (Sepulveda 2022). The wind and solar components of the RCS are $1.5 billion each, with the bio component at $0.1 billion. The other, non-RCS subsidies are $3.0 billion. The cost of wind generation from Figure 3 is $2.2 billion. Thus, wind generation received an ear-marked subsidy of about 70 percent ($1.5/$2.2) for 2022, resulting in a highly subsidized form of generation.

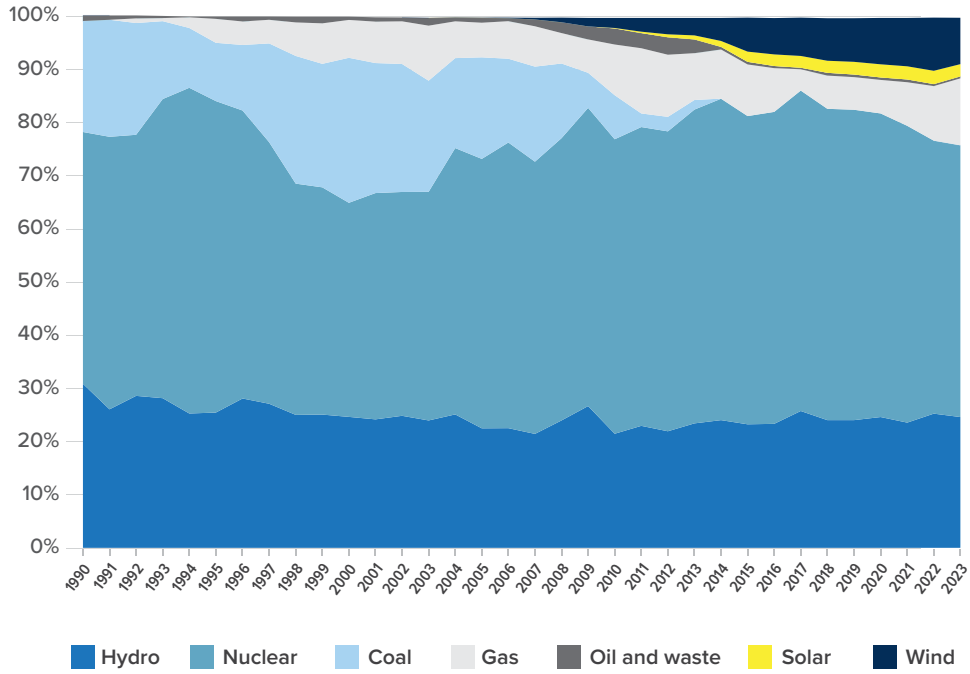
Nuclear and hydro-dominant low-emissions grid

The climate benefits of wind will generally depend on how wind interacts with the existing generation mix and its emissions intensity. On the one extreme, in a relatively high emission grid dominated by coal or oil, for instance, wind will tend to have a relatively higher climate benefit if it can displace coal or oil on a one-to-one, MWh-to-MWh basis. At the other extreme, in a relatively low emission grid dominated by nuclear or hydro with no coal, we would expect wind to have a relatively lower climate benefit. This is because it is likely to displace both non-emitting and emitting generation, and the emissions avoided from the emitting generation, such as gas, will be lower than that of coal or oil.

Ontario fits into the second category of grid where the climate benefits of wind are likely to be relatively lower. As shown in Figure 4, Ontario has a nuclear and hydro-dominant grid, with these two zero-emitting technologies accounting for between 65 percent to 85 percent of the generation mix (average of 77 percent) over the 1990–2023 period.

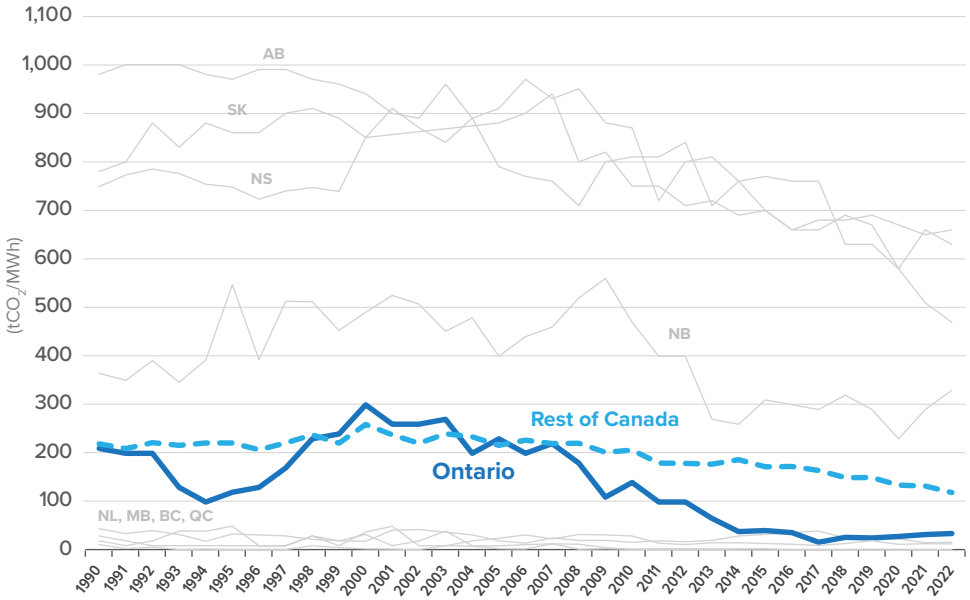
Coal generation peaked at 27 percent in 2000, based on which there was soon a concerted cross-political party consensus to eliminate it, which was achieved in 2014. From 2000 to 2014, for instance, nuclear generation increased its share by 20 percentage points, from 40 percent to 60 percent, thus accounting for 74 percent of the coal decrease (20 percent/27 percent). Wind was next with a 16 percent contribution (4 percent points/27 percent), followed by gas at 8 percent (2 percent points/27 percent), with the rest of the generating technologies making up the remaining 2 percent.

FIGURE 4: Ontario Generation mix



Sources: Canada (2024 and previous), IESO (2024c and previous), and author's calculations

FIGURE 5: Provincial electricity GHG emission intensity



Sources: Canada (2024, and previous), author's calculations.

Figure 5 shows the evolution of generation emission intensity from 1990 to 2022 for Ontario, the other provinces, and the "Rest of Canada" (all provinces and territories). Due to it being a nuclear and hydro-dominant province, Ontario has been at or well below the Rest of Canada for most of the 1990–2022 period. Indeed, since the elimination of coal, Ontario is one of the lowest-emissions larger grids (>100 TWh/year) in the world, with emissions intensity below 50 tons of carbon dioxide (tCO_2) per MWh every year since 2014, with an average of 32 tCO_2/MWh over the 2014–2022 period.

Wind profile and correlation with demand

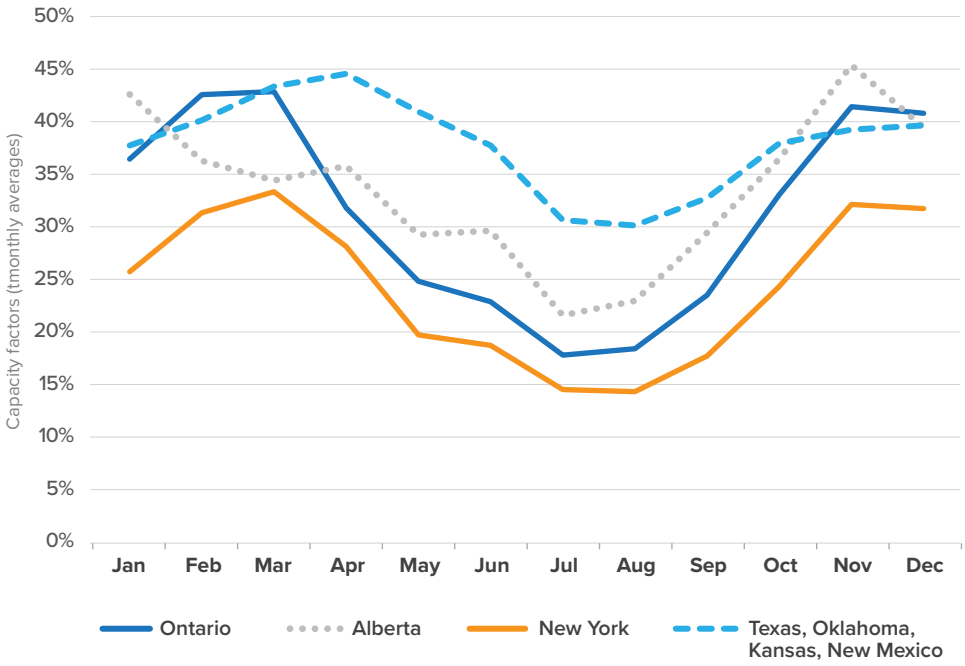
The climate benefits of wind will also depend on its particular profile in Ontario, including capacity factors over the year, and how that correlates with emitting generation and demand.

To compare Ontario's actual wind profile, we collected average monthly capacity factors from three other regions, as presented in Figure 6. This type of historical comparison is in contrast to studies that assess potential wind generation or other modelling analysis. For comparison we include New York because we would expect its profile to be comparable to that of Ontario (NYISO 2024, and previous). We also include two prairie/plains comparisons, Alberta (AESO 2024) and the "Lower Plains," as defined by the U.S. Energy Information Administration that includes Texas, Oklahoma, Kansas, and New Mexico (EIA 2022). The periods included in Figure 6 are 2019–2023 for NYISO and AESO, 2020–23 for Ontario, and 2016 to mid-2022 for the Lower Plains.

Except for Alberta, the other profiles in Figure 6 show some form of an "M" shape, with twin peaks around March and November and a pronounced trough in July-August. In contrast, the West Coast of Canada and the US (not shown) have an inverted "U" shape. Ontario's monthly capacity factors are always higher than that of New York, indicating that Ontario has a superior wind profile. However, Ontario's average capacity factor of 31 percent is lower than that of Alberta (34 percent) and of the Lower Plains (38 percent). As shown in Figure 6, Ontario generally compares favourably to these other regions during the peaks. It is Ontario's more pronounced and prolonged summer trough that brings down its average annual capacity factor.

One of the innovations of this report is that the regression and cost-benefit analysis considers this seasonal variation. Indeed, for the rest of the report

Figure 6: Average monthly wind capacity factors



	Averages	StdDev	Norm StdDev
Ontario	31%	9.1%	0.29
Alberta	34%	7.0%	0.21
New York	24%	6.8%	0.28
Texas, Oklahoma, Kansas, New Mexico	38%	4.4%	0.12

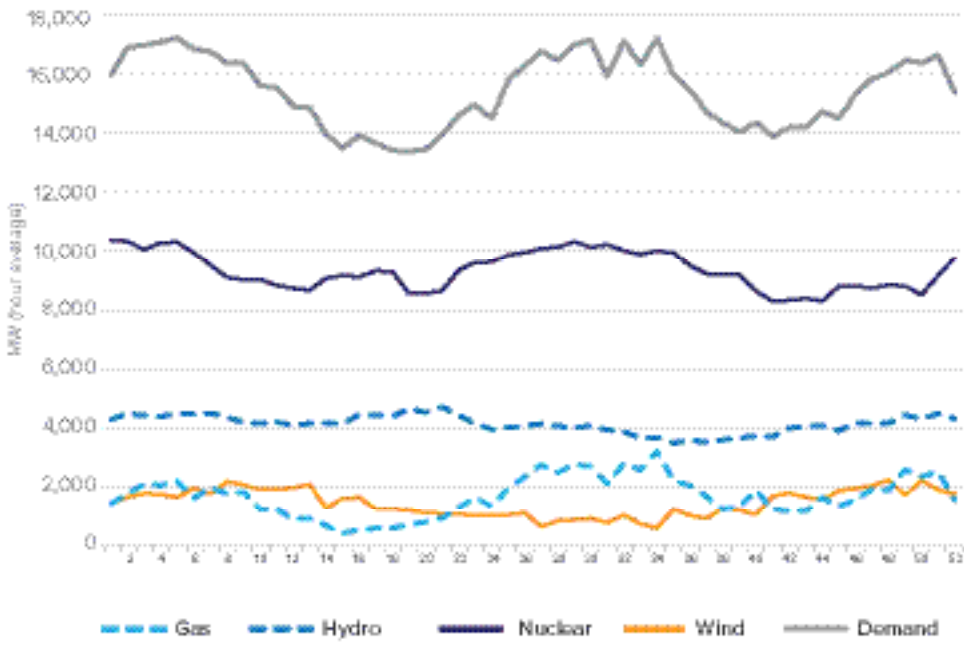
Sources: AESO (2024), EIA (2022), NYISO (2024 and previous), and author's calculations.

we use weekly data, Week 1 to 52 of the year, to more accurately capture this seasonality. We construct a custom database for the four most recently available years, 2020 to 2023, based on publicly available data (IESO 2024b). We use this database in this chapter to graphically present the results and in Chapter 3 as the basis for the regression and cost-benefit analyses. This hourly data is only available for transmission-connected generation, which covers 92 percent of all generation, with distribution-connected capacity making up the remaining 8 percent, with the ratio for wind being 89 percent/11 percent respectively (IESO 2024c).

For our database we use the hour as the basic unit of analysis and group all hours in seven-day periods from January 1 of every year, from Week 1 to Week 52. Fifty-two 7-day weeks adds up to 364 days, so we need to add an eighth day to one of the weeks. Each of the weeks from Week 1 to Week 51 have seven days thus a total of 672 hours (24 hours x 7 days x 4 years). Week 52 will get an extra day thus having 768 hours (24 hours x 8 days x 4 years). For analytical purposes we exclude the 24 data points for February 29 of 2020, a leap year.

Figure 7 shows the average hourly demand and generation for the years 2020–23, by week of the year. Ontario demand has two troughs and two peaks. The troughs are Weeks 15 to 20 in spring, and Weeks 39 to 43 in the autumn. There is a summer peak in Weeks 27 to 34 and a winter peak from Weeks 49 to 7. The summer peak is associated with higher space cooling and the winter peak with higher space heating and industrial use. Over the year, demand averaged

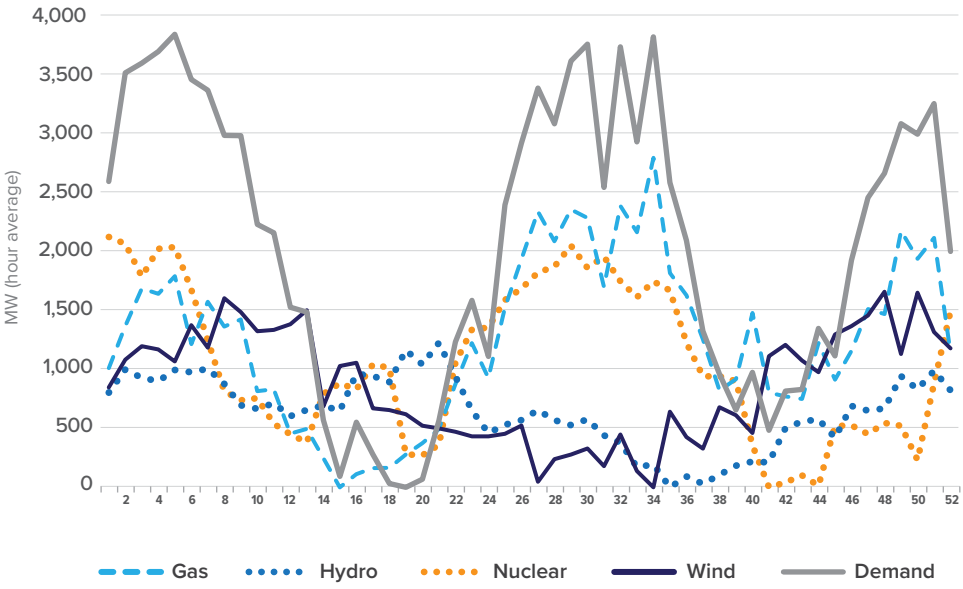
FIGURE 7: Ontario demand and generation 2020–23, by week



	Gas	Hydro	Nuclear	Wind	Demand
Average	1,661	4,115	9,324	1,425	15,422
StdDev	683	302	641	460	1,209
Normal StdDev	0.41	0.07	0.07	0.32	0.08

Sources: IESO (2024b), author's calculations.

Figure 8: Ontario demand and generation (from minima) 2020–23, by week



	Correlation	
	Demand	Gas
Nuclear	0.649	0.539
Hydro	0.032	-0.267
Wind	0.047	-0.266
Gas	0.862	1.000

Sources: IESO (2024b), author's calculations.

15,422 MW and had a normalized standard deviation of 0.08. Wind averaged 1,425 MW with a normalized standard deviation of 0.32.

Figure 8 shows the same data as in Figure 7, but this time setting the respective minima at zero for each series. For example, Figure 8 shows the two trough/two peak Ontario demand profile and highlights that nuclear is positively correlated with Ontario demand (correlation co-efficient = 0.649). The correlation coefficient measures the strength of the relationship between two variables, going from -1.00 (perfect negative correlation means that two variables move in opposite direction all the time), to 1.00 (perfect positive correlation means that two variables move in the same direction all the time), with 0.00 meaning uncorrelated.

This type of nuclear seasonal "load following" is made possible by planning maintenance outages for Ontario's fleet of 18 nuclear reactors in

a coordinated manner consistent with Ontario demand. Gas generation is very strongly correlated with Ontario demand, with a correlation co-efficient of 0.862, reflecting its "peaking" function. In contrast, wind generation is uncorrelated with Ontario demand, with a coefficient of 0.047. Figure 8 also includes correlation data with gas and shows that wind is negatively correlated with gas generation, with a coefficient of -0.266. This indicates that wind did not efficiently displace gas in Ontario. We explore this in further detail in the following chapter.

Regression and cost-benefit analysis

In this chapter we undertake regression analysis to assess how wind generation interacted in Ontario's nuclear and hydro-dominant grid for the four years from 2020 to 2023. We apply these regression results to a historical cost-benefit analysis of wind generation for the 2020–2023 period and a forward-looking cost-benefit analysis for the 2027–2030 period.

Regression analysis for 2020–23

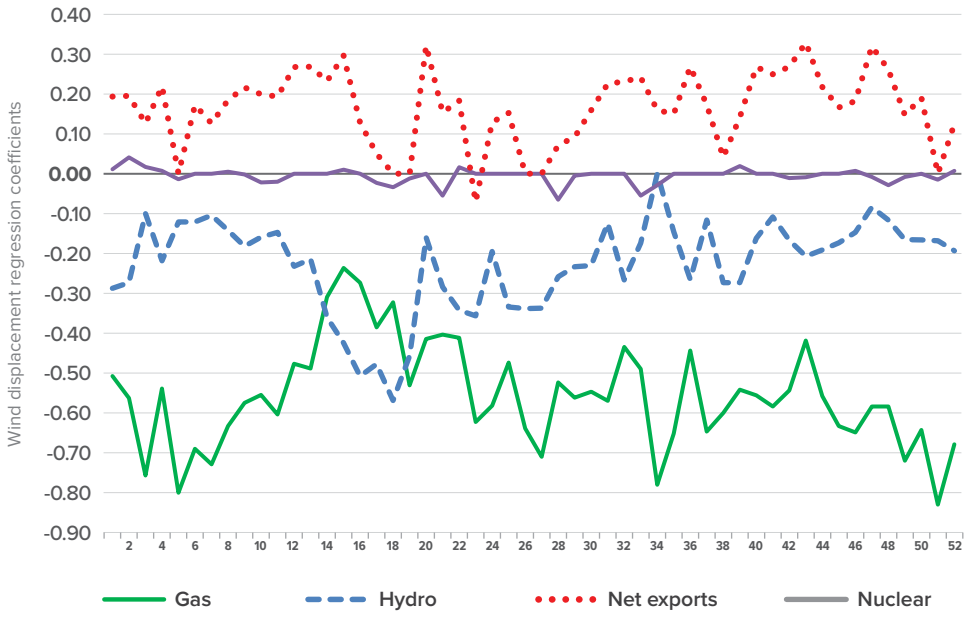
Our regression analysis is designed to estimate the manner wind generation interacted with the rest of the Ontario grid over the 2020–23 period. As set out in the Appendix, our objective is calculating regression coefficients that quantify whether and by how much wind generation is statistically associated with decreases or increases of other types of generation. In our case, we focus on the three largest generation technologies in Ontario, nuclear, hydro and gas. We also model whether and by how much wind generation increases/decreases net exports (NX) from/to other provinces and the US.

Our work differs from previous research by specifically considering the seasonal variation of wind by calculating separate week of year regressions over the 2020–23 period. In summary, beginning from available hourly transmission-connected generation from IESO, we pool hourly data by the week of the year as described in Chapter 2. We then we carry out 208 regressions, one for each of the week of the year (52) for four variables (gas hydro, nuclear, and NX).

Figure 9 presents the results of the wind interaction coefficients for the 208 regressions. Statistically significant coefficients are presented by their coefficient results; insignificant results are presented as zero. Overall, the regression results were strong, with relatively high adjusted R^2 and other significance parameters (see Appendix for regression methodology and more detailed results). These coefficient results indicate that on average 1.00 MWh of wind generation was statistically associated with the following: a decrease (displacement) of -0.56 MWh of gas, a decrease (displacement) of -0.23 MWh of hydro, an increase (contribution) of 0.17 MWh to NX and had a minimal impact (-0.01 MWh) on nuclear. These results indicate that in Ontario's low-emissions nuclear and hydro-dominant grid, only about 56 percent of wind output goes to displacing gas generation.

Figure 9 highlights the importance of seasonal variation around these annual averages. During the winter peak of Ontario demand in Week 5, for example, it shows that each 1.00 MWh of wind displaced -0.80 MWh of gas. For the same Week 5, wind displaced -0.12 MWh of hydro. On the other hand,

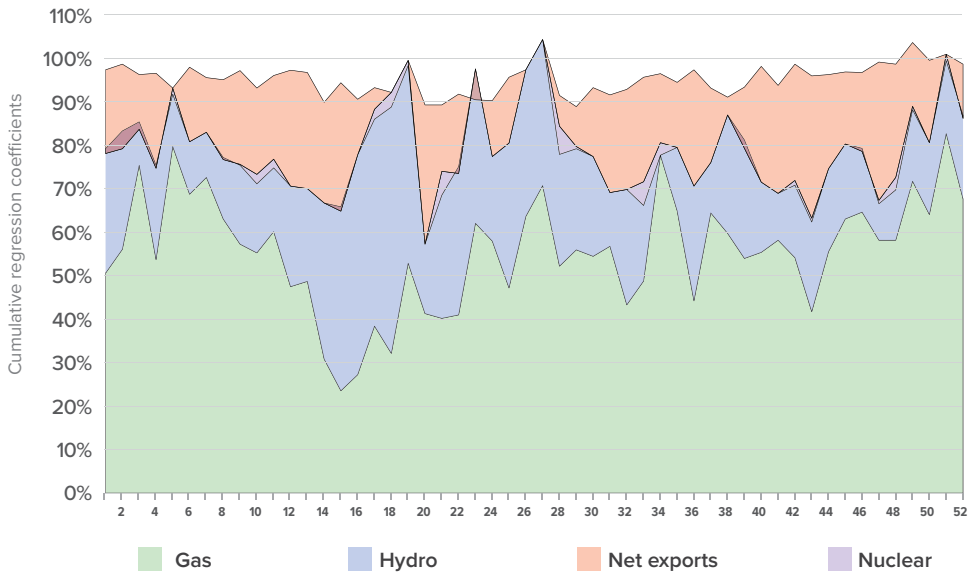
FIGURE 9: Wind regression coefficients, by week



	Gas	Hydro	Net exports	Nuclear
Average	-0.56	-0.23	0.17	-0.01
StdDev	0.13	0.12	0.09	0.02

Source: Author's calculations.

FIGURE 10: Cumulative wind regression coefficients, by week



Source: Author's calculations.

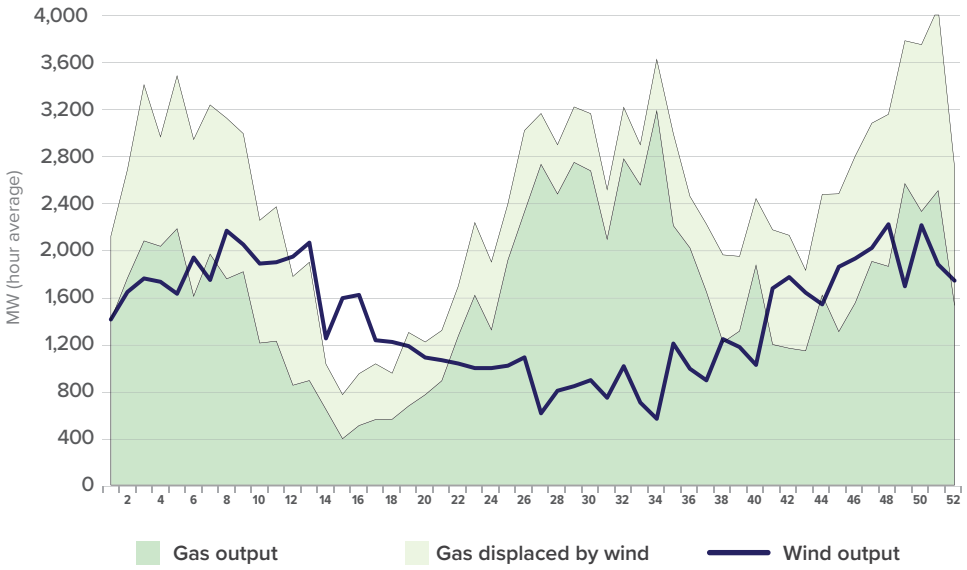
over the summer Ontario demand peak of Weeks 29 to 35, 1.00 MWh of wind on average displaced -0.58 MWh of gas, -0.17 MWh of hydro, and contributed 0.18 MWh to NX. The climate benefits associated with wind displacing gas, therefore, depend on the week of the year.

Another manner of presenting the regression results is by adding the absolute values for each of the four coefficient results over the 52 weeks, as shown in Figure 10. This figure shows that these add to approximately 100 percent for every week, confirming that the four regressions are capturing virtually the whole of the wind interaction in the Ontario grid over the entire year.

How much gas is wind displacing over the year? Figure 11 shows average gas output, the amount of gas displaced by wind and wind output. To be clear, the displaced gas did not occur – it is an estimate of the gas that would have occurred had wind not existed. It is the gas avoided. During Week 5, for instance, wind displaced about 1,302 MW of gas generation per hour. In contrast, during Weeks 29 to 34, wind displaced an average of only 434 MW of gas per hour. These results confirm that climate benefits of wind displacing gas depend on the week of the year.

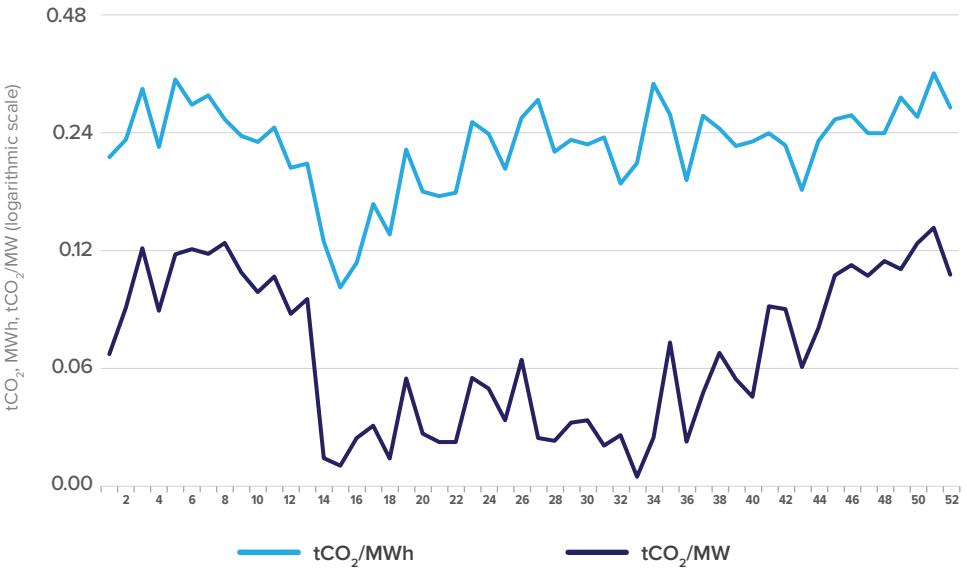
Figure 12 shows these climate benefits directly, by showing how much CO_2 is avoided by wind. It shows that on average 1.00 MWh (generation) of wind

Figure 11: Gas generation and displacement 2023–23, by week



Sources: IESO (2024b), Author's calculations.

Figure 12: tCO_2 reductions due to wind 2020–23, by week



	Average	StdDev	Norm StdDev
tCO_2 avoided per MWh	0.227	0.052	0.23
tCO_2 avoided in one hour per MW	0.072	0.031	0.44

Source: Author's calculations.

displaces 0.227 tCO_2 (the wind emissions offset), and that 1.00 MW (capacity) of wind displaces 0.072 tCO_2 per hour the wind capacity emissions offset. This confirms that the capacity and output avoided CO_2 ratio (0.072/0.227) is the same as average wind capacity factor (31 percent). From a capacity perspective, Figure 12 shows that the capacity value of wind with respect to climate are lowest in weeks 14 to 34, during which 1.00 MW displaces only 0.043 tCO_2 per hour.

Cost-benefit analysis for 2020–23

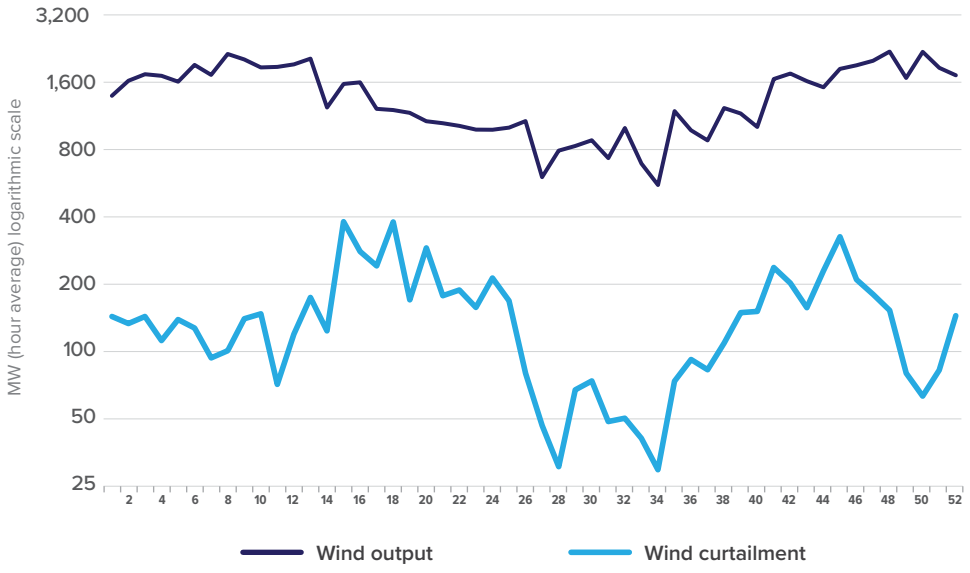
The analysis presented in Chapter 2 indicated that in Ontario wind was generally higher priced and so that as it increased its participation in the generation mix it was disproportionately responsible for higher system costs, which resulted in it being highly subsidized. This section expands this analysis to assess the cost-benefit of a more comprehensive perspective, including estimating the financial impacts of how wind interacts with the other modelled generation resources and NX, as well as placing a monetary value on the avoided CO_2 emissions in the form of the Social Cost of Carbon (SCC). From an Ontario perspective, there are two elements on the cost side, and four elements to the benefit side of the cost-benefit analysis, which we discuss below.

Cost analysis

There are two elements on the cost side: the expenses associated with wind output and with wind curtailment. Average annual wind output expenses are equal to average output over the 2020–23 period (12.5 TWh) times the average wind price over the same period ($151/MWh).

Ontario has been a net exporter of electricity since the late-2000s, mostly driven by a condition that IESO refers to as "surplus baseload generation" (SBG), which occurs when electricity production from nuclear, hydro, wind, and solar is greater than Ontario demand (OPG 2024). For grid stability purposes IESO must balance surplus and deficit power situations. IESO's first "escape valve" in surplus situations is to increase exports; the second is to reduce Ontario generation, including wind generation. Such wind reductions are referred to as "curtailment." As in other jurisdictions, wind IPPs are compensated for curtailment. IESO calculates the estimated capability for every wind turbine in Ontario based on a series of parameters, including available installed capacity, and actual wind speed at the location, based on sensors. The difference between

Figure 13: Ontario wind output and curtailment 2023–2023, by week



Sources: IESO (2024b), author's calculations.

actual and IESO forecast wind generation is referred to as "curtailed wind." Average annual expenses associated with wind curtailment is equal to average wind curtailment over the 2020–23 period (1.3 TWh) times the average wind price over the same period ($151/MWh).

Figure 13 shows average hourly wind generation and curtailment for the 2020–23 period. Curtailed wind is highest during the hydro peak freshet in Weeks 16 to 21 and lowest during the Ontario summer demand peak in Weeks 27 to 34. In operational terms wind curtailment is implemented by idling some or all turbines at a particular site.

Benefits analysis

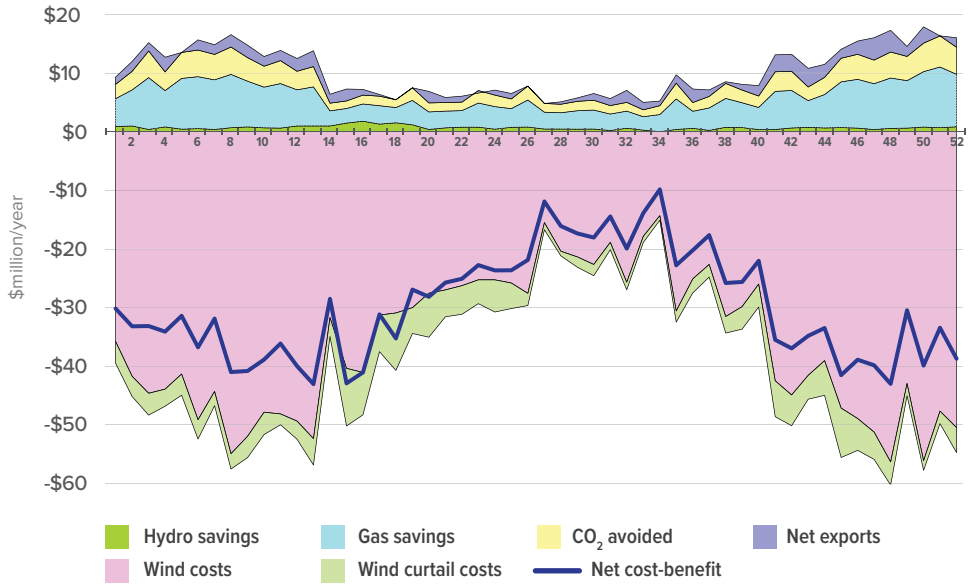
There are four elements on the benefits side: the financial savings from decreased hydro and gas generation, the increased revenues from increased NX, and the financial benefits from avoided CO_2. We do not include any financial impact of nuclear given wind's minimal impact on this form of generation. Because of specific financial provisions discussed below, it is important to highlight that there is a difference between effective price of a wind-displaced MWh of hydro and gas and their respective "sticker" prices, as presented in Figure 2.

Our regression-based estimates indicate that wind decreases hydro generation by an average of 2.7 TWh/year over the 2020–23 period. We calculate the effective price of that reduction by associating wind-related decreased hydro generation with forgone hydro production due to SBG conditions. OPG, which has 84 percent of Ontario's hydro resources, reported forgone production of 2.2 TWh/year over the 2020–23 period (OPG 2024, and previous), so that for the sector as whole that would be 2.6 TWh/year, very close to the regression-based estimates. OPG was compensated for its forgone hydro generation at $30/MWh based on series of OEB-approved deferral accounts (OPG 2024, and previous). During this period OPG's regulated hydro rate was $43/MWh, so the difference between that and the compensated price ($30/MWh) equals the per MWh savings from wind-decreased hydro ($13/MWh).

As discussed above, gas generation in Ontario is used as peaking and to back up wind and solar and not as "baseload," and is not generally subject to SBG-related reductions. The way gas has been contracted reflects its profile in Ontario. Indeed, about 70 percent of gas generation is contracted under deemed revenue monthly payments designed to promote the availability of gas capacity when it is needed. In summary, for each different gas plant IESO establishes a fixed dollar amount to pay for fixed capital and operational costs, as if there was no gas generation. From that amount IESO subtracts the net revenues that specific generator should have earned ("deemed revenues") in the market, after paying for the natural gas and other approved variable costs. Deemed hours of generation are those during which the HOEP exceeded the specific operator's approved net variable costs. To ensure stand-by capacity, this system "tops up" net energy revenues with a form of capacity payment to "make whole" the generators. Under this specific contractual arrangement, the financial savings from displaced gas generation is equal to the value of the natural gas and other approved variable costs. The gas generation savings therefore are based on the average 2020–23 Dawn Hub natural gas price ($4.50/MMBtu) multiplied by the gas saved (54.1 million MMBtu/year). This is equivalent to $34.5/MWh for 7.0 TWh, to which we add $5/MWh as a proxy for the other variable costs.

We calculate revenues from NX by multiplying the average regression-based additional NX for the 2020–23 period (2.2 TWh) by the average NX price of $37/MWh. For the financial valuation of avoided CO_2 we use a SCC

FIGURE 14: Cost-benefit of wind generation, 2020–23



Wind price ($/MWh)	$151
Hydro savings ($/MWh)	$13
Gas savings ($/MWh)	$40
NX revenues ($/MWh)	$37
SCC ($/tCO$_2$)	$50
Wind cost-benefit ($/MWh)	**-$124**

Sources: Author's calculations.

of $50/tCO$_2$ (Bahramian et al. 2021, Canada 2018) and multiply it by the avoided emissions (2.9 MtCO$_2$) associated with the displaced gas.

The summary results of the 2020–23 cost-benefit analysis are presented in Figure 14, which includes the two cost and four benefit elements as well as the overall cost-benefit, all by week of the year. To facilitate comparisons with other scenarios, we calculate the cost-benefit result on a MWh basis, at -$124/MWh. This means that the costs of wind generation in Ontario during the 2020–23 period far exceeded the corresponding climate and other benefits. This result is driven by the relatively high contracted wind price over the period ($151/MWh) and by our finding that while wind displaced some gas generation, it also displaced lower priced zero-emission hydro and contributed to lower priced NX.

Cost-benefit analysis for 2027–2030

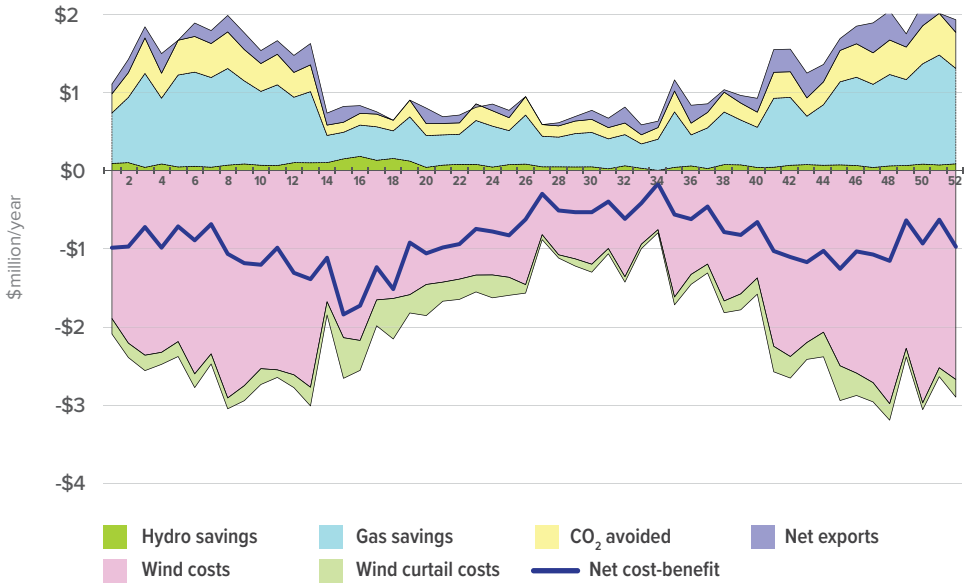
In this section we undertake a forward-looking cost-benefit analysis for the 2027–2030 period. We chose this period because it is relatively soon from an energy system perspective, and hence the regression parameters that we calculated for 2020–23 are likely to remain reasonably valid. Our analysis serves for two scenarios. One is for the legacy wind projects whose 20-year contracts would expire in and around this period. These could include the RES, RESOP and early FIT wind projects contracted in the 2004 to 2010 period. As it has for other resources whose contracts have expired, there could be a mutual interest between IESO and wind IPPs to re-contract, depending on operational state of the resources. Our study provides an assessment of the price at which such a re-contracting could be cost-beneficial. Our work also serves to provide insight into the cost-benefit of new wind projects.

Conceptually, the biggest difference between the cost-benefit analysis of legacy or new projects would be the inclusion in the latter of the system and other costs of adding new wind. This would include new transmission resources to enable the expansion of wind, possibly new back-up or storage facilities and related ancillary services. While this type of detailed modelling is outside the scope of this study, it is important to keep in mind that these incremental costs are likely to be significant. For example, IESO estimates that the average cost of new transmission to 2050 for wind projects is in the range of $25/MWh (IESO 2022).

For the 2027–2030 scenario we maintain most of the same parameters that we used for the 2020–23 analysis: same regression parameters, same baseline generation, same SCC and NX prices. We update the natural gas price based on the average 2027–2030 forecast used by IESO, of $6.35/MMBtu (IESO 2024a). As a base, we use a (rounded) reference wind price of $80/MWh, based on applying Ontario's wind capacity factor of 31 percent to a recent levelized cost of energy (LCOE) study for wind for 2022 (NREL 2023). Given the recent trajectory of wind LCOEs and uncertainty over its future evolution, we use the same nominal amount of $80/MWh for the 2027–2030 period.

Figure 15 presents the results for the 2027–2030 period, with a cost-benefit result of -$38/MWh. This result is based on a 10 percent increase in wind generation relative to the baseline amount, but the size-normalized result of -$38/MWh equally applies to both re-contracted legacy and new wind projects.

Figure 15: Cost-benefit of wind generation, 2027–2030



Wind price ($/MWh)	$80
Hydro savings ($/MWh)	$13
Gas savings ($/MWh)	$54
NX revenues ($/MWh)	$37
SCC ($/tCO$_2$)	$50
Wind cost-benefit ($/MWh)	**-$38**

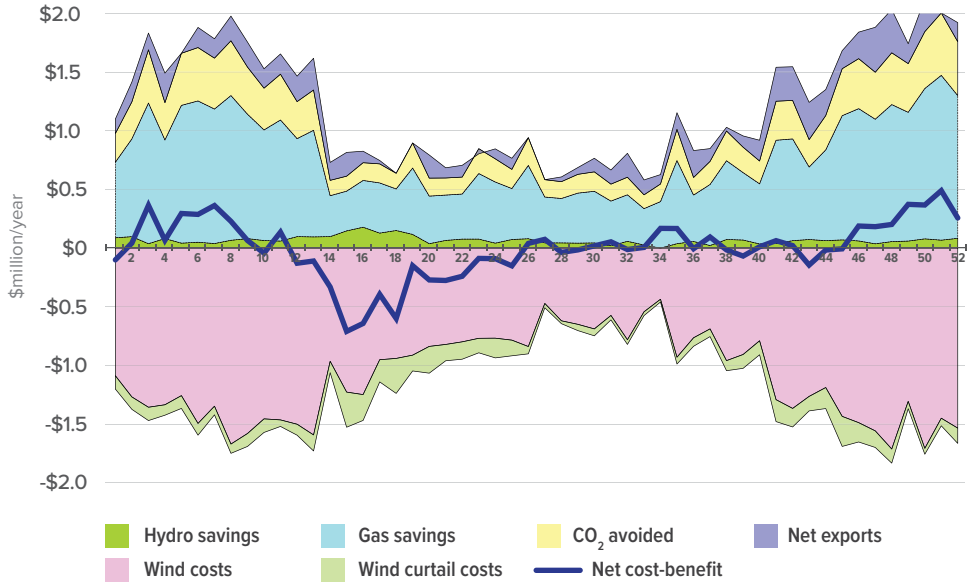
Source: Author's calculations.

These results suggest that even at the lower reference price of $80/MWh relative to the $151/MWh that held during the 2020–23 period, the costs associated with wind generation still exceed the corresponding climate and other benefits.

Sensitivity analyses for 2027–2030

There are an infinite number of possible variations of the baseline and reference amounts to test the sensitivity of the reference 2027–2030 results. For example, Figure 16 shows that $46/MWh is the "break-even" wind price required to set the cost-benefit = $0/MWh. Figure 16 shows that around the average there is significant variation, so that the negative cost-benefit during Weeks 13–27 is offset with the positive results during most of the rest of the year. The break-even price of $46/MWh is well below both the actual average 2020–23 price of $151/MWh and the LCOE-based reference price for 2027–2030 of $80/MWh.

Figure 16: Price-varying break-even scenario, 2027–2030



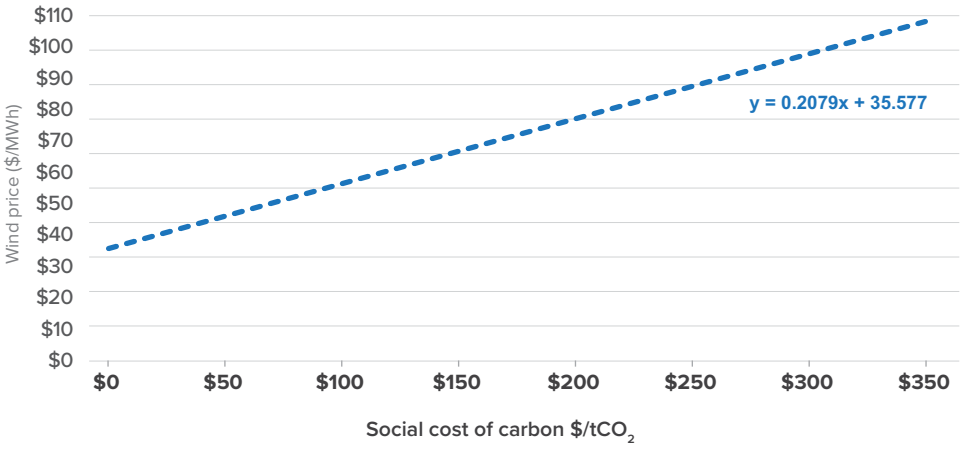
Wind price ($/MWh)	$46
Hydro savings ($/MWh)	$13
Gas savings ($/MWh)	$54
NX revenues ($/MWh)	$37
SCC ($/tCO$_2$)	$50
Wind cost-benefit ($/MWh)	**$0**

Source: Author's calculations

This sensitivity analyses can be generalized. Figure 17 presents the break-even cost-benefit isoline that results from varying the SCC and wind price. The line has a slope of $0.2079 and a constant of $35.577, meaning that every $1 increase in the SCC raises the break-even price by $0.2079/MWh. For example, using a SCC of $0/tCO$_2$ would result in a break-even wind price of $35.577/MWh. Setting it at $50/tCO$_2$ (Bahramian et al. 2021, Canada 2018) gives us the $46/MWh result noted above. Further increasing the SCC to $150/tCO$_2$ (Canada 2021) results in a wind price of $67/MWh. Increasing the SCC to $350/tCO$_2$ (Canada 2023) yields a break-even wind price of $108/MWh. All these prices in comparison to $151/MWh for the 2020–23 period.

Another sensitivity analysis is presented in Figure 18, which shows the break-even cost-benefit isoline that results from varying the natural gas price

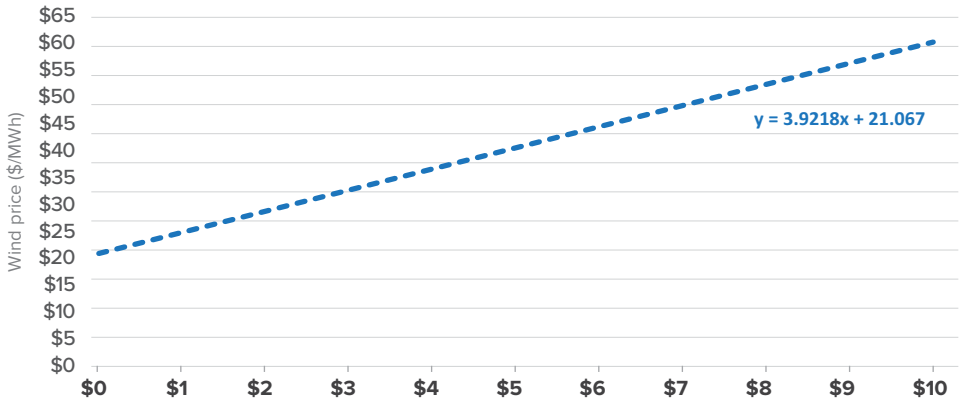
Figure 17: Break-even isoline for SCC and wind prices, 2027–2030



2003-2023 wind price $/MWh)	$151
Wind price ($/MWh)	Varies
Hydro savings ($/MWh)	$13
Gas savings ($/MWh)	$54
NX revenues ($/MWh)	$37
SCC ($/tCO$_2$)	Varies
Wind cost-benefit ($/MWh)	**$0**

Source: Author's calculations

Figure 18: Break-even isoline for natural gas price and wind price, 2027–2030



2003-2023 wind price $/MWh)	$151
Wind price ($/MWh)	Varies
Hydro savings ($/MWh)	$13
Gas savings ($/MWh)	$54
NX revenues ($/MWh)	$37
SCC ($/tCO$_2$)	$50
Wind cost-benefit ($/MWh)	**$0**

Source: Author's calculations

and wind price. For example, using the lowest annual average gas price during the 2015–2023 period of $2.5/MMBtu (in 2020) yields a break-even wind generation price of $31/MWh. Setting it at the average 2020–23 of $4.50/MMBtu gives us $39/MWh. Setting it at its reference value at $6.35/MMBtu results in a break-even price of $46/MWh discussed above. Increasing the natural gas price to $10/MMBtu (which was near the highest monthly average in the 2020–23 period during the energy crises) would result in a break-even wind generation price of $60/MWh. All these prices are in comparison to the 2020–23 wind price of $151/MWh or the LCOE-based reference price of $80/MWh.

Comparison with the literature

Our regression results are comparable to those of an earlier Ontario study (Bahramian et al. 2021) suggesting that the results are robust relative to level of data aggregation and to time period. We also calculated a wind emissions offset of 0.227 tCO_2/MWh and a wind capacity emissions offset of 0.072 tCO_2/MW per hour.

For the Texas grid (Cullen 2013) calculated the following wind coefficients: -0.18 for coal, -0.85 for gas, and very small impacts for nuclear, hydro and others and a total wind emissions offset of 0.561 tCO_2/MWh. At a capacity of 5.0 GW, Novan (2015) estimated a wind emissions offset of 0.670 tCO_2/MWh. Fell and Johnson (2021) estimated in-region wind emissions offsets ranging from 0.15 to 0.59 tCO_2/MWh across the nine US regions study, including 0.53 tCO_2 for Texas.

These other studies confirm that the regression and emissions offsets results vary by region depending on how wind interacts with the specific generation mix, and specifically the extent to which it displaces higher (coal and oil) or lower-emitting (gas) technologies. Ontario's wind emission offset of 0.227 tCO_2/MWh is relatively low, at only 43 percent of Texas (0.227 vs. 0.53 tCO_2/MWh), for instance. This reflects that in Ontario one MWh of wind displaces only about half a MWh of gas, a relatively lower-emitting technology, compared to other regions where wind tends to displace relatively more coal and/or gas. Likewise, because of Ontario's relatively modest wind capacity factor, its wind capacity emissions offset is relatively even lower than Texas at just 37 percent (0.072 vs. 0.196 tCO_2/MW per hour).

Policy discussion

Our analysis can inform policy options with respect to legacy and new wind projects.

For legacy wind projects whose contracts expire before 2030 the choice faced by owners will be either to decommission or to continue operations either "as is" or under partial/full repowering. Financially, the wind IPPs would recognize that re-contracting at or near $151/MWh is unlikely to be politically or economically feasible and that continuing operations could be done under a new contract with IESO or uncontracted, either a pure HOEP-only market merchant or with a third party Power Purchase Agreement (PPA). From an IESO perspective, our analysis is clear that the societal break-even contract price is about $46/MWh. The LCOE-based reference price of $80/MWh is based on new builds, not on long-term operation. Assuming that the initial wind project financing in Ontario was for 20 years or less, at contract termination the incremental costs of long-term operation with no or modest partial repowering could well be at or below $46/MWh. In comparison, the relative attractiveness of the HOEP-only alternative would depend on long-term forecasts of the HOEP. The HOEP averaged $30 during 2020–23 period, with an annual peak of $47 in 2022 during the energy crisis.

One approach would be for IESO to design and offer a wind re-contracting standard offer of $46/MWh for a maximum of a ten-year CfD-type mechanism. Wind IPPs would then be able to determine their decommissioning/continuation business decision based on this standard offer and their specific situation, including expected lifetime of existing equipment and long-term costs of operation. Some wind operations would shut down, some will recontract with IESO, and some may continue operations either under a third party PPA or be pure merchant. By way of reference, for the Eastern US the average PPA in 2021–22 was about $65/MWh (DOE 2023).

On a stand-alone basis, not considering incremental transmission and other system costs, a similar cost-benefit perspective applies for new wind projects. From an IESO perspective, the same societal break-even contract rice of about $46/MWh applies. However, the new build-based reference price results in a large gap between the social price ($46/MWh) and the private cost ($80/MWh). There are a number of options in this regard.

One option is to continue to move forward under the current private wind IPP contractual approach and for the IESO to design a competitive

auction process with a maximum "reserve price" of $46/MWh. The reserve price is a critical because if it is set too high it could lead to a low value for money result for the public, but if set too low, wind IPPs may decide not to participate because it does not meet their target weighted average cost of capital (WACC).

Another possibility is to discard the contractual approach in favour of financing and compensating wind projects based on cost-of-service economic regulation. There is no particular reason that wind should be treated any differently than the majority of generation resources in Ontario or Canada as a whole. The argument that the contractual approach is always superior to economic regulation simply does not hold for wind in Ontario over the last 20 years. Indeed, economic regulation could do a better job of aligning public costs with public benefits.

> *"There is no particular reason that wind should be treated any differently than the majority of generation resources in Ontario or Canada as a whole.*

A third option would be to leverage the larger economies of scale and lower cost of public financing and have new wind projects publicly-owned and operated.

This is already the case of about half of the wind capacity in PEI (PEIEC 2024) and is the thrust of the just-announced strategy in Quebec that aims to roll out 10 GW of new publicly-owned wind by 2035 (Hydro-Québec 2024). For Ontario this would require the lifting of the current policy restriction on OPG that essentially prohibits it from wind generation (MOE 2005). As discussed above, the wind assets would enter OPG's regulated "rate base" and be subject to the lower cost of financing associated with provincially backed Crown corporations, compared to private financing. Another benefit would come from centralized purchasing and other economies of scale that could result in savings of as much as 20 percent (Hydro-Québec 2024).

Conclusion

So complete was its political defeat in 2018 and so few are its current supporters that GEA-like legislation will likely not be implemented again in Ontario for many generations. The GEA allowed for the imposition of third-party sited wind projects over local opposition (WCO 2024) and contributed to a ballooning of electricity prices, which resulted in an unprecedented subsidization of wind and other costs that now total $7.3 billion a year (Ontario 2024a), equivalent to 0.65 percent of GDP (Ontario 2024b). Rates in Ontario recover only 73 percent of system costs. No other government in Canada has subsidized their electricity sector by this much for so long.

Our research shows that costs of wind far exceed its societal and climate benefits for the 2020–23 period, with average net cost of -$124/MWh. Such a negative result is a combination of Ontario's relatively low wind emissions offset (0.227 tCO_2/MWh) and high wind prices ($151/MWh). We also undertook a forward-looking cost-benefit analysis for the 2027–2030 period and calculate an average net cost of wind of -$38/MWh based on a reference price of $80/MWh. The cost-benefit "break-even" wind price for the 2027–2030 period is $46/MWh.

There are financial and structural challenges to align the public costs and benefits of wind generation in Ontario. By design, the public costs were contractually "baked in" in the short and medium term. Despite the current government campaigning on "reviewing" the long-term wind contracts that averaged $151/MWh in 2020–23, once in government it decided not to do so (IESO 2020), but instead increased the size of the subsidies introduced by the previous government in 2017. This means that the government has in effect decided to "wait out" for the high-priced contracts to expire. This report provides a policy framework for the province to assess the price for the re-contracting of those legacy wind projects, and for the procurement of new wind projects.

Structurally, wind's value is relatively low in Ontario's current low-emission nuclear and hydro-dominant grid. Ontario's average wind capacity factor is relatively low. While wind technology could improve this performance in an absolute sense, it will not change the comparative disadvantage, Further, from a seasonal perspective, wind in Ontario is negatively correlated with

gas generation, making it relatively inefficient at displacing it. Regardless of the price of wind, these structural short-comings would remain in the short and medium.

The challenge from a policy perspective is to implement programs that are sustainable over time and that align public costs with public benefits. The overall experience of wind generation in Ontario over the last twenty years has been that costs have far exceeded the benefits. Our hope is that this and other research contributions will provide the type of forward-looking guidance to ensure that any future wind development in Ontario is in the public interest. MLI

About the author

Edgardo Sepulveda is a regulatory economist with more than thirty years of experience in the telecommunications and electricity sectors. He has advised governments, regulatory agencies, companies, unions, and consumer advocates in more than forty countries. He has written on electricity issues for the Progressive Economics Forum, the Canadian Centre for Policy Alternatives, and on his Profiles in Decarbonization website, available at: edcarb.org. Born in Chile, Sepulveda is fluent in English and Spanish and has a good working knowledge of French. He received his B.A. (Honours) from the University of British Columbia and his M.A. from Queen's University, both in Economics. He established Sepulveda Consulting Inc. (esepulveda.com) in 2006. MLI

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Appendix: Regression methodology

This section provides a summary of the regression methodology and results.

As noted, our regression analysis is based on a well-established economics literature examining the interaction of wind in various grids, including work on the Texas electricity grid (Cullen 2013, Novan 2015), and more recent work analyzing the Ontario grid (Bahramian et al. 2021) and several regions of the United States (Fell and Johnsson 2021).

To take into account seasonal variation, one of the innovations of our regression analysis is that we carry out separate regressions for each week of the year for our study period of 2020–23. To do this we construct a custom database for these four years, based on publicly available data (IESO 2024b). For our database we use the hour as the basic unit of analysis and group all hours in seven-day periods from January 1 of every year, from Week 1 to Week 52. Fifty-two 7-day weeks adds up to 364 days, so we need to add an eighth day to one of the weeks. Each of the weeks from Week 1 to Week 51 have seven days thus a total of 672 hours (24 hours x 7 days x 4 years). Week 52 will get an extra day thus having 768 hours (24 hours x 8 days x 4 years). For analytical purposes we exclude the 24 data points for February 29 of 2020, a leap year.

Our regression analysis is designed to estimate the manner wind generation interacted with the rest of the Ontario grid over the 2020–23 period. Our objective is calculating regression coefficients that quantify whether and by how much wind generation is statistically associated with decreases or increases of other types of generation. In our case, we focus on the three largest generation technologies in Ontario, nuclear, hydro and gas. We also model whether and by how much wind generation increases/decreases net exports (NX) from/to other provinces and the US.

We estimate the following four regression equations for each week **"t"** (from 1 to 52) of the year **"i"**, for a total of 208 regressions ("Out" refers to output; "Cap" to capacity) and **"ε"** is the error term:

$$\text{Out\_Gas}_i^t = \alpha_{10}^t + \alpha_{11}^t \text{Out\_Wind}_i + \alpha_{12}^t \text{Cap\_Gas}_i + \alpha_{13}^t \text{Cap\_Nuclear}_i + \alpha_{14}^t \text{Cap\_Hydro}_i + \alpha_{15}^t \text{Ontario\_Demand}_i + \alpha_{16}^t \text{External\_Demand}_i + \varepsilon_i^t$$

$$\text{Out\_Hydro}_i^t = \alpha_{20}^t + \alpha_{21}^t \text{Out\_Wind}_i + \alpha_{22}^t \text{Cap\_Gas}_i + \alpha_{23}^t \text{Cap\_Nuclear}_i + \alpha_{24}^t \text{Cap\_Hydro}_i + \alpha_{24}^t \text{Ontario\_Demand}_i + \alpha_{26}^t \text{External\_Demand}_i + \varepsilon_i^t$$

$$\text{Net Exports}_i^t = \alpha_{30}^t + \alpha_{31}^t \text{Out\_Wind}_i + \alpha_{32}^t \text{Cap\_Gas}_i + \alpha_{33}^t \text{Cap\_Nuclear}_i + \alpha_{34}^t \text{Cap\_Hydro}_i + \alpha_{35}^t \text{Ontario\_Demand}_i + \alpha_{36}^t \text{External\_Demand}_i + \varepsilon_i^t$$

$$\text{Out\_Nuclear}_i^t = \alpha_{40t} + \alpha_{41}^t \text{Out\_Wind}_i + \alpha_{42}^t \text{Cap\_Gas}_i + \alpha_{43}^t \text{Cap\_Nuclear}_i + \alpha_{44}^t \text{Cap\_Hydro}_i + \alpha_{45}^t \text{Ontario\_Demand}_i + \alpha_{46}^t \text{External\_Demand}_i + \varepsilon_i^t$$

Table A1 on page 44 presents the summary regression results by week of year for the wind-coefficients for Gas (α_{11}), Hydro (α_{21}), NX and Gas (α_{31}) and Nuclear (α_{41}). Statistically-significant coefficients are presented by their coefficient results; insignificant results are presented as zero. In this respect we present the significance code for the corresponding level of significance. For the regression as a whole, we present the adjusted R^2. To correct for autocorrelation, we use "Driscoll-Kraay" standard errors. Table A1 also includes the number of observations for each regression, as highlighted above. MLI

TABLE A1: Summary of regression results

		GAS			HYDRO			NET EXPORTS			NUCLEAR		
Obs.	Week	Wind	Sign.	Adj.R2	Wind	Sign.	Adj.R2	Wind	Sign.	Adj.R2	Wind	Sign.	Adj.R2
672	**1**	-0.51	***	0.85	-0.29	***	0.78	0.19	***	0.83	0.01	*	1.00
672	**2**	-0.56	***	0.83	-0.27	***	0.75	0.20	***	0.71	0.04	***	0.93
672	**3**	-0.76	***	0.82	-0.10	***	0.71	0.13	***	0.72	0.02	***	0.99
672	**4**	-0.54	***	0.78	-0.22	***	0.70	0.22	***	0.68	0.01	*	0.97
672	**5**	-0.80	***	0.86	-0.12	***	0.75	0.00		0.61	-0.01	***	0.92
672	**6**	-0.69	***	0.76	-0.12	***	0.68	0.17	***	0.68	0.00		0.98
672	**7**	-0.73	***	0.84	-0.10	***	0.56	0.13	***	0.65	0.00		0.98
672	**8**	-0.63	***	0.81	-0.14	***	0.71	0.18	***	0.73	0.01	**	0.99
672	**9**	-0.57	***	0.81	-0.18	***	0.70	0.22	***	0.74	-0.00	+	1.00
672	**10**	-0.55	***	0.73	-0.16	***	0.68	0.20	***	0.79	-0.02	**	0.96
672	**11**	-0.60	***	0.82	-0.15	***	0.59	0.19	***	0.87	-0.02	**	0.97
672	**12**	-0.48	***	0.74	-0.23	***	0.66	0.27	***	0.85	0.00		0.95
672	**13**	-0.49	***	0.71	-0.21	***	0.56	0.27	***	0.87	0.00		0.98
672	**14**	-0.31	***	0.64	-0.36	***	0.62	0.23	***	0.88	0.00		0.99
672	**15**	-0.24	***	0.57	-0.42	***	0.79	0.30	***	0.91	0.01	*	0.96
672	**16**	-0.27	***	0.60	-0.51	***	0.74	0.13	*	0.85	0.00		1.00
672	**17**	-0.39	***	0.79	-0.48	***	0.90	0.05	+	0.92	-0.02	+	0.96
672	**18**	-0.32	***	0.66	-0.57	***	0.87	0.00		0.91	-0.03	*	0.95
672	**19**	-0.53	***	0.82	-0.46	***	0.81	0.00		0.87	-0.01	+	0.99
672	**20**	-0.41	***	0.80	-0.16	***	0.70	0.32	***	0.94	0.00		1.00
672	**21**	-0.40	***	0.79	-0.28	***	0.74	0.15	***	0.90	-0.06	***	0.98
672	**22**	-0.41	***	0.88	-0.34	***	0.67	0.18	***	0.90	0.02	**	0.96
672	**23**	-0.62	***	0.76	-0.36	***	0.32	-0.07	*	0.80	0.00		0.92
672	**24**	-0.58	***	0.85	-0.20	***	0.72	0.13	***	0.90	0.00		0.96
672	**25**	-0.47	***	0.85	-0.33	***	0.75	0.15	***	0.80	0.00		0.93
672	**26**	-0.64	***	0.87	-0.34	***	0.68	0.00		0.71	0.00		0.98
672	**27**	-0.71	***	0.87	-0.34	***	0.82	0.00		0.76	0.00		0.99
672	**28**	-0.52	***	0.81	-0.26	***	0.80	0.07	**	0.55	-0.07	***	0.96
672	**29**	-0.56	***	0.88	-0.23	***	0.79	0.09	*	0.75	-0.01	+	0.99
672	**30**	-0.55	***	0.88	-0.23	***	0.76	0.16	***	0.78	0.00		1.00
672	**31**	-0.57	***	0.85	-0.12	***	0.67	0.23	***	0.70	0.00		0.99
672	**32**	-0.43	***	0.91	-0.27	***	0.79	0.23	***	0.72	0.00		0.97
672	**33**	-0.49	***	0.88	-0.17	***	0.74	0.24	***	0.69	-0.06	**	0.96
672	**34**	-0.78	***	0.91	0.00		0.73	0.16	***	0.82	-0.03	**	0.96
672	**35**	-0.65	***	0.90	-0.15	***	0.69	0.15	***	0.76	0.00		0.95
672	**36**	-0.44	***	0.88	-0.27	***	0.62	0.27	***	0.78	0.00		0.95
672	**37**	-0.65	***	0.82	-0.12	**	0.62	0.17	***	0.74	0.00		0.96
672	**38**	-0.60	***	0.82	-0.27	***	0.71	0.04	+	0.75	0.00		0.98
672	**39**	-0.54	***	0.75	-0.27	***	0.75	0.14	**	0.78	0.02	**	0.98
672	**40**	-0.56	***	0.89	-0.16	***	0.74	0.27	***	0.83	0.00		0.98
672	**41**	-0.58	***	0.87	-0.11	***	0.63	0.25	***	0.88	0.00		0.98
672	**42**	-0.54	***	0.83	-0.17	***	0.71	0.27	***	0.91	-0.01	*	1.00
672	**43**	-0.42	***	0.73	-0.21	***	0.72	0.33	***	0.80	-0.01	***	1.00
672	**44**	-0.56	***	0.84	-0.19	***	0.70	0.22	***	0.76	0.00		1.00
672	**45**	-0.63	***	0.85	-0.17	***	0.68	0.17	***	0.71	0.00		0.98
672	**46**	-0.65	***	0.84	-0.15	***	0.69	0.18	***	0.78	0.01	+	0.99
672	**47**	-0.58	***	0.87	-0.08	***	0.67	0.32	***	0.71	-0.01	**	0.98
672	**48**	-0.58	***	0.92	-0.12	***	0.56	0.26	***	0.76	-0.03	**	0.86
672	**49**	-0.72	***	0.84	-0.17	***	0.56	0.15	***	0.67	-0.01	*	0.95
672	**50**	-0.64	***	0.89	-0.17	***	0.80	0.19	***	0.81	0.00		0.97
672	**51**	-0.83	***	0.86	-0.17	***	0.82	0.00		0.65	-0.02	***	0.98
768	**52**	-0.68	***	0.83	-0.19	***	0.79	0.13	***	0.76	0.01	**	0.99
AVG		**-0.56**		**0.82**	**-0.23**		**0.71**	**0.17**		**0.78**	**-0.01**		**0.97**

Significance Codes: *** = 0.001, ** = 0.010, * = 0.050, + = 0.100

Source: Author's calculations.

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I commend Brian Crowley and the team at **MLI** for your laudable work as one of the leading policy think tanks in our nation's capital. The Institute has distinguished itself as a thoughtful, empirically based and non-partisan contributor to our national public discourse.

– The Right Honourable **Stephen Harper**

May I congratulate **MLI** for a decade of exemplary leadership on national and international issues. Through high-quality research and analysis, **MLI** has made a significant contribution to Canadian public discourse and policy development. With the global resurgence of authoritarianism and illiberal populism, such work is as timely as it is important. I wish you continued success in the years to come.

– The Honourable **Irwin Cotler**

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Staff Report

Report To: Council

Report From: David Smith, RPP, MCIP Manager of Planning and Development

Meeting Date: November 19, 2024

Subject: ZA26.2023 – Roseate

Recommendations:

That in consideration of staff report 'ZA26.2023 – Roseate', Council:

1. hereby determines that, pursuant to section 34(17) of the Planning Act RSO 1990 as amended, no further public notice is required in respect to the proposed zoning bylaw amendment; and
2. directs staff to bring forward a bylaw to amend bylaw 37-2006 as it relates to ZA26.2023.

Highlights:

- The zoning bylaw amendment would rezone the lands to multiple 'R3 High Density Residential' exception zones to permit the construction of a new subdivision.
- Total potential dwelling units: 146 (including 60 potential apartment units).
- A public meeting was held on Tuesday September 19, 2023. Multiple comments have been received from abutting property owners.
- The development can connect to municipal water, municipal sewer and a stormwater management pond is to be constructed.
- Grey County is the approval authority for the Draft Plan of Subdivision. The County will issue Conditions of Draft Approval.
- Parkland is to be taken by West Grey as combination of land (parkette plus walking trail) and cash-in-lieu.

Previous Report/Authority:

Proposed Draft Plan of Subdivision 42T-2023-02 and Zoning Amendment ZA26.2023 - Roseate

Minutes - September 19, 2023 Public Meeting - Roseate

Analysis:

Comments - Agencies

West Grey Public Works: No concerns.

West Grey Building: No concerns.

Grey County Planning: As the zoning application was submitted with a concurrent Draft Plan of Subdivision application there have been no specific comments on the zoning application received.

Grey County Transportation: Road widening, traffic management etc. to be addressed via Grey County Draft Plan of Subdivision approval process.

Saugeen Valley Conservation: We note the following:

1. SVCA, in consultation with the SVCA's peer reviewer, BM Ross, and the consultant engineer for West Grey and the developer, GSS Engineering, SVCA's concerns with regard to natural hazard concerns have been satisfactorily addressed at this time.
2. The proposed parcel fabric and lot layout are acceptable to the SVCA. All proposed residential lots are proposed to be outside/beyond the floodplain/ recommended Hazard Lands/NE zone. The location of the proposed stormwater management pond is acceptable to the SVCA.
3. An SVCA permit will be required for the development, prior to construction/site work commencing.

South Bruce Grey Health Centre: The frequency of the helipad being used is roughly once a month, this varies but over the last year it works out to this currently. As far as the flight path goes there are options if the flight path needs to be changed, this would be conducted by a third party engineering firm and they would bring forward changes and suggestions for this. We would need to have that study completed before the hospital can confirm if the flight path would change or not.

Comments – Public

A public meeting was held on Tuesday September 19, 2023. Comments made at the public meeting included:

- What the plans are for mitigating light trespass and light pollution from the new subdivision and if approved dark sky lighting will be used.
- Will stormwater be going into a waterway and will pollutants entering the water.
- Where is the garbage from these properties is going.

- How is the domestic water supply and sewage going to tie into the present infrastructure on College Street.
- Due to the apartment building being so close to the hospital helipad, are there concerns respecting noise complaints from the helicopters.
- How they are going to manage run off water from the properties on DJay Crescent onto the proposed development.
- What is the municipality going to do to look after local residents while this construction is going on.
- There are water drainage issues currently at their property and inquired if it will be looked after properly.
- Will construction traffic on Chester Street be stopped or controlled, as it is a hospital zone.

Planning Response

1. West Grey development standards requires that new street lighting and/or building security lighting on those properties subject to site plan control be dark sky friendly.
2. Stormwater to be directed to an approved stormwater management pond to be assumed by West grey.
3. Municipal garbage pick-up will be provided. Recycling to be provided by contractor(s) working for Circular Materials Ontario.
4. Sewage to be conveyed by force main from a new sewage pumping station to be constructed to the Durham sewage lagoons.
5. South Bruce Grey Health Centre has reviewed the apartment block proposal and noted no issues. Flights to the helipad are infrequent such that enjoyment of the properties would not be unduly impact.
6. If the apartment building where to be constructed to maximum height permitted in the R3 zone, the building would be setback from the actual helipad approx. 61 meters. Additionally, the helipad is approx. 8 metres higher in elevation than grade proposed for the apartment. As the R3 zone provides a maximum building height of 12 metres the apartment building may only ‘project’ an additional 3 metres.
7. All Blocks require lot level grading such that stormwater and water flowing from abutting properties is directed away from the future buildings and structures. West Grey staff review proposed lot level grading and the proposal for the handling of stormwater.
8. West Grey will permit construction traffic to use College, Chester and other neighbouring streets until such time as a new street entrance onto Grey Road 4 is feasible.

Background

The lot is comprised of Part Lot 57 and Part lot 58, Concession 2 WGR geographic township of Bentinck; Part Park Lot 1, North of Chester Street, All of Park Lot 1 and Part of Park Lots 2 and 3, North of George Street, Part of West Street and Part of Chester Street, Plan 500, geographic town of Durham, all in the Municipality of West Grey, County of Grey.

The lot is approximately 15.8 hectares (38.94 acres) in TOTAL area. Not all the lot is proposed to be developed at this time.

The portion of the lot to be developed +/-6.25 ha. is within the Primary Settlement Area of Durham with frontage onto Grey Road 4, a roadway under the control of Grey County and a proposed extension to Chester Street, a roadway under the control of West Grey.

The Draft Plan proposes:

1. Block 1 street townhouses (max 4 units);
2. Block 2 street townhouses (max 6 units);
3. Block 3 street townhouses (max 8 units);
4. Block 4 street townhouses (max 8 units);
5. Block 5 street townhouses (max 8 units);
6. Block 6 street townhouses (max 8 units);
7. Block 7 street townhouses (max 6 units);
8. Block 8 street townhouses (max 8 units);
9. Block 9 street townhouses (max 8 units);
10. Block 10 street townhouses (max 6 units);
11. Block 11 street townhouses (max 8 units);
12. Block 12 street townhouses (max 8 units);
13. Block 13 max 3 storey apartment (max 60 units);
14. Block 14 to be conveyed to West Grey as parkland and open space;
15. Block 15 and 16 to be conveyed to County of Grey for road widening.

Total potential dwelling units: Max 146

The following documents were submitted in support of the zoning bylaw amendment application:

- Archaeological Assessment
- Environmental Impact Study
- Preliminary Floodplain Analysis
- Functional Servicing Report
- Planning Justification Report
- Stormwater Management Report
- Traffic Impact Study
- Geotechnical Report

To assess the merits of the application the Provincial Planning Statement 2024 (PPS), the County of Grey Official Plan, the Municipality of West Grey Official Plan and the Municipality of West Grey Zoning By-law 37-2006 have been reviewed.

Provincial Planning Statement 2024 (PPS)

As of October 20, 2024, the new Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter.

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The portion of the lot that is being developed is located within a 'Settlement Area' as defined in the PPS.

Policy 1.1.1(a) requires the promotion of efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long-term. Directing development of this nature to fully serviced settlement areas is considered to be consistent with this statement and providing additional efficiencies within the municipal water and sewer system.

Policy 1.1.1(b) speaks to the provision and accommodation of appropriate and market-based range and mix of housing types. The development provides additional residential units and varying housing types in the form of an apartment building, single detached dwelling, semi-detached dwelling unit, and street townhouse.

Policy 1.1.3(c) development and land use patterns which may cause environmental or public health and safety concerns.

Policy 1.1.3, in part, speaks to the intensification within settlement areas, which as previously noted, provides efficiencies in infrastructure including water, sewer and the road system.

This policy and direction are further supported under Policy 1.1.3.4 and 1.1.3.5 that emphasize appropriate development and intensification within built-up areas.

> *1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*
>
> *1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.*

The zoning amendment would permit other residential dwelling types such as single detached and semi-detached to be built on a few of the Blocks. Allowing other housing types would result in a decrease in the overall density of the development but the

potential decrease is small. Overall, the proposed zoning would be consistent with the PPS direction on intensification.

Policy 3.1.1 Natural Hazard states that development shall generally be directed, in accordance with guidance developed by the province (as amended from time to time) to areas outside of hazardous lands such as lands with unstable bedrock (karst topography). Saugeen Valley Conservation is of the opinion that the residential development is located outside of any natural hazard areas. Stormwater management proposed has been reviewed and peer reviewed through the draft plan of subdivision process. There are no further concerns.

Policy 3.2.2 Human-Made Hazards states that sites with contaminants shall be assessed and remediated as necessary prior to any activity such that there will be no adverse affect. The former railbed at the southern end of the property would be considered to be a site with potential contaminants. A Record of Site Condition will be required as a Condition of Draft Approval for those lands that may have been subject to past contamination.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed is consistent with the PPS.

County of Grey Official Plan (Grey OP)

The portion of the lot that is being developed is designated as a Primary Settlement Area on Schedule A of the Grey County Official Plan. Primary settlement areas within section 3.3(1) are defined as larger settlements with full municipal servicing, and a wide range of uses, services and amenities which are intended to be the primary target for residential and non-residential growth.

Section 3.5 provides policy direction on the development of a Primary Settlement Area. Primary settlement areas are considered suitable for intensification on full municipal services. Section 3.5(6) supports intensification and requires that new construction should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

New development in Grey County is encouraged to meet a minimum of 20 to 25 units per net hectare within a Primary Settlement Area. The proposal for 146 units on 3.42 ha. of net development areas equates to 43 units per net hectare. Even at a reduced potential number of units, 132 vs. 146, the density would equate to 39 units per net hectare, well above the Grey OP requirement. The Official Plan does require that new construction through intensification take into account the impacts on existing development.

While there will be increased traffic on Chester Street and onto Grey Road 4. County Transportation and West Grey Public Works have indicated that there are no concerns with the proposed new roadway/street intersections nor the increase in the volume of local traffic.

Sidewalks will be required for pedestrian access on the new streets to be constructed.

Municipal water and municipal sewer services are to be constructed. There is sufficient capacity in the Durham water and sewer systems for the development. The stormwater plan as proposed is reasonable and will require West Grey to assume ownership of a stormwater management pond and related infrastructure.

The proposed apartment block would ‘back onto’ lands owned by the hospital and would be set well back from the hospital building itself. The proposed residential blocks that would ‘back onto’ lots on the west side of DJ Crescent are sufficiently deep and will be at a lower elevation than the existing lots. The proposed residential blocks will not have an impact on the enjoyment of the existing abutting residential uses.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed maintains the general intent and purpose of the Grey Official Plan.

West Grey Official Plan (West Grey OP)

The portion of the lot to be developed is designated ‘Residential’ on Schedule A of the West Grey OP.

There are Flood Fringe and Regulated Area constraints on the southern end of the development, but these two constraints are not on lands to be developed for residential dwellings.

Goals of the West Grey OP include the provision of an ample supply of affordable and desirable residential dwelling types and densities for the present and future residents of West Grey and the promotion of infilling and intensification within Durham.

Policy C2.2.6 promotes development through infilling and intensification of existing developed or partially developed areas of Durham.

Part D of the West Grey OP provides detailed land use policies for the Residential designation.

Policy D2.2.2 encourages the provision of housing which is affordable to low- and moderate-income households by permitting and encouraging all forms of housing required to meet the social, health and well-being requirements of current and future residents.

Policy D2.2.4 further supports development that efficiently utilizes the land, resources, infrastructure and public service facilities.

The general policies of the residential designation under D2.4 encourage a wide range of housing types and densities and the use of full municipal water and sewer services. D2.4.3 explicitly requires that “new residential development occur by intensification, infilling and expansion.”

Policy D2.4.17 Medium and High Density Residential Policies apply to the application:

The Municipality considers triplexes, fourplexes, townhouses, three-storey apartments, converted dwellings of three or more units, and similar multi-unit forms of housing, at a maximum density of 40 units per net hectare, as medium density residential development.

Medium density residential housing is strongly encouraged within the Residential designated areas of Durham and Neustadt, and will likely be required in most new multi-lot or multi-unit developments in order to achieve the minimum density requirement of this Official Plan.

The development would be classified as High Density with a calculated density of 43 units per net hectare. At a reduced number of units, 132 vs. 146, the density would equate to 39 units per net hectare and would be classified as Medium Density.

Policy D2.4.17 Medium and High Density Residential Policies states that:

e) The following shall be taken into consideration when reviewing the appropriateness of a new medium and high-density development:

i. The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word "compatible" does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean that the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.

ii. Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.

iii. The roads in the area shall have the ability to handle the expected traffic increase. Medium and high density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.

iv. Municipal water and sanitary sewer capacity shall be available to service the proposed development.

v. Adequate off-street parking shall be provided to serve the proposed development.

f) The design of the medium and high-density development shall take into consideration:

i. The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.

ii. Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.

The High and Medium Density policies of the West Grey Official Plan are more appropriately applied to an ‘in-fill’ situation rather than a ‘green field’ situation as proposed in this application. There are no concerns that the proposed residential dwelling units will not be harmonious with the surrounding area considering the physical separation of the new units from existing.

‘Open space’, ‘landscaping’ and ‘buffering’ will be provided on each lot in accordance with the R3 zoning regulations that require both a minimum front yard and a minimum rear yard.

Other Residential Permitted Uses

The application submitted by the owner proposed only street townhouses and an apartment building. Staff are of the opinion that other residential uses can be permitted. Single detached and semi-detached dwellings would be permitted on four of the proposed blocks. Permitting single and/or semi detached on some blocks would provide flexibility to the developer in being able to offer a variety of housing products.

A variety of housing types is also beneficial as the variety allows for a diversity of family types i.e., singles, families with children or multi-generational families. Permitting single detached or semi-detached on four blocks will reduce the total density of the development but the reduction is minor 43 units per net hectare (146 units on 3.42 ha.) versus 39 units per net hectare (132 units on 3.42 ha.).

Additional Residential Units (ARUs)

Municipalities are now required to permit Additional Residential Units (ARUs) on a “parcel of urban residential land”. Parcel of urban residential land means a parcel of land that is within an area of settlement that is served by municipal sewage and water works – in the case of West Grey that applies just to Durham and Neustadt.

ARUs as defined by the Planning Act, refer to a second and a third residential unit in addition to a primary residential unit, for a maximum of three units, on a residential lot that contains a detached house, semi-detached house or rowhouse. To constitute a “residential unit”, the ARU needs to include a set of self-contained rooms containing kitchen, sleeping and bathroom facilities intended for the exclusive use of the unit. ARUs must adhere to Ontario Building Code and Fire Code requirements.

ARUs are also referred to as second units, secondary suites, accessory dwelling units, basement apartments, coach houses, laneway houses, garden suites, tiny homes, granny flats, in-law apartments or nanny suites. The proposed zoning would permit ARUs within a single detached, semi-detached or street townhouse.

Fencing/Landscaping/Buffering

There is no requirement for fencing, additional landscaping or buffering as the proposed uses and abutting uses will be sufficiently setback from one another; the new uses are not significantly larger in scale; and there will be no overshadowing.

Record of Site Condition

The old CPR rail bed (1906) runs through a portion of Block 14 to be conveyed to West Grey. Policy E1.4 ‘Contaminated Sites and Records of Site Conditions’ requires a Record of Site Condition if a site is known or suspected to be contaminated A Record of Site Condition that provides that Block 14 has been remediated to a suitable condition for open space use will be included as a Condition of Draft Plan of Subdivision issued by Grey County.

Municipal Water Supply and Sewage Disposal

Policy E2.1 Water Supply and Sewage Disposal requires all new development within Durham and Neustadt shall be serviced with the municipal water supply and sanitary sewers. A Plan of Subdivision shall not be approved unless adequate uncommitted reserve water and sewage treatment capacity is available to accommodate the proposed development. There is sufficient capacity in the Durham water supply system to accommodate the development as of the date of this report. It is current West Grey policy to allocate water supply only at the time a subdivision agreement is signed with the developer. The development will require the construction by the developer of a new sewage pumping station at the northwest corner of the lot.

All sewage within the development would flow to the new sewage pumping station and then, via a new force main to be constructed by the developer, will be pumped to the Durham sewage disposal lagoons. There is sufficient capacity in the overall Durham sewer system to accommodate the development as of the date of this report.

Stormwater Management

Policy E2.2 ‘Stormwater Management’ requires that a development proposal shall be supported by a stormwater management study. A stormwater management study/plan has been prepared by Tatham Engineering.

All stormwater on-site will be directed to a new stormwater management pond to be constructed in the northwest corner of the lot. Stormwater from the pond will discharge to low lying area to the west.

Ownership and operation of the stormwater management pond will be assumed by West Grey. Lot level stormwater will be addressed via the use of rear yard/side yard swales that will direct water to a new municipal storm sewer system to be constructed by the developer.

Any easements required in favor of West Grey would be addressed through the Subdivision Agreement process.

The stormwater management plan has been reviewed by West Grey staff, peer reviewed by external consultants and reviewed by the Saugeen Valley conservation Authority. There were no significant issues identified with the stormwater management plan.

Traffic - Street Connections to Grey Road 4 and Chester Street

An extension to Chester Street is proposed together with a new Street A and new Street C to be constructed. Street A will have a direct connection with Grey Road 4. Policy E3.2 ‘New Municipal Streets’ requires new streets to be designed with proper engineering standards and that sidewalks are required on one side of a new local street where deemed appropriate by the Municipality. Sidewalks will be required in the new subdivision at the developers’ expense. West Grey Public Works has indicated there are no traffic concerns with an extension to Chester Street. County Transportation has indicated there are no traffic concerns with a new entrance onto Grey Road 4. Improvements to the intersection will be required at the developers’ expense.

Flood Fringe and Regulated Area Constraints

Policy D9.4.2b) prohibits development in the flood fringe due to the greater risk to life or property damage or the nature of the land use being inappropriate for a flood plain location. Policy D9.4.2c) states that development in a Regulated Area requires permission from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06. There is no residential dwelling development proposed within the Flood Fringe or the Saugeen Valley Regulated Area.

Parkland

Block 14 is proposed to be conveyed to the Municipality as parkland dedication. West Grey staff are of the opinion that only part of Block 14 is suitable for parkland. West Grey staff recommend that approximately 1540m2 of Block 14 be accepted for parkland. This represents approximately 49% of the 5% parkland required to be dedicated under the Planning Act. Cash-in-lieu of the remaining parkland would be required for this development under the *Planning Act* R.S.O., 1990 as amended. For the purpose of determining the amount of any payment required under the Planning Act the value of the land is determined as of the day before the day of the approval of the draft plan of subdivision. West Grey staff recommend that the remainder of Block 14, approximately 60,300m2 be transferred to West Grey as general open space or natural environment.

Lot Grading Plan

A preliminary lot grading plan has been prepared by Tatham Engineering. West Grey staff have requested additional lot grading details be provided. Staff are of the opinion that the zoning amendment can proceed without the requested additional lot grading details.

Hospital Helipad

The apartment unit/block has been reviewed by the South Bruce Grey Hospital regarding potential impacts on the use of the Durham hospital helipad. There are no concerns with the location/height of the apartment.

Conditions of Draft Approval

West Grey will work with the County of Grey in the crafting of suitable Conditions of Draft Approval. The County is the decision-making authority in respect to the final wording of any Conditions of Draft Approval. A Subdivision Agreement between the developer and West Grey will be required.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed maintains the general intent and purpose of the West Grey Official Plan.

Municipality of West Grey Zoning Bylaw 37-2006

The subject lands are zoned 'A3 Restricted Agriculture', 'FD Future Development' and 'NE Natural Environment'.

The zoning would be changed to:

- 'OS Open Space',
- 'R3-522, R3-522, R3-524 High Density Residential Exception'.
- 'I-521 Institutional Exception'
- 'FD Future Development'
- Revised 'NE Natural Environment'

R3-522 (Block 13 Apartment) The 'R3-522 Exception' zone would permit an apartment with the potential to include retail store, personal service shop uses on the ground floor.	
PERMITTED USES	• Residential Dwelling – Apartment • Home Occupation • Personal Service Shop located only on the ground floor of a Residential Dwelling – Apartment • Retail Store located only on the ground floor of a Residential Dwelling – Apartment • Convenience Store located only on the ground floor of a Residential Dwelling – Apartment • Accessory uses, buildings and structures in accordance with Section 6.1
LOT AREA, Min	7,500 m^2 (80,729 ft^2)
LOT FRONTAGE, Min	18 m (59 ft)
FRONT YARD, Min	7.5 m (24.6 ft)
EXT' SIDE YARD, Min	7.5 m (24.6 ft)
INT' SIDE YARD, Min	Half (1/2) the building height but in no case less than 3 m (9.8 ft)

REAR YARD, Min	7.5 m (24.6 ft)
BUILDING HEIGHT, Max	12 m (39.4 ft)
LOT COVERAGE, Max	45% percent
PARKING	Section 6.27 Parking Regulations shall not apply. <u>Parking Space Requirements</u> Parking Space means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers. a) There shall be no Parking Space requirements for a permitted Commercial Use. b) A minimum of 1.20 parking spaces per Residential Dwelling Unit shall be provided and: i) shall have dimensions of not less than 2.7 metres in width or less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface. c) A minimum of 4 accessible parking spaces shall be provided and: i) shall have dimensions of not less than 4 metres in width and not less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface; iv) shall be located near an accessible building entrance; and identified for use by persons requiring an accessible parking space by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Handicapped Persons. Such sign shall be posted in a visible location other than on the parking surface. d) Snow storage shall not be placed/located on a required Parking Space(s).
Site Plan Control	The R3-522 High Density Residential Exception zone shall be designated a site plan control area pursuant to

	Section 41(3) of the Planning Act RSO 1990 as amended.

R3-523 (Blocks 1,2,3 and 4) The 'R3-523 Exception' zone would permit street townhouses, single detached and semi-detached. Expanding the permitted uses to allow for more than just street townhouses provides flexibility to the developer to meet future market demands and could provide for a more 'diverse' residential landscape. The zone also permits 'Additional Residential Units (ARU)' as required by amendments to the Planning Act.	
PERMITTED USES	• Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Residential Dwelling – Single Detached in accordance with Section 13.2.1; • Residential Dwelling – Semi-Detached in accordance with Section 13.2.2; • Residential Dwelling – Duplex in accordance with Section 13.2.3; • Residential Dwelling – Triplex in accordance with Section 13.2.4; • Residential Dwelling – Fourplex in accordance with Section 13.2.5; • Home Occupation; • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
PARKING	Section 6.27 Parking Regulations shall not apply. <u>Parking Space Requirements</u> "Parking Space" means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers. A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and: i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling; ii) a Parking Space shall not be less than 5.5 metres in length; iii) a Parking Space shall be constructed with a hard surface.

ADDITIONAL RESIDENTIAL UNIT	"Additional Residential Unit" means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and contains kitchen and bathroom facilities that are intended for the use of the unit only. Two (2) Additional Residential Units shall be allowed within a 'Residential Dwelling – Single Detached', 'Residential Dwelling – Semi-Detached' or 'Residential Dwelling – Street Townhouse' in the following instances: a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property; b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code; c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.

R3-524 (Blocks 5,6,7,8,9,10) The 'R3-524 Exception' zone would permit only street townhouses. The zone also permits 'Additional Residential Units (ARU)' as required by amendments to the Planning Act.	
PERMITTED USES	• Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Home Occupation • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
PARKING	Section 6.27 Parking Regulations shall not apply. <u>Parking Space Requirements</u> "Parking Space" means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers. A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and: i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling;

	ii) a Parking Space shall not be less than 5.5 metres in length; iii) a Parking Space shall be constructed with a hard surface.
ADDITIONAL RESIDENTIAL UNIT	"Additional Residential Unit" means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and contains kitchen and bathroom facilities that are intended for the use of the unit only. Two (2) Additional Residential Units shall be allowed within a 'Residential Dwelling – Street Townhouse' in the following instances: a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property; b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code; c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.

I-521 I-521 (Stormwater and Pumping Station) The 'I-521 Exception' zone would be applied to the stormwater management pond and to a future sewage pumping station. The lands would be transferred to West Grey ownership.	
PERMITTED USES	• Public Buildings • Passive Recreation • Park • Accessory Uses, Building and Structures in accordance with Section 6.1
REGULATIONS	i. Section 28.2.1 Lot Area, Minimum shall not apply; ii. Section 28.2.2 Lot Frontage, Minimum shall not apply; iii. Section 28.2.3 Front Yard, Minimum shall be no less than 3 m (9.8 ft); iv. Section 28.2.4 Interior Side Yard, Minimum (Buildings and Structures): ½ (half) the Building height; where ½ (half) the building height is less than 3 m (9.8 ft), the minimum interior side yard shall be 3 m (9.8 ft);

	v. Section 28.2.5 Exterior Side Yard, Minimum shall not apply; vi. Section 28.2.6 Rear Yard, Minimum shall be no less than 3 m (9.8 ft); vii. Section 28.2.72 Lot Coverage, Maximum shall not apply; viii. Section 28.3 Other Provisions shall not apply.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed represents good planning.

Financial Implications:

Potential appeal to the Ontario Land Tribunal.

Communication Plan:

As required by the Planning Act, R.S.O. 1990, as amended.

Consultation:

As required by the Planning Act, R.S.O. 1990, as amended.

Attachments:

1. Schedule A 2024-XXX – ZA26.2023
2. Draft Plan of Subdivision – Roseate
3. Aerial
4. Grey County OP – Schedule A
5. West Grey OP – Schedule A
6. West Grey Zoning

Recommended by:
David Smith, RPP, MCIP Manager of Planning and Development

Submission reviewed by:
Michele Harris, Chief Administrative Officer

For more information on this report, please contact David Smith, Manager of Planning and Development at planning@westgrey.com or 519-369-2200 Ext 236.

The Corporation of the Municipality of West Grey
Bylaw No. 2024-???

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA26.2023.

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by councils of municipalities; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That Bylaw No. 37-2006 is hereby amended by changing the zone symbol on Part Lot 57 and Part lot 58, Concession 2 WGR geographic township of Bentinck; Part Park Lot 1, North of Chester Street , All of Park Lot 1 and Part of Park Lots 2 and 3, North of George Street, Part of West Street and Part of Chester Street, Plan 500, geographic town of Durham, all in the Municipality of West Grey, County of Grey (ARN 4205.280.003.06350) from A3 (Restricted Agriculture) and FD (Future Development) to R3-522 (High Density Residential Exception), R3-523 (High Density Residential Exception), R3-524 (High Density Residential Exception), I-521 (Institutional Exception), OS (Open Space) and FD (Future Development) as -shown on Schedule ‘A’ attached to this bylaw.

2. That Schedule ‘A’ and all other notations thereon are hereby declared to form part of this bylaw.

3. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

   R3-522 (see Schedule ‘A’) (Block 13)

   Notwithstanding Section 14 of By-law No. 37-2006, as amended, those lands zoned R3-522 shall be used in accordance with the R3 zone provisions excepting however that

R3-522 (High Density Residential Exception)	
PERMITTED USES	• Residential Dwelling – Apartment • Home Occupation • Personal Service Shop located only on the ground floor of a Residential Dwelling – Apartment • Retail Store located only on the ground floor of a Residential Dwelling – Apartment • Convenience Store located only on the ground floor of a Residential Dwelling – Apartment • Accessory uses, buildings and structures in accordance with Section 6.1
LOT AREA, Minimum	7,500 m^2 (80,729 ft^2)
LOT FRONTAGE, Minimum	18 m (59 ft)

FRONT YARD, Minimum	7.5 m (24.6 ft)
EXTERIOR SIDE YARD, Minimum	7.5 m (24.6 ft)
INTERIOR SIDE YARD, Minimum	Half (1/2) the building height but in no case less than 3 m (9.8 ft)
REAR YARD, Minimum	7.5 m (24.6 ft)
BUILDING HEIGHT, Maximum	12 m (39.4 ft)
LOT COVERAGE, Maximum	45% percent
PARKING	Section 6.27 Parking Regulations shall not apply. <u>Parking Space Requirements</u> Parking Space means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers. a) There shall be no Parking Space requirements for a permitted Commercial Use. b) A minimum of 1.20 parking spaces per Residential Dwelling Unit shall be provided and: i) shall have dimensions of not less than 2.7 metres in width or less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface. c) A minimum of 4 accessible parking spaces shall be provided and: i) shall have dimensions of not less than 4 metres in width and not less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface; iv) shall be located near an accessible building entrance; and identified for use by persons requiring an accessible parking space by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Handicapped Persons. Such sign shall be posted in a visible location other than on the parking surface.

	d) Snow storage shall not be placed/located on a required Parking Space(s).
SITE PLAN CONTROL	The R3-522 High Density Residential Exception zone shall be designated a site plan control area pursuant to Section 41(3) of the Planning Act RSO 1990 as amended.

1. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R3-523 (see Schedule 'A') (Blocks 1,2,3,4)

Notwithstanding Section 14 of By-law No. 37-2006, as amended, those lands zoned R3-523 shall be used in accordance with the R3 zone provisions excepting however that:

R3-523 (High Density Residential Exception)	
PERMITTED USES	• Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Residential Dwelling – Single Detached in accordance with Section 13.2.1; • Residential Dwelling – Semi-Detached in accordance with Section 13.2.2; • Residential Dwelling – Duplex in accordance with Section 13.2.3; • Residential Dwelling – Triplex in accordance with Section 13.2.4; • Residential Dwelling – Fourplex in accordance with Section 13.2.5; • Home Occupation; • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
PARKING	Section 6.27 Parking Regulations shall not apply. <u>Parking Space Requirements</u> "Parking Space" means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers. A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and: i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling; ii) a Parking Space shall not be less than 5.5 metres in length; iii) a Parking Space shall be constructed with a hard surface.
ADDITIONAL RESIDENTIAL UNIT	"Additional Residential Unit" means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and

	contains kitchen and bathroom facilities that are intended for the use of the unit only. Two (2) Additional Residential Units shall be allowed within a 'Residential Dwelling – Single Detached', 'Residential Dwelling – Semi-Detached' or 'Residential Dwelling – Street Townhouse' in the following instances: a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property; b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code; c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.

2. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R3-524 (see Schedule 'A') (Blocks 5,6,7,8,9,10)

Notwithstanding Section 14 of By-law No. 37-2006, as amended, those lands zoned R3-524 shall be used in accordance with the R3 zone provisions excepting however that:

R3-524 (High Density Residential Exception)	
PERMITTED USES	• Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Home Occupation • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
PARKING	Section 6.27 Parking Regulations shall not apply. <u>Parking Space Requirements</u> "Parking Space" means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers. A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and: i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling; ii) a Parking Space shall not be less than 5.5 metres in length;

	iii) a Parking Space shall be constructed with a hard surface.
ADDITIONAL RESIDENTIAL UNIT	"Additional Residential Unit" means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and contains kitchen and bathroom facilities that are intended for the use of the unit only. Two (2) Additional Residential Units shall be allowed within a 'Residential Dwelling – Street Townhouse' in the following instances: a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property; b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code; c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.

3. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

I-521 (see Schedule 'A') (Stormwater and Pumping Station)

Notwithstanding Section 28 of By-law No. 37-2006, as amended, those lands zoned I-521 shall be used in accordance with the I zone provisions excepting however that:

I-521 (Institutional Exception)	
PERMITTED USES	• Public Buildings • Passive Recreation • Park • Accessory Uses, Building and Structures in accordance with Section 6.1
REGULATIONS	i. Section 28.2.1 Lot Area, Minimum shall not apply; ii. Section 28.2.2 Lot Frontage, Minimum shall not apply; iii. Section 28.2.3 Front Yard, Minimum shall be no less than 3 m (9.8 ft); iv. Section 28.2.4 Interior Side Yard, Minimum (Buildings and Structures): ½ (half) the Building height; where ½ (half) the building height is less than 3 m (9.8 ft), the minimum interior side yard shall be 3 m (9.8 ft); v. Section 28.2.5 Exterior Side Yard, Minimum shall not apply;

	vi. Section 28.2.6 Rear Yard, Minimum shall be no less than 3 m (9.8 ft); vii. Section 28.2.72 Lot Coverage, Maximum shall not apply; viii. Section 28.3 Other Provisions shall not apply.

4. That this bylaw shall come into force and take effect upon date of final passing.

Read a first, second and third time and finally passed this ____ day of ____, 2024.

_____ _____

Mayor Kevin Eccles Jamie M. Eckenswiller, Clerk

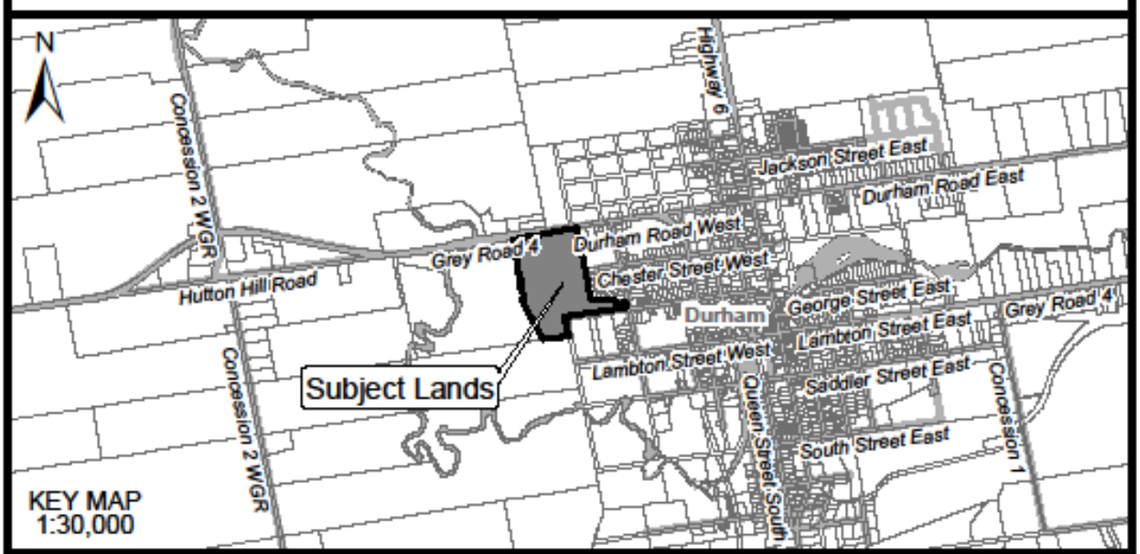
SCHEDULE "A"

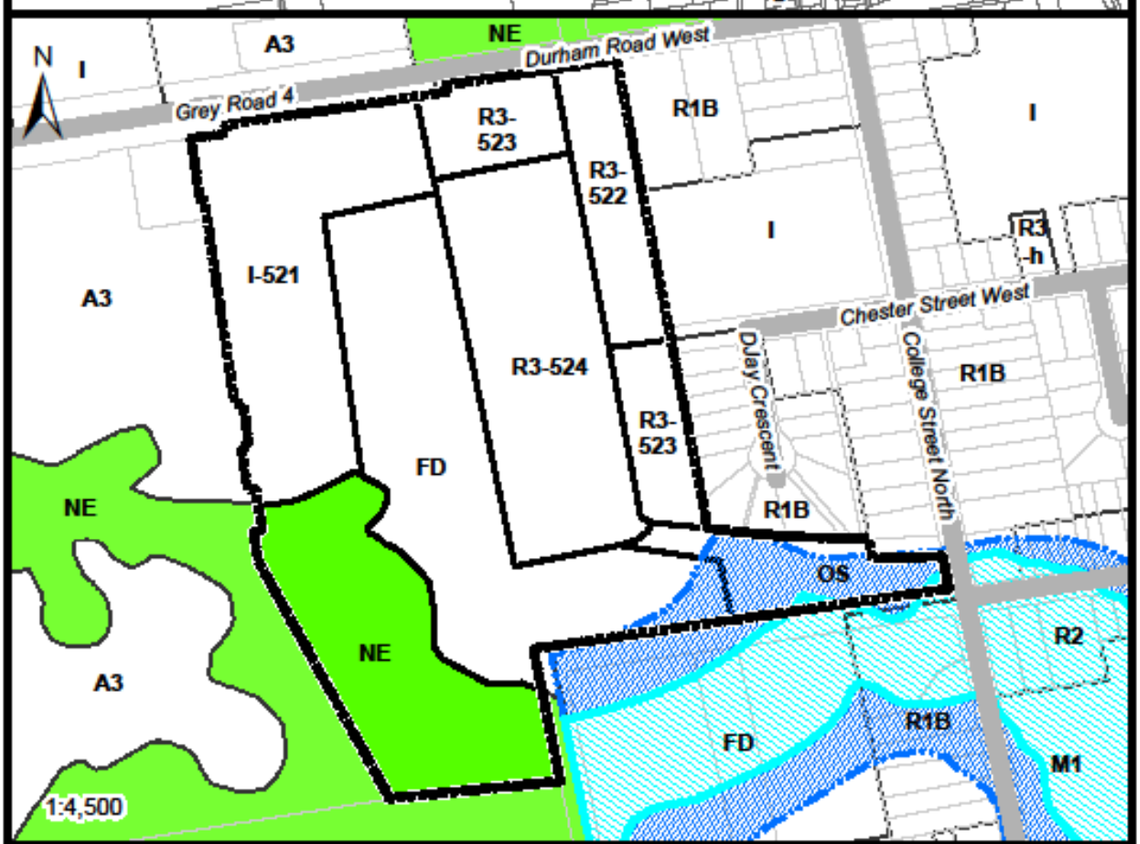
By-law number _____

MUNICIPALITY OF WEST GREY

DATE PASSED: _____

MAYOR: _____ Clerk: _____

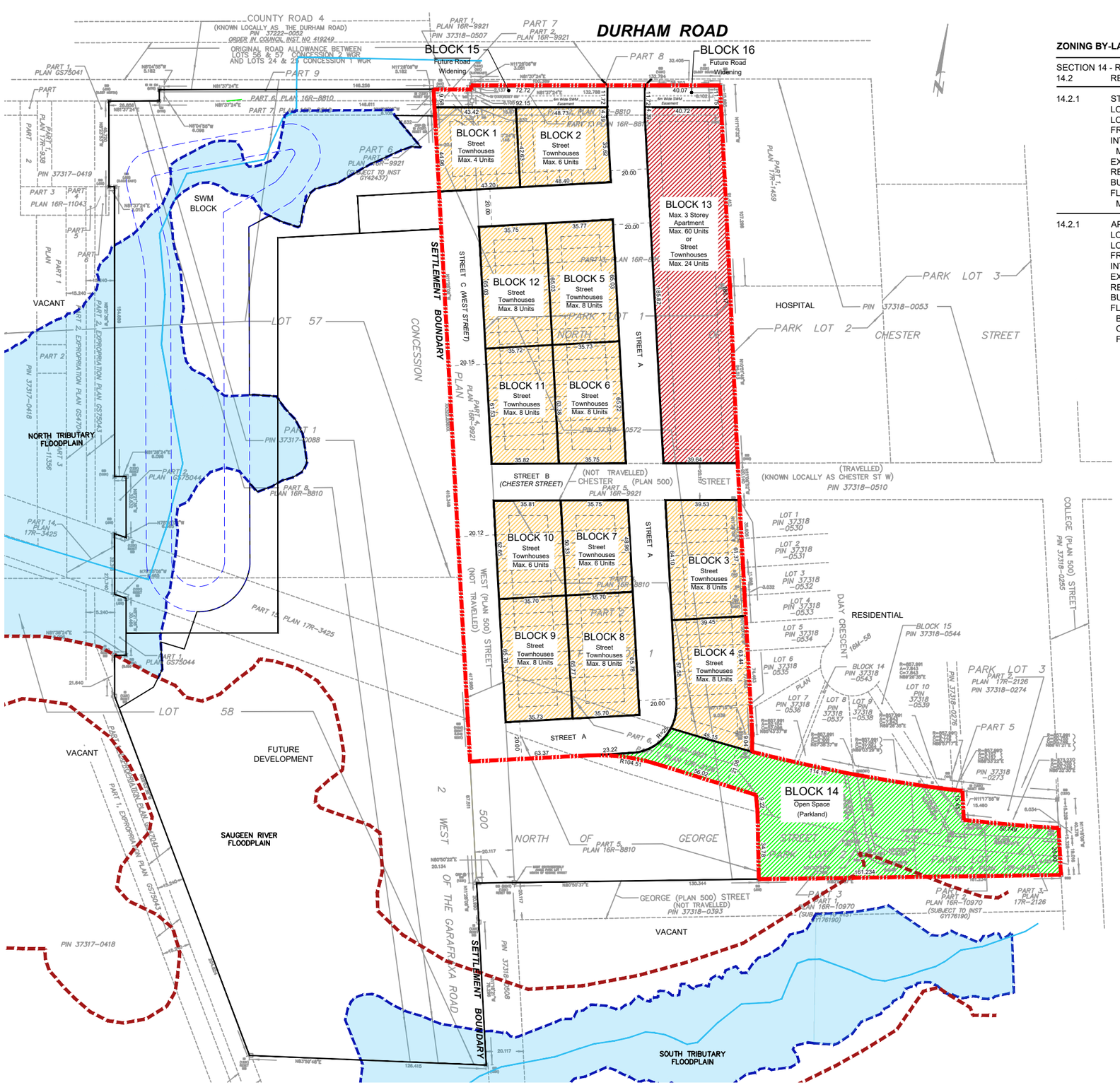




LEGEND

Subject Lands	I Institutional	Flood Fringe (overlay)
A3 Restricted Rural	OS Open Space	Regulation Limit
FD Future Development	R3 High Density Residential	NE Natural Environment

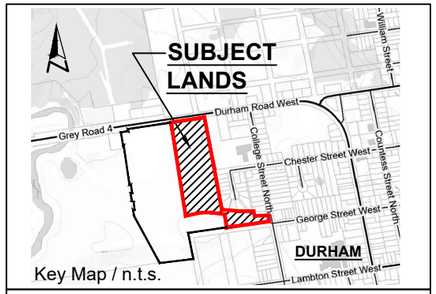
GREY COUNTY 2023-26_OakandStone.mxd



ZONING BY-LAW NUMBER 37-2006

SECTION 14 - R3 - RESIDENTIAL ZONE
14.2 REGULATIONS

14.2.1	STREET TOWNHOUSE (EACH RESIDENTIAL DWELLING UNIT)	
	LOT AREA, MINIMUM	- 232 sq.m.
	LOT FRONTAGE	- 6.5 m
	FRONT YARD, MINIMUM	- 7.6 m
	INTERIOR SIDE YARD, MINIMUM MORE THAN ONE STOREY	- 1.8 m
	EXTERIOR SIDE YARD, MINIMUM	- 7.6 m
	REAR YARD. MINIMUM	- 7.6 m
	BUILDING HEIGHT, MAXIMUM	- 10.5 m
	FLOOR AREA, MINIMUM MORE THAN ONE STOREY	- 102.2 sq.m.
14.2.1	APARTMENTS	
	LOT AREA, MINIMUM	- 1161.3 sq.m.
	LOT FRONTAGE	- 18 m
	FRONT YARD, MINIMUM	- 7.5 m
	INTERIOR SIDE YARD, MINIMUM	- 3 m (IN NO CASE LESS THAN)
	EXTERIOR SIDE YARD, MINIMUM	- 7.5 m
	REAR YARD. MINIMUM	- 7.5 m
	BUILDING HEIGHT, MAXIMUM	- 12 m
	FLOOR AREA, MINIMUM PER DWELLING UNIT	
	BACHELOR UNIT	- 37 sq.m.
	ONE BEDROOM UNIT	- 50 sq.m.
	FOR EACH ADDITIONAL BEDROOM	- 9 sq.m.



LEGEND

SUBJECT LANDS BOUNDARY
Total Area +/-6.25 ha

RESIDENTIAL STREET TOWNHOUSES
Blocks 1 - 12 (Total 86 Units)
Min.Lot Frontage 6.5m & Min.Lot Area 232 sq.m.

RESIDENTIAL APARTMENT *or*
RESIDENTIAL STREET TOWNHOUSES - Block 13
Max. 60 Units / Apartments
Max. 24 Units / Street Townhouses

OPEN SPACE - PARKLAND - Block 14
Total Area: +/-0.86ha *(Approx. 26.5% of Total Potential NET Development Area)*

ROADS
Streets A, B, C
Future Road Widening Blocks 15 & 16
Total Area: +/-1.96ha

REGIONAL FLOODPLAIN LIMIT *(TATHAM ENGINEERING)*

SAUGEEN RIVER
REGIONAL FLOODPLAIN LIMIT *(SVCA)*

DEVELOPMENT CONCEPT SUMMARY

Total Development Area: +/-6.25 ha
Total Potential NET Development Area: +/-3.42 ha
Calculated as Total Development Area (+/-6.25ha) less Roads Area (1.96ha) and Open Space (Parkland) Area (0.86ha)
Option 1: Total Number of Units: 146 Units
Street Townhouses: 86 Units
Apartment: Max. 60 Units
Density: Max. 43 u/ha
Total Units per NET Development Area
Option 2: Total Number of Units: 110 Units
Street Townhouses: 110 Units
Density: Max. 33 u/ha
Total Units per NET Development Area

GENERAL NOTES / REFERENCES:

All measurements are in Metric. Plan drawing features are illustrated for site development review and discussions.

Plan Drawing References
- Wilson-Ford Surveying & Engineering / Plan of Survey (2024)
- County of Grey GIS, Site Location (2022)
- ESA, Fig.9A - Constraint Development Lands & No Development Lands (2022)

Scale/ Metric
0 10 20 40 60 100 m

PART OF LOT 57 / CONCESSION 2
DURHAM, COUNTY OF GREY
PROPOSED DEVELOPMENT CONCEPT

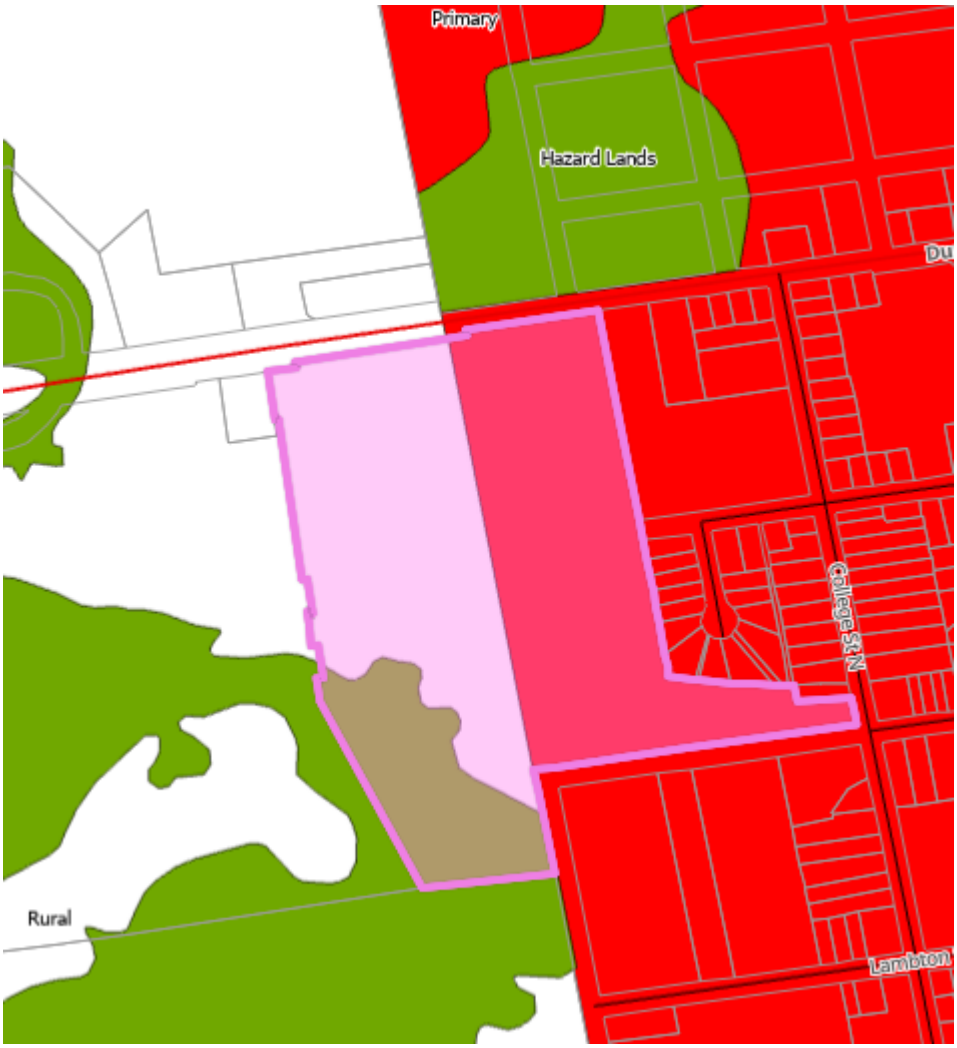
GEORGIAN PLANNING SOLUTIONS
Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Drawing:	GPS_DurhamSouth-D1
Drawn By:	D.C.
Date:	Aug/06/2024
Revisions	
1:	May/17/2024
2:	June/26/2024
3:	July/24/2024
4:	Aug/06/2024
5:	

Aerial


Durham
Assessment Parcel: 42052800030635
College St N
Lambton St W

Grey County Official Plan – Schedule A



Grey County Official Plan – Appendix B

West Grey Official Plan – Schedule A (Land Use Durham)

Residential

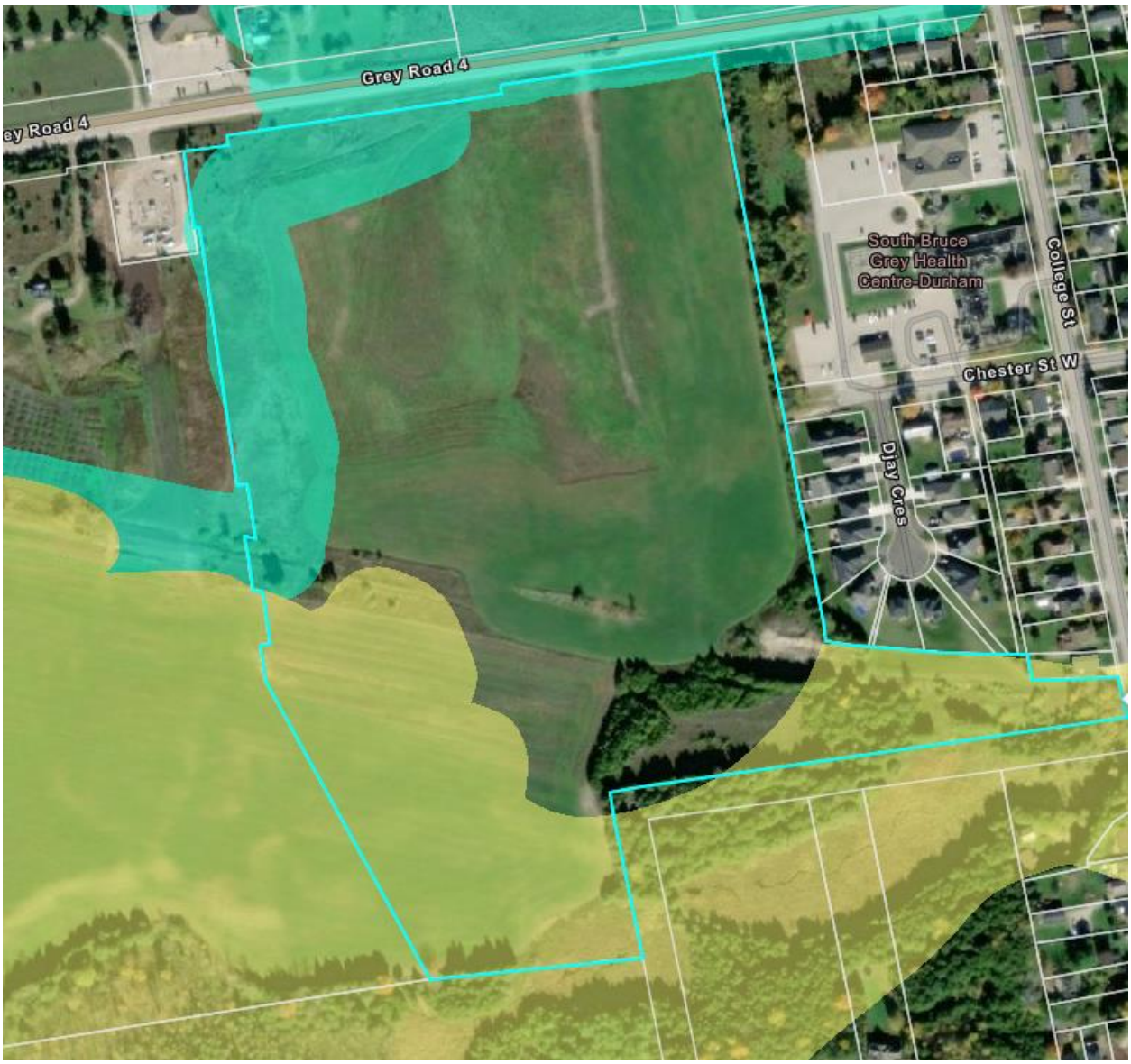
Overlays

Flood Fringe

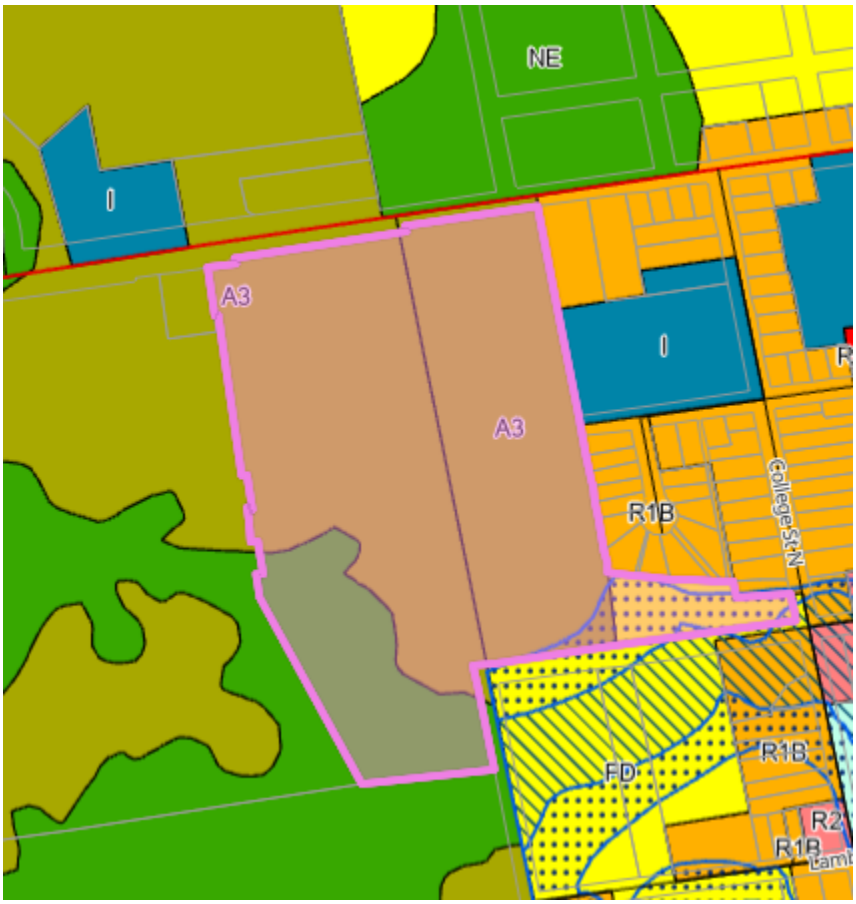
Regulated Area

Hurricane Hazel
Flood Event Standard

SVCA Regulated Area



West Grey Zoning



Staff Report

Report To: Council

Report From: Jamie Eckenswiller, Director of Legislative Services/Clerk

Meeting Date: November 19, 2024

Subject: 2025 Council Calendar

Recommendations:

THAT in consideration of staff report ‘2025 Council Calendar, Council approves the 2025 Council Calendar as attached to the report.

Highlights:

- The 2025 council meeting calendar follows the same schedule as 2024.
- Council meetings are generally held on the first and third Tuesdays, monthly.
- Committee of Adjustment hearings are scheduled for the afternoon of the first Tuesday of the month.
- Public meetings will be scheduled for the afternoon of the second Tuesday of the month, as required.
- The first budget meeting is scheduled on June 24, 2025 and will primarily discuss the draft 2026 capital budget.

Previous Report/Authority:

None.

Analysis:

On an annual basis, Council approves the council meeting calendar for the following year. The 2025 calendar is modeled on Council generally meeting on the first and third Tuesday, monthly, with meetings being held at 9 a.m. Meetings may be rescheduled, or additional meetings may be added at the call of the chair or by petition of Council members if deemed necessary throughout the year, allowing flexibility that may be needed to address the business of the corporation.

Financial Implications:

There are no financial implications associated with this report.

Communication Plan:

The approved calendar will be circulated to the Mayor, Council, and staff, and will be posted on the municipality's website.

Consultation:

Chief Administrative Officer

Grey County Clerk

Attachments:

2025 Council meeting calendar

Recommended by:
Jamie Eckenswiller, AOMC, AMP
Director of Legislative Services/Clerk

Submission approved by:
Michele Harris, Chief Administrative Officer

For more information on this report, please contact Jamie Eckenswiller, Director of Legislative Services/Clerk at clerk@westgrey.com or 519-369-2200 Ext. 229.

2025 West Grey Council Meeting Calendar

January

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Council	Public Planning	Special Council (Budget)	Committee of Adjustment	County Council and CoW	Conference	Statutory Holidays

Council meetings start at 9:00 a.m.	ROMA: January 19-21
Committee of Adjustment and Public Planning meetings start at 2:00 p.m.	OGRA: March 30–April 2
Municipal office will close at noon on December 24 and reopen on Friday, January 2, 2026.	AMO: August 17-20

Staff Report

Report To: Council

Report From: Jamie Eckenswiller, Director of Legislative Services/Clerk

Meeting Date: November 19, 2024

Subject: West Grey Brand Refresh

Recommendations:

THAT in consideration of staff report 'West Grey Brand Refresh', Council:

1. Approves the attached West Grey brand refresh as presented; and
2. Directs staff to bring forward a bylaw to repeal bylaw 52-2020 (West Grey Communications Strategy bylaw).

Highlights:

- West Grey is undertaking a brand refresh to modernize our existing branding.
- The refreshed West Grey brand is in keeping with the existing branding.
- The colour palette of the refreshed brand was inspired by photographs and imagery from across West Grey that reflect community assets and values.
- The new logo font is easier to read from an accessibility perspective than the current cursive font.
- This brand refresh aligns with the goals and objectives of the 2024-2026 strategic plan.

Previous Report/Authority:

None.

Analysis:

Municipal branding is a strategic effort by a municipality to create a distinct identity that reflects its unique characteristics, values, and aspirations. This brand encompasses everything from the visual elements, such as logos and taglines, to the overarching narrative that communicates the essence of the municipality to residents, businesses, and visitors.

A municipal brand is more than just a logo or slogan; it is the collective image and perception of a municipality by its stakeholders. It encapsulates the municipality's identity, including its history, culture, services, and future vision. The brand serves as a promise to the community, symbolizing the municipality's commitment to quality, consistency, and a shared set of values. It is reflected in all aspects of municipal operations, from public communications and infrastructure to community events and economic development initiatives.

Rationale for a Branding Refresh:

While a well-established brand is an asset, it is essential to periodically assess and refresh the brand to ensure it remains relevant and effective. Several factors can necessitate a branding refresh.

As municipalities grow and develop, their strategic priorities may shift. A branding refresh can help to communicate new goals, projects, and initiatives, ensuring that the brand accurately represents the municipality's direction and focus. West Grey's 2024-2026 strategic plan contains goals and objectives within all three pillars related to identity and branding such as the enhancement of the West Grey website, which is currently underway, updating wayfinding signage, creating consistency through branding, and improve and expand West Grey signage. Refreshing the West Grey brand before these strategic priorities are completed will ensure that the refreshed brand can be incorporated into items such as the new website and updated wayfinding signage.

Another goal of the brand refresh is to gain enhanced engagement and participation. A refreshed brand can reinvigorate community engagement and participation. By introducing new and contemporary visual elements, messaging, and platforms, the municipality can capture the attention of residents and stakeholders, encouraging them to take an active role in municipal affairs. This renewed interest can translate into increased participation in community events, public consultations, and volunteer efforts.

The inspiration for the West Grey brand refresh was derived from wanting to pay homage to the existing logo, and from comments from the public and Council on wanting more colour to be introduced into the branding.

Colour Palette and Brand Inspiration:

Rich in history and heritage, the former townships of Normanby, Bentinck and Glenelg, the town of Durham and the village of Neustadt resonate with a deep sense of pride, tradition, and culture. The River Styx, Rocky Saugeen, Beatty Saugeen, and South Saugeen Rivers that transect our 876 square kilometre geography have always been the arteries that have connected our communities for generations. Today our towns and villages resonate with the vibrancy of community, commerce, and social energy, setting the stage for a bright future.

The colour palette is a crucial component of our brand refresh, serving several key purposes:

- The selected colours create a cohesive visual identity that distinguishes the West Grey logo and brand from other municipalities. They will be used consistently across all branding materials, including logos, signage, marketing materials, and digital platforms.
- Each colour is carefully chosen to evoke specific emotions and associations. By using colours that resonate with the community and its values, we aim to foster a deeper emotional connection with residents and visitors alike.
- The colours reflect different facets of West Grey, allowing us to tell a richer story about the area. Whether highlighting its natural beauty, agricultural roots, or vibrant community spirit, the palette helps communicate the unique character of West Grey.
- Consistent use of the colour palette will enhance brand recognition. When people see these colours, they will immediately associate them with West Grey, reinforcing our brand identity in their minds.
- By incorporating a range of colours, we celebrate the diversity of the community. Each hue represents different elements of West Grey's identity, ensuring that all aspects of the area are acknowledged and valued.

The colours proposed for the West Grey brand refresh have been selected after an extensive process of review and assessment, based on identified value propositions that reflect the history and heritage of the region, the natural attributes of our geography, as well as demographic and psychographic characteristics of the people and businesses that create the fabric of our municipality.

The colours recommended in the brand refresh guide are pulled directly from photographs and images of West Grey that were compiled in storyboards; the textures, the landscapes, geographic formations, skies, water, farmers' fields, forests and wildlife. Additional textures found within many of these images have further informed consideration of the proposed colour palette – strong, bold, natural and rugged.

Brown – Place of Industry

The communities in West Grey have a long and proud history of industry and commerce. That history continues to be reflected and honoured today in our business community, where generational businesses and business owners new to the area bring an entrepreneurial spirit to their work and continue to build a legacy that will support their families and the broader community long into the future. We are proud to be a working-class community, and across our 876 square kilometres you will find businesses and industries that specialize in resource-based activities such as

agriculture, forestry, stone and gravel, construction, and natural amenity-based recreation and social activities.

In the refreshed colour palette, the brown hue represents the earthy tones of the rich farmland that can be found throughout West Grey. It symbolizes stability, reliability, and the hardworking spirit of the community. This colour reflects the deep roots and traditions of the area, evoking a sense of warmth and connection to the land. Just as the soil nurtures crops, this brown represents the foundation upon which the community grows, embodying both resilience and a commitment to preserving the past while building for the future.

Green – Nestled in Nature

Our 876 square kilometre West Grey geography showcases the tapestry of the best of Ontario's rural landscape. The myriad of waterways that transect and connect our communities are the anchor for all-season recreational pursuits. Towering old-growth pines and forests can be seen when driving on our backroads, hiking our trails, and when visiting our parks and conservation areas. Ontario's rich agricultural heritage is evidenced by the rustic barns that dot the landscape and the farm fields that provide food for our community and contribute to our rural community. The Municipality of West Grey has utilized the tag line "nestled in nature" for many years, which embodies the abundance of opportunities that are rooted in nature and shape the essence of the community.

The green hue symbolizes the abundant natural beauty that West Grey is so fortunate to have. It represents growth and renewal, reflecting the landscapes that offer a sense of peace. The lush greens of the fields and forests emphasize the community's commitment to preserving its natural environment, inviting residents and visitors to explore the area's beauty.

Grey – Family Driven Communities

There is a bustle of activity in and around our towns and villages, evident by the people you see gathering and connecting, year-round. Residents and tourists embrace the myriad of pursuits available across the entire municipality: waterfalls and beaches; swimming, kayaking and tubing in the rivers; art galleries; Ontario's oldest operating brewery; shops, restaurants and cafes; all showcasing the best of West Grey.

The grey hue represents the strength and resilience of West Grey. It symbolizes the solid foundation of the community, reflecting its rich history and enduring spirit. Grey evokes a sense of balance and sophistication, mirroring the blend of traditional and modern elements found in the area's architecture and lifestyle.

Blue – Small Town Roots (Past, Present, and Future)

Our communities are shaped by their deep history and connection to the past. Germanic, Irish, and Mennonite communities first settled our town and villages, and many generational families still call this area home. While new residents have discovered the beauty of our municipality, and now call West Grey home, it is exciting to see generations working together, sharing a passion for building a long-term legacy for the future.

The blue hue represents trust and reliability, which are key components of West Grey's community. The strong bonds among residents foster a supportive environment, where businesses and individuals work together to create a welcoming atmosphere.

Fonts:

Each font in our brand refresh is selected to play a crucial role in conveying our brand's identity and values:

- Each font contributes to a distinctive visual identity, making West Grey recognizable across various communications and materials.
- The unique characteristics of each font evoke specific feelings and associations, helping us connect with community members and reflect the essence of West Grey.
- The variety of fonts showcases different aspects of our community—its history, culture, and modernity.
- A consistent use of fonts ensures uniformity across all branding materials, reinforcing a cohesive message and visual presence.
- Each font is designed for clarity and legibility, making our communications more engaging and easier to understand.
- Certain fonts may resonate with local heritage and pride, celebrating our community's unique character and fostering a sense of belonging.
- The range of fonts allows for versatility in application across various mediums, ensuring alignment with different community initiatives and events.
- A well-defined font selection contributes to brand recognition, helping community members and visitors easily associate materials and initiatives with West Grey.

By thoughtfully integrating these fonts into our brand refresh strategy, we reinforce our community's identity, values, and aspirations, creating a vibrant and unified presence.

Broadsheet LDO Font

This font is used in the logo for the words ‘West Grey’ in the refreshed brand.

The ‘Broadsheet LDO’ font is designed for clarity, making it easy to read both in print and on digital platforms. The font has a clean and professional look, which helps establish credibility and trust within the community. With various weights and styles, ‘Broadsheet LDO’ can be used across different media—posters, brochures, websites—maintaining a cohesive brand identity. The classic design of the font can evoke a sense of history and belonging. The font's design often adheres to accessibility standards, ensuring that materials are inclusive and legible for all community members, and stands out among more common typefaces, helping to create a unique visual identity for the community.

Highway Font

This font is used adjacent to the logo/wordmark, as a companion to the core “West Grey” graphic: for the words ‘Municipality of’ (for all corporate and legal correspondence); in the tagline (‘Nestled in Nature’) or when the logo/wordmark includes the names of the individual communities (Ayton, Durham, Elmwood and Neustadt)

The ‘Highway’ font complements our branding by reinforcing a sense of belonging, modernity, and approachability, helping us engage effectively with both residents and visitors. Its rounded and open letterforms create a welcoming feel, as West Grey is accessible and friendly. The font family includes various weights and styles, allowing us to maintain a consistent visual identity across different materials, from signage to promotional materials. The clean lines of the ‘Highway’ font contribute to a contemporary look that aligns with our community's forward-thinking values while still being grounded in tradition. Designed for clarity, ‘Highway’ ensures that our messaging is easy to read, which is essential for effective communication within our community.

Arial Font

This font is the primary font type for administrative purposes in, reports and public communications (i.e. media releases and public notices).

‘Arial’ is one of the most commonly used typefaces, making it familiar and easily recognizable to our community members. The font’s clean, sans-serif design enhances legibility in various formats, ensuring that our communications are clear and accessible. It conveys a straightforward and professional look, which is essential for official documents, reports, and public communications. With multiple weights and styles available, ‘Arial’ can be used effectively across different types of materials, from print to digital, maintaining a cohesive brand identity. `Arial’ is widely supported across different software and platforms, ensuring that our documents and communications appear consistently, regardless of where they are viewed.

Open Sans Font

This font will primarily be used for communications across West Grey's social media channels.

'Open Sans' is designed for excellent legibility, both on screens and in print. This ensures that our messages are clear and easily understood by all community members. It has a contemporary and clean aesthetic that reflects our commitment to professionalism and transparency in communication. With a range of weights and styles, 'Open Sans' is adaptable for various applications, helping us maintain a cohesive brand identity. The font's neutral design makes it suitable for a wide audience, allowing us to convey important information without overwhelming or distracting from the message.

Financial Implications:

The West Grey branding is found throughout the municipality. To avoid unnecessary costs, visual assets will be replaced as required, during the normal lifecycle replacement schedule. Internal forms and templates have minimal to zero budget impact as they are completed with in-house resources. This timeline ensures a smooth transition while respecting budget considerations and operational practicalities.

Communication Plan:

Communication of this report is through the posting of agendas on the West Grey website. Once approved, staff will update the branding on all electronic mediums and will communicate the refreshed brand through our social media platforms.

Consultation:

West Grey Senior Management Team

Communications Coordinator

Attachments:

- West Grey Brand Refresh Guide

Recommended by:
Jamie Eckenswiller, AOMC, AMP
Director of Legislative Services/Clerk

Submission approved by:
Michele Harris, Chief Administrative Officer

For more information on this report, please contact Jamie Eckenswiller, Director of Legislative Services/Clerk at clerk@westgrey.com or 519-369-2200 Ext. 229.

BRAND REFRESH

Rich in history and heritage, the former townships of Normanby, Bentinck and Glenelg, the town of Durham and the village of Neustadt resonate with a deep sense of pride, tradition, and culture.

The River Styx, Rocky Saugeen, Beatty Saugeen, and South Saugeen Rivers that transect our 876 square kilometre geography have always been the arteries that have connected our communities for generations.

Today our towns and villages resonate with the vibrancy of community, commerce, and social energy, setting the stage for a bright future.

Brown – Place of Industry

The communities in West Grey have a long and proud history of industry and commerce. That history continues to be reflected and honoured today in our business community, where generational businesses and business owners new to the area bring an entrepreneurial spirit to their work, and continue to build a legacy that will support their families and the broader community long into the future. We are proud to be a working-class community, and across our 876 square kilometres you will find businesses and industries that specialize in resource-based activities such as agriculture, forestry, stone and gravel, construction, and natural amenity-based recreation and social activities.

In the refreshed colour palette, the brown hue represents the earthy tones of the rich farmland that can be found throughout West Grey. It symbolizes stability, reliability, and the hardworking spirit of the community. This colour reflects the deep roots and traditions of the area, evoking a sense of warmth and connection to the land. Just as the soil nurtures crops, this brown represents the foundation upon which the community grows, embodying both resilience and a commitment to preserving the past while building for the future.

#737373

Green – Nestled in Nature

Our 876 square kilometre West Grey geography showcases the tapestry of the best of Ontario's rural landscape. The myriad of waterways that transect and connect our communities are the anchor for all-season recreational pursuits. Towering old-growth pines and forests can be seen when driving on our backroads, hiking our trails, and when visiting our parks and conservation areas. Ontario's rich agricultural heritage is evidenced by the rustic barns that dot the landscape and the farm fields that provide food for our community and contribute to our rural community. The Municipality of West Grey has utilized the tag line "nestled in nature" for many years, which embodies the abundance of opportunities that are rooted in nature and shape the essence of the community.

The green hue symbolizes the abundant natural beauty that West Grey is so fortunate to have. It represents growth and renewal, reflecting the landscapes that offer a sense of peace. The lush greens of the fields and forests emphasize the community's commitment to preserving its natural environment, inviting residents and visitors to explore the area's beauty.

#495E33

Grey – Family Driven Communities

There is a bustle of activity in and around our towns and villages, evident by the people you see gathering and connecting, year-round. Residents and tourists embrace the myriad of pursuits available across the entire municipality: waterfalls and beaches; swimming, kayaking and tubing in the rivers; art galleries; Ontario's oldest operating brewery; shops, restaurants and cafes; all showcasing the best of West Grey.

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#5A5D62

Blue – Small Town Roots (Past, Present, and Future)

Our communities are shaped by their deep history and connection to the past. Germanic, Irish, and Mennonite communities first settled our town and villages, and many generational families still call this area home. While new residents have discovered the beauty of our region, and now call West Grey home, it is exciting to see generations working together, sharing a passion for building a long-term legacy for the future.

The blue hue represents trust and reliability, which are key components of West Grey's community. The strong bonds among residents foster a supportive environment, where businesses and individuals work together to create a welcoming atmosphere.

#1E4476

Branding colours

#5A5D62 #737373 #1E4476 #495E33 #FDFDFD

- The selected colours create a cohesive visual identity that distinguishes West Grey from other municipalities.
- They will be used consistently across all branding materials, including logos, signage, marketing materials, and digital platforms.
- Each colour is carefully chosen to evoke specific emotions and associations. By using colours that resonate with the community and its values, we aim to foster a deeper emotional connection with residents and visitors alike.
- The colours reflect different facets of West Grey, allowing us to tell a richer story about the area. Whether highlighting its natural beauty, agricultural roots, or vibrant community spirit, the palette helps communicate the unique character of West Grey.
- Consistent use of the colour palette will enhance brand recognition. When people see these colours, they will immediately associate them with West Grey, reinforcing our brand identity in their minds.
- By incorporating a range of colours, we celebrate the diversity of the community. Each hue represents different elements of West Grey’s identity, ensuring that all aspects of the area are acknowledged and valued.


ATELIER 522
EMERGENCY
Main Entrance
Visitor Parking
Medical Clinic
Pharmacy
GREY COUNTY
ECKHARDTS
FLORAL DESIGN
Antiques
Have an APPLE a day the FILSINGER way
the Grill

Fonts

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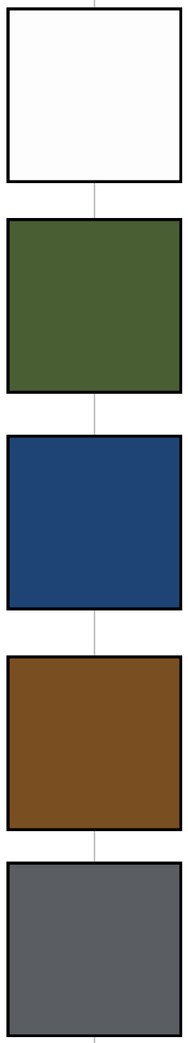
Primary typography logo



ABC

BROADSHEET LDO

BROADSHEET LDO (BOLD)

BROADSHEET LDO (REGULAR)

Aa Ba Cc Dd Ee Ff Gg Hh
Jj Kk Ll Mm Nn Oo Pp Qq R
Ss Tt Uu Vv Ww Xx Yy Zz
0 1 2 3 4 5 6 7 8 9

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- ‘Broadsheet LDO’ can be used across different media—posters, brochures, websites—maintaining a cohesive brand identity.
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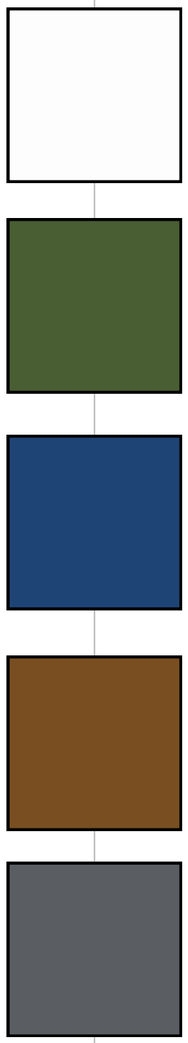
- The font's design often adheres to accessibility standards, ensuring that materials are inclusive and legible for all community members, and stands out among more common typefaces, helping to create a unique visual identity for the community.

Secondary typography logo



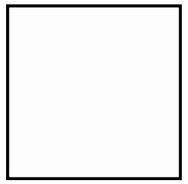
ABC

HIGHWAY GOTHIC

HIGHWAY GOTHIC NARROW

HIGHWAY GOTHIC WIDE

Aa Ba Cc Dd Ee Ff Gg Hh Ii
Kk Ll Mm Nn Oo Pp Qq Rr S
Tt Uu Vv Ww Xx Yy Zz - 0 1
3 4 5 6 7 8 9



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- The font family includes various weights and styles, allowing us to maintain a consistent visual identity across different materials, from signage to promotional materials.
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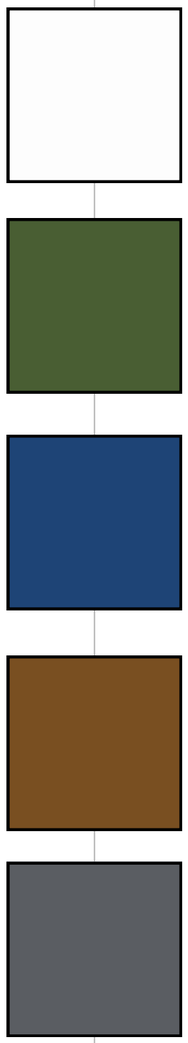
- Designed for clarity, ‘Highway’ ensures that our messaging is easy to read, which is essential for effective communication within our community.

Corporate typography



ABC

ARIAL

ARIAL (BOLD)

ARIAL (REGULAR)

Aa Ba Cc Dd Ee Ff Gg Hh
Jj Kk Ll Mm Nn Oo Pp Qq R
Ss Tt Uu Vv Ww Xx Yy Zz
0 1 2 3 4 5 6 7 8 9

Arial Font

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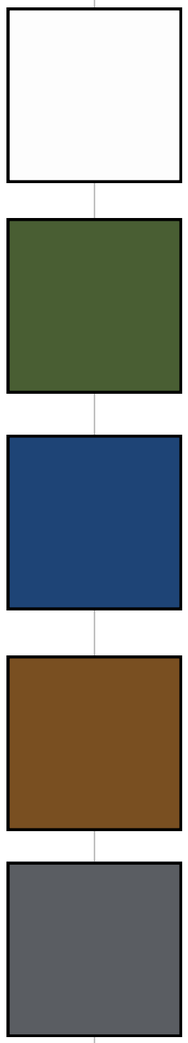
Communications typography



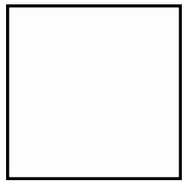
ABC

OPEN SANS

OPEN SANS (BOLD)

OPEN SANS (REGULAR)

Aa Ba Cc Dd Ee Ff Gg Hh Ii
Kk Ll Mm Nn Oo Pp Qq R
Ss Tt Uu Vv Ww Xx Yy Zz
0 1 2 3 4 5 6 7 8 9



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- The font’s neutral design makes it suitable for a wide audience, allowing us to convey important information without overwhelming or distracting from the message.

Previous logo (2000)

Current logo 2024

Proposed logo horizontal

MUNICIPALITY OF
West Grey
nestled in nature

Proposed logo stacked

MUNICIPALITY OF
West
Grey
nestled in nature

Proposed logo corporate horizontal

MUNICIPALITY OF
West Grey

Proposed logo corporate stacked

MUNICIPALITY OF
West
Grey

Proposed logo consumer horizontal

Proposed logo consumer stacked

Proposed logo consumer horizontal

West Grey

Proposed logo consumer stacked

West
Grey

For printing in black and white (sample)

Printing in black and white

MUNICIPALITY OF
West Grey

MUNICIPALITY OF

West Grey

nestled in nature

MUNICIPALITY OF
West
Grey

West Grey

nestled in nature

Media release – corporate horizontal

MUNICIPALITY OF
West Grey

Media Release

October 17, 2024
FOR IMMEDIATE RELEASE

State of emergency continues in the Municipality of West Grey

WEST GREY, ON – The Municipality of West Grey remains in a state of emergency, following the reduction in emergency room hours, and the removal of all in-patient beds at the Durham Hospital by the South Bruce Grey Health Centre (SBGHC) earlier this year.

As part of Council's advocacy on behalf of the residents of West Grey, the Municipality has engaged legal counsel to request a judicial review of South Bruce Grey Health Centre's decision to remove the 10 in-patient beds from Durham Hospital and has filed a motion requesting the return of the beds back to the Durham Hospital campus. In response, SBGHC has filed an order requesting that the courts dismiss the Municipality's application for judicial review on the grounds that they are governed by an independent Board of Directors, who have full authority to make internal decisions on all hospital operations within their purview. The judicial review is scheduled to take place in Toronto in front of a 3-judge panel on November 13th, 2024.

The Municipality of West Grey continues to engage with other communities across Ontario who are experiencing challenges with changes to the way healthcare is being delivered in small and rural communities across the province. Council is exploring ways to develop a collective voice for rural healthcare in Ontario, and bring forward shared concerns to other agencies whose role it is to advocate for healthcare in the province.

On October 2nd, 2024, the Ontario Health Coalition announced the launch of their two-month Trojan Horse Ontario Tour to fight privatization of hospital surgeries in Ontario by removing public funding and moving staff from public hospitals. The Trojan Horse Ontario Tour will make a stop at the Durham Town Hall on November 27, 2024, from 9:00 a.m. to 10:30 a.m. The Municipality encourages businesses and residents to attend this event and show their support for the continued operation of the Durham Hospital.

The Municipality's Emergency Control Group meets regularly to monitor the situation and explore ways to advocate about the emerging healthcare crisis in West Grey as a result of South Bruce Grey Health Centre's decision to reduce emergency room hours and removal all in-patient beds at the Durham Hospital without any prior consultation with the community and stakeholders.

-30-

Media contact:
Michele Harris, CAO
cao@westgrey.com
519 369 2200 ext. 222

Branded

Branded

Branded

Branded

Infrastructure / community centres

MUNICIPALITY OF West Grey AYTON

MUNICIPALITY OF West Grey DURHAM

MUNICIPALITY OF West Grey ELMWOOD

MUNICIPALITY OF West Grey NEUSTADT

Infrastructure / community centres

MUNICIPALITY OF West Grey AYTON

MUNICIPALITY OF West Grey DURHAM

MUNICIPALITY OF West Grey ELMWOOD

MUNICIPALITY OF West Grey NEUSTADT

Business cards

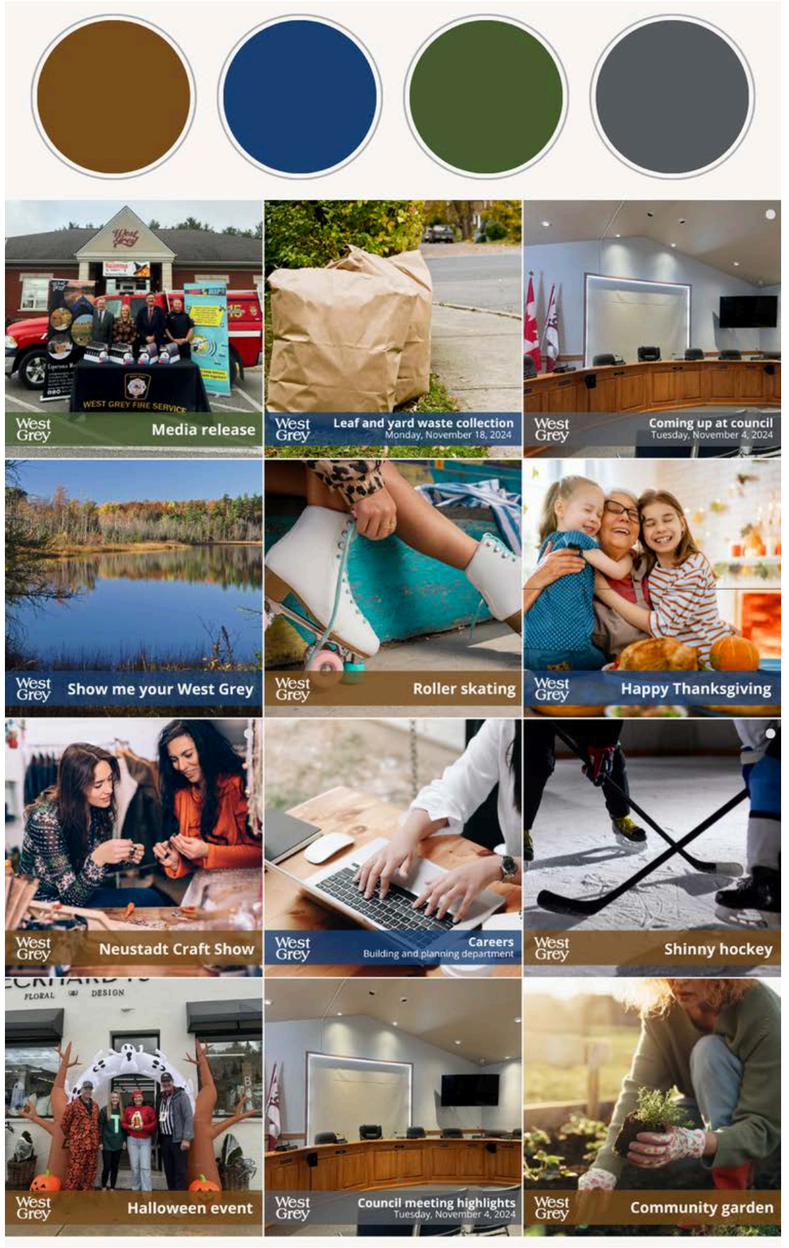
Social media

West Grey **Media releases**

West Grey **Municipal**

West Grey **Community**

West Grey **Council**



The Corporation of the Municipality of West Grey
Bylaw No. 2024-093

A bylaw to confirm the proceedings of the public and regular meetings of the council of the Corporation of the Municipality of West Grey.

WHEREAS Section 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise; and

WHEREAS Section 8 of the *Municipal Act, 2001*, as amended, provides that the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient to adopt, confirm and ratify matters dealt with at all meetings of council;

NOW THEREFORE the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the proceedings and actions taken by the council of the Municipality of West Grey at the special council meeting of November 8, 2024, and the regular council meeting of November 19, 2024, and in respect of each report, motion, recommendation, bylaw and any other business conducted are, except where the prior approval of the Ontario Land Tribunal or other authority is required by law, hereby adopted and confirmed and shall have the same force and effect as if each and every one of them had been the subject matter of a separate bylaw duly enacted.

2. The mayor and proper officials of the Corporation of the Municipality of West Grey are hereby authorized and directed to do all things necessary to give effect to the action of the council of the Corporation of the Municipality of West Grey referred to in the preceding section thereof.

3. That on behalf of the Corporation of the Municipality of West Grey the mayor or presiding officer of council and the clerk or CAO, where instructed to do so, are authorized and directed to execute all documents necessary, and to affix the seal of the Corporation of the Municipality of West Grey thereto.

4. That this bylaw shall come into force and take effect upon being passed by council.

Read a first, second and third time and finally passed this 19th day of November, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

The Corporation of the Municipality of West Grey
Bylaw No. 2024-094

A bylaw to authorize the street name change from Coral-Lea Drive to Watson Drive.

WHEREAS section 9 of the Municipal Act, S.O. 2001, c.25, as amended (the “Act”), provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purposes of exercising its authority under this or any other Act; and

WHEREAS section 11(3) of the Act provides that a lower tier municipality may pass bylaws respecting highways, including parking and traffic on highways; and

WHEREAS the Council of the Corporation of the Municipality of West Grey wishes to change the name of the public highway known as Coral-Lea Drive to Watson Drive in the Municipality of West Grey, in the County of Grey; and

WHEREAS on November 5, 2024, the Council of the Corporation of the Municipality of West Grey enacted Resolution R-241105-00X directing staff to bring forward a bylaw to change the name of Coral-Lea Drive to Watson Drive in the Municipality of West Grey, in the County of Grey;

NOW THEREFORE be it resolved that the Council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the public highway named Coral-Lea Drive in the Municipality of West Greys, in the County of Grey, shall hereinafter be renamed and known as Watson Drive.

2. That a certified copy of this bylaw be registered in the appropriate Land Registry Office.

3. That this bylaw shall come into force and take effect upon being passed by council.

Read a first, second and third time and finally passed this 19th day of November, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

The Corporation of the Municipality of West Grey
Bylaw No. 2024-095

A bylaw to authorize the sale of lands legally described as Part of Park Lot 5 Plan 500 and Part of Lot 15 and Part of Unnamed Street Plan 513, geographic town of Durham, Municipality of West Grey being Parts 1, 3, 4,5 and 8 on the Reference Plan, being part of the land presently bearing PIN 37318-0550, in the geographic Town of Durham to the Corporation of the County of Grey.

WHEREAS section 5 of the *Municipal Act, S.O. 2001, c.25,* as amended (the "Act"), provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise; and

WHEREAS section 9 of the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

WHEREAS on February 20, 2024, council passed a resolution directing staff to accept an offer to purchase the aforementioned lands for the sum of $150,000.00; and

WHEREAS notice of intent to pass a bylaw to dispose of the subject lands was given on November 5, 2024, in accordance with Bylaw No. 23-2008;

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the lands legally known as Part of Park Lot 5 Plan 500 and Part of Lot 15 and Part of Unnamed Street Plan 513, geographic town of Durham, Municipality of West Grey being Parts 1, 3, 4,5 and 8 on the Reference Plan, being part of the land presently bearing PIN 37318-0550, in the geographic Town of Durham be sold and conveyed to the Corporation of the County of Grey for the sum of $150,000.00 plus HST.

2. That the Mayor and Clerk are authorized and directed to execute all documents that are necessary and required to complete the transaction on behalf of the Corporation of the Municipality of West Grey.

3. That this bylaw shall come into force and take effect on the date of final passing.

Read a first, second and third time and finally passed this 19th day of November, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk