

To:	Warden Hicks and Members of Grey County Council
Committee Date:	September 26, 2019
Subject / Report No:	PDR-CW-39-19
Title:	Proposed Housekeeping Amendments – County Official Plan
Prepared by:	County Planning Staff
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	All Municipalities
Status:	Recommendation adopted by Committee as presented per Resolution CW188-19; Endorsed by County Council October 14, 2019 per Resolution CC80-19;

Recommendation

1. **That Report PDR-CW-39-19 be received which provides an overview of proposed changes to the County Official Plan in order to address some discrepancies identified post approval of the Plan; and**
2. **That staff be directed to advertise and schedule a public meeting to receive any comments on the proposed amendments to the County Official Plan and then to bring forward the proposed amendment for Council's consideration.**

Executive Summary

The new County Official Plan was approved by the Province on June 6, 2019 and came into effect on June 7, 2019. Since that time, County staff have identified some discrepancies that need to be amended in the approved Plan. These include formally recognizing Official Plan Amendments that were approved by County Council from the date the Official Plan was adopted to when it was approved. There are also a couple of mapping and official plan text errors that have been identified that staff are recommending be fixed. It is recommended that staff be directed to proceed with preparing a draft housekeeping amendment to the County Official Plan, and to schedule and advertise a Public Meeting to receive any comments and then to finalize the proposed amendment for Council's consideration.

Background and Discussion

The County's new Official Plan was approved by the Province on June 6, 2019 and came into full force and effect on June 7, 2019. Since that time staff have begun to implement the new Official Plan and using it daily to provide comments on various applications and development proposals. Throughout the use of the new Official Plan, staff have identified some discrepancies that were missed prior to the Province's approval. In order to address these discrepancies, staff are recommending that a proposed housekeeping amendment be prepared. The following is a list of the proposed changes to be made to the County Official Plan through this housekeeping amendment in order to address any discrepancies:

- 1) To formally recognize any previous official plan amendments that were made prior to the approval of the County Official Plan but were inadvertently repealed at the time the new Official Plan came into effect and were not formally incorporated into the new Official Plan prior to the Province's approval. One of the official plan amendments that is time sensitive is the Gibraltar Pit Official Plan Amendment (OPA) 135, in order for LPAT to make a decision with respect to the Town Official Plan Amendment and the Zoning By-law Amendment. At the proponent's request, the boundaries of the lands subject to the OPA are being reduced slightly. The other OPA's are less time sensitive as these do not fall under the same nuance based on the changes to the Planning Act and the LPAT Act that the Gibraltar Pit OPA is impacted by. Examples of previous official plan amendments that need to be formally incorporated into the new Official Plan, but may not be limited to this list, include the following (links to previous staff reports for the OPA's can be found in the Attachments Section of this Report):
 - a. Raco OPA 126, Township of Georgian Bluffs
 - b. Skyline OPA 134, Township of Georgian Bluffs
 - c. Gibraltar Pit OPA 135, Town of The Blue Mountains
 - d. Hensall Coop OPA 136, Township of Southgate
 - e. Van Dolder OPA 139, Municipality of Meaford
 - f. Orchard Pit OPA 142, Township of Southgate
 - g. Schaus OPA 144, Municipality of West Grey
- 2) There is an area southeast of the Settlement Area of Walter's Falls that was inadvertently designated as Secondary Settlement Area when it should have been designated as Rural.
- 3) Designating lands as Space Extensive Commercial/Industrial that have been designated as Rural Employment Lands in the Town of The Blue Mountains Official Plan and scoped to the permitted uses in the Town's Official Plan.

- 4) Clarifying that lot creation within Settlement Areas is permitted subject to an EIS for new lots proposed within a Linkage identified on Schedule C – Natural Heritage System Cores and Linkages, (Natural Heritage Systems Study).
- 5) Clarifying Table 8: On-farm Diversified Use Size Criteria as it pertains to on-farm diversified uses being considered on non-farm sized lots in the Rural land use type.
- 6) Clarifying the apparent conflict between section 5.2.2(6) and 5.2.2(7) as it pertains to non-farm sized lot creation.

Once directed by Council, staff will finalize a draft housekeeping amendment and post on the County website site for review and comment. Staff will schedule a public meeting later this fall and advertise in some of the local newspapers. We will also send out notice to prescribed agencies and municipalities under the Planning Act as well as to those that were involved throughout the Recolour Grey process. Following the public meeting, we will finalize the proposed official plan amendment and bring this forward for Council's consideration.

Legal and Legislated Requirements

The housekeeping amendment will be processed in accordance with the *Planning Act*. The housekeeping amendment is required in order to address matters related to recent changes to the Planning Act and the LPAT Act and to fix some errors that were missed prior to the approval of the new Official Plan by the Province. Any changes to the County Official Plan will be subject to appeal.

Financial and Resource Implications

Existing staff resources will be required to prepare and process the housekeeping amendment. There will be costs involved to advertise in local newspapers which can be covered through the existing Planning budget.

Relevant Consultation

- Internal (County Planning Staff, County Legal Services, Clerks Department)
- External (Local Municipalities)

Appendices and Attachments

[Raco OPA 126, Township of Georgian Bluffs](#)
[Skyline Retail OPA 134 – PDR-CW-12-17](#)
[Gibraltar Pit OPA 135 – PDR-CW-12-18](#)

Hensall Coop OPA 136, Township of Southgate
Van Dolder OPA 139, Municipality of Meaford
Orchard Pit OPA 142 – Addendum to PDR-CW-20-18
Schaus OPA 144 - Addendum to PDR-CW-41-18 Staff Report

County Official Plan