



Recolour Grey Update Draft Official Plan



Committee of the Whole – March 22, 2018



Where are we at?

- Draft Official Plan presented to Committee of the Whole on November 24, 2017
- Held an information session with local municipal staff and agency staff at the beginning of November to highlight the proposed policy and mapping changes
- Posted the draft official plan on County website and circulated to extensive contact list
- We have met with local municipal planners, conservation authorities, NEC staff, developers, consultants, the Federation of Agriculture, and any members of the public interested in meeting with us directly
- We have also met with the Province and Saugeen Ojibway Nation
- Open Houses held last week
- Council/Local Council Workshop – March 16, 2018
- Public Meeting has been scheduled for March 27, 2018 at 6:30pm County Council Chambers

Intro/ Growth Management/Definition Sections – Comments to Date

- Ensure policies are as clear and directive as possible
- Verify the use of words such as must/will/shall versus may/should/encourage
- Emphasize the economic importance of tourism and recreation in the Vision and Principles section
- Need to emphasize the importance of people in the Vision and Principles section
- Include in the Vision and Principle section the importance of complete communities (i.e. providing facilities and services for residents and visitors throughout the various growth areas in the County)
- Update/Review Growth Projection tables using the 2016 Census data. Incorporate municipal feedback.

Intro/ Growth Management/Definition Sections – Comments to Date

- Review the Monitoring section to ensure that both quantitative and qualitative measures are possible to measure the effectiveness of the Official Plan policies.
- Include Niagara Escarpment Plan information in the ‘Understanding our Plan’ section of the Official Plan.
- Noise, vibration and odour studies should be included as potential study requirements under the Complete Applications section of the Plan.
- Clarify and add definitions and ensure definitions are consistent with the Provincial Policy Statement.
- Crown Patents and whether these effect the ability for municipalities to regulate land use.

Cultivate Grey – Comments to Date

- Clarify terminology - farm use, non-farm use, agricultural use, agricultural area and Minimum Distance Separation
- Note that new MDS will apply to all lots created after March 1, 2017.
- Clarify the permitted uses in Agricultural areas
- Review the maximum size limits for on-farm diversified uses to ensure consistency with the Province's Guideline.
- Clarify when land can be excluded from Agricultural or Special Agricultural land use types based on the PPS.
- Clarify the application of Ministry of the Environment and Climate Change (MOECC) D-Series Guidelines
- Add in permissions for agricultural-related severances in the Agricultural land use type.

Cultivate Grey – Comments to Date

- Consider removing the permissions for inns and motels as a permitted use in the Rural land use type.
- Consider reducing/increasing the severance potential in the Rural land use type for new non-farm lots. Should conservation lots count toward maximum lot density?
- Revise wording on aggregate haul route agreements to recognize cost sharing potential, and to note that pit/quarry operations are not subject to site plan control.
- Consider including Agricultural Impact Assessments, Karst Studies and Rehabilitation Plans/Studies to the list of requirements for new pit/quarry operations.
- Remove the requirement for cumulative impact analysis of multiple pit/quarry operations in close proximity.
- Map bedrock resources and provide policies.

Develop Grey – Comments to Date

- Remove specific references to identifiable non-indigenous groups (e.g. Mennonite Manufacturing) and replace with “communities reliant on horse and buggy”.
- Consider wording that speaks to the impact on shoreline for tourist-related recreation development.
- Add a policy to recognize the need to potentially reallocate development lands if current lands are not developable
- Reassess certain settlement area designations/boundaries, e.g. Big Bay, Oxenden, Jackson, Hanover, Dundalk, Conn.
- Modify MDS formulae policies to not apply within settlement areas.

Develop Grey – Comments to Date

- Define medium and high density development in the Plan.
- Consider modifying intensification targets in certain areas of each settlement to further direct growth & encourage smaller affordable units.
- Include strong wording to help justify boundary expansion for certain settlement areas.
- Emphasize the importance of Community Hubs.
- Further define compatible development.
- Include county-wide policies that speak to Community Improvement Plans (CIP).

Live Grey – Comments to Date

- Highlight cultural heritage value, and the likely requirement for unique accessibility plans to ensure that alterations do not adversely affect heritage attributes.
- Add language that encourages local municipalities to share the healthy development checklist as part of the municipal application process.
- Consider including definitions that differentiate between affordable and attainable housing.
- Expand social housing suppliers to encompass non-for-profits, private companies, etc.
- Encourage Secondary Unit development over Garden Suite development in settlement areas.
- Consider high density housing styles in rural areas to assist with affordability concerns (apartments, condo's, etc).

Live Grey – Comments to Date

- Add additional wording that protects the cultural heritage value of our assets within the County.
- Incorporate some language that defines the Duty to Consult process within Grey County.
- Expand various sections of the plan to further include Saugeen Ojibway First Nation's cultural influence in the area.
- For applications below the high water mark of any body of water, the County should require a marine archaeological assessment to be conducted by a licensed marine archaeologist.
- Include some wording about tiny home development that references any updates to the Ontario Building Code (OBC).

Natural Grey – Comments to Date

- Permit new pit/quarry operations within Core Areas.
- Increase the adjacent lands buffer for Fish Habitat from 30 metres to 120 metres
- Clarify that Linkage mapping can be refined at the local level, where it does not follow an existing watercourse or environmental feature. Review Linkage mapping prior to adoption.
- Clarify the implementation provisions around Cores and Linkages, and when an Environmental Impact Study (EIS) or scoped EIS will be required.
- Update the Hazard Lands mapping with the most recent layers from the Conservation Authorities.
- Update the Other Wetlands mapping with the most recent layers from conservation authorities and/or Province

Natural Grey – Comments to Date

- Add in a policy exempting existing approved developments (e.g. draft approved plans of subdivision and condominium) from new environmental mapping or policies.
- Consider mapping Deer Wintering Yards as Significant Wildlife Habitat.
- Update the Karst mapping with the most recent layer from the Province. Reword the Karst policies to better recognize the importance and potential impacts of this geologic feature.
- Clarify the climate change policies and also reference Grey's coming Climate Change Action Plan.
- Add in mapping and policy clarification on Hazardous Forest Types for Wildland Fire.
- Distinguish between natural and plantation woodlands.

Move Grey – Comments to Date

- Identify some other active transportation activities beyond the winter activities currently identified.
- Verify the airport-related uses provided in the Airport section
- Include a policy on the importance of developing wayfinding signage for pedestrians, tourist attractions, and cultural attractions.
- Is it possible to identify trucking routes and encouraging trucking routes to be located outside of downtown core areas/'main streets'?
- Clarify complete street policies and whether the policies are encouraging that all roads be designed as a complete street
- Complete transportation system – should all roads be designed to accommodate pedestrians, cyclists and transit?

Move Grey – Comments to Date

- Clarify the policies with respect to private roads and whether the policies apply to new lot creation as well as existing lots of record, consistent/strong approach required
- Concerns regarding policy encouraging local municipalities to work together to share water/sewer services. If service partnerships are not possible, or are not working for municipalities, then municipalities may need to explore other options including municipal boundary changes.
- Need to clarify what is meant by ‘other interim servicing measures’
- Need to clarify the partial servicing policies as to what is meant by infilling and rounding out of development

Move Grey – Comments to Date

- Encourage partially serviced settlement areas to explore opportunities for full municipal services (e.g. East Linton)
- Clarify the commercial water taking policies and when these policies would apply
- Map and include policies regarding sewage treatment plants and setbacks required from these plants.
- Consider including a consultation/communication process for telecommunication towers approved by CRTC.
- Known petroleum wells should be mapped and identify setback requirements
- Clarify and align source protection policies with Source Protection Plans
- MTO comments – identify connecting links and patrol yards

Move Grey – Comments to Date

- Support for complete streets and connecting links
- Ensure that stormwater management/drainage matters are being dealt with properly
- Clarify reasons for paved shoulders (beyond cycling) and need to do further education on ‘sharing the road’ for all
- Concerned about the proposed rail trail policies and how this may impact development in settlement areas (i.e. assessing compatibility if rail were to return).
- Need to be prepared for autonomous cars/vehicles, etc.
- Support for the functional classification of County Roads and the potential County road corridors identified on Appendix D.
- Encourage live snow fencing

Next Steps

- Further comments or feedback will be collected from municipalities, public and agencies between now and the Public Meeting
- Hold Public Meeting on March 27th to collect further comments/feedback
- April – Receive any last feedback and prepare a final version of the Plan and summarize comments received
- Late May – present updated version of the Official Plan to Committee of the Whole
- May/June – post Official Plan and circulate for any final comments (30 day review period)
- July – summarize any further comments received and present a final version of the Official Plan to County Council for adoption.
- Send the Plan onto the Province for their review and approval following Council's adoption of the Plan.



Questions?



Stay connected with Recolour Grey as the process continues.

Check our website regularly at
www.grey.ca/recolourgrey,

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