

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	September 27, 2018
<b>Subject / Report No:</b>	Addendum to PDR-CW-19-18
<b>Title:</b>	Recolour Grey – Final Revised Official Plan
<b>Prepared by:</b>	Planning Staff
<b>Reviewed by:</b>	Kim Wingrove
<b>Lower Tier(s) Affected:</b>	All Municipalities
<b>Status:</b>	Adopted by Committee of the Whole as <b>amended</b> per Resolution CW227-18 on September 27, 2018; Endorsed by County Council as <b>amended</b> per Resolution CC99-18 on October 11, 2018.

## Recommendation

1. That Addendum to Report PDR-CW-19-18 regarding a final revised draft of the new Official Plan be received;
2. That all written and oral submissions received throughout the new Official Plan process known as Recolour Grey were considered; the effect of which helped to create a new Official Plan that will meet the County's needs for the next 20 years;
3. That a by-law to adopt the new County Official Plan be prepared for consideration by County Council; and
4. That the 2-year moratorium as per Section 22(2.1) of the Planning Act be waived on all amendments to the County Official Plan as permitted under Section 22(2.2) of the Act , in order to allow for future amendments to the Plan to be considered following the Plan being approved by the Province.

## Executive Summary

A second version of the new Official Plan was presented to Committee of the Whole on May 24, 2018. The second version of the new Official Plan was posted on the County website and was circulated to an extensive contact list that has been gathered throughout the Recolour Grey process. Further meetings were held with local municipalities, developers, agencies and members of the public to discuss the second version of the new Official Plan. Written comments were also received. Based on the comments received in the fourth round of consultation, further revisions are recommended which are contained in the final version of the new Official Plan. The final version of the Official Plan has been posted on the County website

and has been circulated to the Recolour Grey contact list. Staff are recommending that this latest version of the new Official Plan be adopted. Following adoption by Council, the new Official Plan will be sent to the Province for final approval.

## Background and Discussion

On November 24, 2017, a draft new Official Plan was presented to Committee of the Whole. The Committee received the draft Official Plan and directed staff to circulate to the Province, local municipalities, agencies, and to the contacts collected as part of the first and second rounds of consultation. The draft Official Plan was also posted on the County website. As part of the third round of consultation, County staff met directly with Saugeen Ojibway Nation, the Province, local municipalities, conservation authorities, Niagara Escarpment Commission, the Federation of Agriculture, developers, consultants, and members of the public. Four open houses were held in March, one occurring in Hanover, two in Markdale and one in Owen Sound. A Council/Local Municipal Workshop was held on March 16, 2018 to discuss any further revisions that should be considered to the Official Plan. Notes from that workshop can be found in the Attachment sections below. A Public Meeting was held on March 27, 2018 and minutes from that meeting can be found in the Attachments section below. A number of written comments were also received and a link to the written comments can also be found in the Attachments section.

Based on the comments received as part of the third round of consultation, a second version of the new Official Plan was presented to Committee of the Whole on May 24, 2018. The second version of the new Official Plan was posted on the County website and was circulated to an extensive contact list that has been gathered throughout the Recolour Grey process. Further meetings were held with local municipalities, developers, agencies and members of the public to discuss the second version of the new Official Plan. Written comments were also received. The following are links to comments as well as a summary of the comments received from members of the public. For the comments linked below, a summary of the comments has not been provided.

### Comments from Municipalities and Agencies:

- [Provincial Ministries \(MMAH, OMAFRA, MTO, ENDM, MTCS, MECP, MNRF\)](#)
- [City of Owen Sound](#)
- [Township of Chatsworth](#)
- [Township of Georgian Bluffs](#)
- [Town of Hanover](#)
- [Township of Southgate](#)
- [Bluewater District School Board](#)
- [Niagara Escarpment Commission](#)
- [Saugeen Valley Conservation Authority](#)

Comments were received from the following businesses, developers/consultants, and members of the public. For comments from businesses, developers/consultants, and for those members of the public that have indicated that their comments can be shared we have attached their comments. For the other comments, we have provided a summary of their comments below:

- [Blue Mountain Resorts LP](#)
- [Blue Mountain Watershed Trust](#)

- [MHBC on behalf of Flato Developments](#)
- [MHBC on behalf of 222311 Ontario Inc.](#)
- [Pascuzzo Planning](#)
- Tom Beatty
- [Anna Marie Fosbrooke](#)
- Mary Redmond
- Merla & Vaughn Johnstone
- Jim Uram

Summary of public comments that are not linked above:

- Object to the imposition of any policy/plan/zoning/designations, etc. that restrict private property usage above the restrictions included in the Crown Letters Patent or legally expropriated or conveyed since the granting of these patents.
- Concerns that the Linkages (Natural Heritage System) will be restrictive to landowners and will create an extra layer of red tape and costs. It was noted that wildlife will follow the route that they choose not the route chosen by a government body.
- Provided an example of a Linkage provision from another Natural Heritage Systems Study.
- Recommending that growth allocations should be allocated to settlement areas that have the best opportunity to provide existing or easily expanded service allocation for new growth. The Provincial Policy Statement (PPS) promotes sustainable development by principally directing growth to urban and rural settlement areas where sewer and water capabilities can be provided at a sustainable cost. It was suggested that this draft Official Plan nor the current Official Plan sufficiently followed this direction of the PPS. It was noted that the Ministry of Environment, Conservation and Parks provided a calculation tool which could be utilized by the County and local municipalities to provide a standard means of determining the population allocation potentials that can lead to better and more sustainable allocation of growth.

Based on the comments received in the fourth round of consultation, further revisions are recommended which are contained in the final version of the new Official Plan. The final version of the Official Plan has been posted on the County website and has been circulated to the Recolour Grey contact list.

## Official Plan Recap

We thought it would be important to do a recap on some of the key elements of the Plan. Throughout the public consultation process for this new Plan, Grey *County* residents identified opportunities that lay ahead. This Plan is designed to address and plan for what we will face in the years ahead. The following were opportunities that were identified throughout the consultation of this Plan. Further details about these opportunities can be found at Section 1.4.1 of the Plan:

- 1. Aging Demographics**
- 2. Supporting Young Families, Youth and Newcomers**
- 3. *County* Transportation**
- 4. Farmland Protection**

5. **Agricultural Opportunities**
6. **Economic Changes**
7. **Challenges of Affordability**
8. **Complete Communities**
9. **Climate Change**
10. **Natural Environment and Cultural Heritage**
11. **Tourism & Recreation**

The vision of this Plan mirrors that from the *County's* Corporate Strategic Plan where Grey *County* looks “**to be the place where people feel genuinely at home and naturally inspired – enjoying an exceptional blend of active healthy living and economic opportunity**”. We believe that this vision can be centralized around five main themes: Develop Grey, Live Grey, Cultivate Grey, Natural Grey, and Move Grey. These themes set the foundation and policy direction in this Plan.

**Develop Grey (Section 3):** Develop Grey focuses on our *settlement areas*, where the majority of population growth, essential services, and businesses will be located. To remain competitive in a global marketplace, we need to show excellence when promoting Grey *County* as a place for supportive business *development*. The *County* wants to focus policies that strengthen:

- Economic *development* and the economic health of the *County*;
- Employment opportunities;
- Downtowns as a recognized place for economic growth;
- Land allocation needs to accommodate population growth.

**Live Grey (Section 4):** Live Grey captures some of the key areas that influence living standards and quality of life in Grey *County*. There are many factors that can lead to someone feeling included, healthy, culturally interested and supported by their community. Our intent for policy direction will be to address the following main areas:

- Healthy community needs (i.e. involve public health officials, provide active streetscapes, encourage sustainability of services, and promote the Healthy *Development Checklist*);
- Community inclusion amongst youth, aging, indigenous peoples, multi-cultural groups, and all other residents of Grey *County*;
- Housing needs from an affordability standpoint and encourage mixed-use *development*;
- Cultural heritage resources, including built heritage, *cultural heritage landscapes*, archaeological sites, and areas of archaeological potential.

**Cultivate Grey (Section 5):** Cultivate Grey considers the rural and agricultural areas outside of our towns, cities, and villages. These areas make up the bulk of the land in the *County* and are important to Grey *County's* residents, businesses, and visitors. Grey *County* will aim to make planning decisions that value:

- Farmland protection;
- Food production and support for the local food movement;
- Growing the rural economy through innovation and on-farm businesses;
- Resource *development* including aggregates and forestry.

**Natural Grey (Section 7):** Natural Grey focuses on Grey *County's* scenic and naturally beautiful environment. We are lucky to live in such an environmentally rich area. With this, we need to maintain a delicate balance of promoting and protecting these spaces. We will ensure policies focus on the following key areas:

- Tourism and *recreation*;
- Protection of environmental features and systems;
- Climate change preparedness;
- Availability and access to parks.

**Move Grey (Section 8):** Move Grey looks at how we move people, goods, information, and services into, out of, and throughout the *County*. It is critical we have transportation, services, and technology in place to support the needs of those in Grey *County*. As a community, we want to continue to support and provide:

- Accessible air, boat, car, truck, and public transit;
- *Active transportation infrastructure*;
- Servicing, including water, sewers, *utilities*, and reliable telecommunication and broadband networks;
- Waste management and protecting our drinking water.

Although the *Land use types* are in separate sections, they all are interconnected and need to work together to create a vibrant place to live, work, learn, invest and play.

In addition to the above main sections of the Plan, the Plan also contains sections on Managing our Growth (Section 2), a section regarding the Niagara Escarpment Plan (Section 6), and Our Tools (Section 9). The 'Our Tools' Section includes matters such as understanding the Plan, how to make changes to the Plan (official plan amendments), how we will monitor the Plan, and also identifies both County and local municipal tools to help implement the Plan including Zoning, Site Plan Control, Consents, Plans of Subdivisions, Development Charges, Community Improvement Plans, etc. A 'Definitions' section as well as a section regarding Transition Provisions have also been included under 'Our Tools'.

## Why we Plan and the Importance of an Official Plan

We included this section in the previous report but we felt it was important to include this section again in order to reflect on why we plan and why it is important to have an Official Plan.

We plan for people, whether they be community members or visitors. With this in mind, our goal through this new Official Plan is to foster healthy, happy communities. Land use planning affects almost every area of life. It helps to decide where our communities, homes, businesses and factories should be built; where parks and schools should be located; and where roads, sewers and other essential services should be installed.

Land use planning manages our land and our resources. It helps each community set goals about how it will grow and develop. It also works out ways of reaching these goals while balancing social, economic and environmental interests. Land use planning balances the interests of individual property owners with the wider interests and objectives of the entire community, and the Province.

Good planning leads to healthy orderly growth and the provision of services. It also promotes community interaction, happiness, and social equity. Planning thinks long-term about spaces, including how people use them, and how we can improve them to create a better quality of life for everyone. It also supports the economy, by having business ready policies that promote economic development. Planning benefits all of us and helps us to have the kind of community we want.

Although Official Plans are land use plans, this new Official Plan shall be read as a plan for people. In interpreting the policies of the new Official Plan, users should also consider the people, the land, and the interactions between them. Creating healthy communities, enhancing quality of life, fostering a strong local economy, preserving our environment and resource lands, encouraging social interaction, and providing efficient transportation networks, are all crucial elements of this Plan.

The Plan is a guiding document for directing growth for the next 20 years. It represents an important shift in shaping Grey County towards a more balanced community structure. It will build a strong, long standing planning policy framework that will support substantial growth and change. The policies included in the new Official Plan will help to achieve a better County for all that live and visit here. The new Official Plan will change over time through amendments to the Plan, as the needs and interests of the community change.

## Proposed Changes to the Official Plan

Based on all the comments received, and based on the principles described above, staff are recommending further revisions to the draft Official Plan. Below is a link to the revised draft Official Plan as well as links to the revised Schedules and Appendices to the Official Plan.

[Revised Draft Official Plan – September 2018 - Tracked Changes Version](#)

[Revised Draft Official Plan – September 2018 - Clean Version](#)

[Revised Schedules A, B and C](#)

[Revised Appendices A to E](#)

[Revised Secondary Schedules](#)

The majority of the revisions are minor wording changes that have been made throughout the Plan in order to add further clarity to the policies and based on comments received from the Province, local municipalities, agencies and members of the public. The following are some of the key recommended revisions to the various sections of the Official Plan.

### *Managing Our Growth*

1. Added wording to indicate that some settlement areas are currently or may experience a land shortage in the near future to meet the growth needs over the next 20 years. On-going monitoring and consideration needs to be given to addressing these issues – Section 2.1

## *Develop Grey*

1. Clarifying that the designated land supply to support future demand is for the next 20 years and noting that the County and local municipalities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated for development beyond the 20 year planning horizon -Section 3.2.2
2. Clarifying that a request to amend the Niagara Escarpment Plan to re-designate the land and/or to expand the *land use types* of Minor Urban Centre, Urban Area or Escarpment Recreation Area may only be made at the time of review of the Niagara Escarpment Plan - Section 3.4(5)
3. Recognizing that both a comprehensive review or an updated comprehensive review can be provided to support either identifying a new settlement area designation or allowing the expansion of a settlement area designation – Section 3.4.2(1) and Section 2.1
4. Settlement Area Expansions (Comprehensive Reviews): further clarification is provided around expanding settlement area boundaries into Agricultural land use types. Requirement for an Agricultural Impact Assessment study has been included, along with wording around minimizing, and mitigating adverse impacts to agricultural lands - Section 3.4.2(2)
5. Removed specific legislative details regarding a municipal boundary restructuring process (annexation) and instead refer to the Municipal Act which describes the process in detail - Section 3.4.3
6. Primary Settlement Areas: policy that encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or other municipal guidelines that achieve the same objective – Section 3.5(5)
7. Added in a policy to indicate that all new plans of subdivision/condominium within the Secondary Settlement Area of East Linton will be required to be serviced by municipal water services and municipal sewage services. This is possible now that the Township of Georgian Bluffs has acquired ownership of the sewage treatment plant located within Cobble Beach – Section 3.6.1(4)
8. Inland Lakes and Shoreline Areas & Recreational Resort Areas: clarifying that expansion of Inland Lakes and Shoreline and Recreational Resort Area land use types is not permitted in the Special Agricultural land use type as per the PPS – Sections 3.7(6) and 3.8(4)

## *Live Grey*

1. Garden Suites: permanent second units will be encouraged in settlement areas, instead of temporary garden suites – Section 4.2.6

2. Affordable Housing: clarified monies received by local municipalities through bonus zoning will be paid into a special account and spent only for community facilities, services and other matters specified by by-law as per the requirements of the Planning Act – Section 4.2(c)
3. General Heritage Policies: included some wording that ensures adequate screening for significant built heritage properties and significant cultural heritage landscapes – Section 4.5.1

## *Cultivate Grey*

1. The growing of marihuana / cannabis is an agricultural use and therefore clearly permitted in the Agricultural, Special Agricultural and Rural land use types. Previously we had left it flexible for municipal discretion on whether or not it was a countryside use or a business park use – now it will be both (unless a municipality restricts it in their business parks) – Section 5.2.1(3)
2. Added a number of definitions to the Plan based on comments from Provincial staff (to clarify terminology in the Plan) – mostly definitions taken directly from the PPS – Section 9.18
3. Did not increase the number of Rural severances as requested by the Township of Georgian Bluffs and the Township of Chatsworth or allow Rural plans of subdivision as requested by the Township of Chatsworth. Staff discussed these options, but felt that added flexibility has been included in the proposed Plan to permit;
  - o Rural lot adjustments (i.e. no longer need to meet Rural density policies),
  - o relaxed MDS provisions of surplus farm dwelling severances (does not apply unless severing the house from the barn),
  - o agricultural-related use severances will now be permitted, and
  - o settlement area/countryside designation splits (i.e. splitting the settlement area portion from the Rural portion).

Rural plans of subdivision will only be permitted via an Official Plan Amendment, when they're associated with a resource based recreational use. Staff are not recommending changes to the number of Rural consents or Rural plans of subdivision for a few reasons, but primarily to avoid conflicts between residential uses and aggregate/agricultural uses, to preserve lands for farming / resource use, and to help focus the majority of new growth in our settlement areas where hard and soft services are more readily available.

4. Clarified MDS provisions as they relate to on-farm diversified uses and rebuilding or catastrophes – Section 5.2.2(5)(c)
5. Clarified the list of studies required for new pits/quarries, including noting that municipalities can ask for additional studies in their local planning documents. Also clarified that such studies need to consider the *Planning Act*, PPS, County Plan and Local Plan, in addition to the *Aggregate Resources Act*. Where there is a conflict



between these documents, the more protective policies shall apply – Section 5.6.4(4) and 5.6.4(6)

6. Added in a policy in this section, and in the complete applications section noting that the County / Municipalities may choose to have studies peer reviewed at a proponent's expense – Section 5.6.4(9)
7. Not recommending adding further bedrock or shale policies at this time (although it is recommended by the Province) – we may look at a future Official Plan Amendment in this regard so that further consultation can be held with local municipalities, agencies and landowners – Section 5.6.6

### *Niagara Escarpment Plan*

1. Clarifying that the Niagara Escarpment Development Control Area shown on Schedule A and the Secondary Schedules is a graphical representation only and that the Niagara Escarpment Commission should be contacted to determine if a property is within the Niagara Escarpment Development Control Area – Section 6
2. Added policies and mapping to identify the Escarpment Natural Area designation within Secondary Settlement Areas that are located within the Niagara Escarpment Plan Area - Section 6.2(5)

### *Natural Grey*

1. Added in a policy clarifying how natural features in settlement areas are dealt with, where we're also trying to focus our growth. For example, in cases where there is a Significant Woodland in a settlement area, consideration can be given to a scoped Environmental Impact Study (EIS), or waiving the EIS recognizing that there are some lands where the promotion of efficient growth might be more of a priority than protection of that individual feature. Balance will still be applied, and there will still be times where the partial protection, or full protection of a feature is recommended – Section 7
2. Clarified terminology based on Provincial comments (e.g. adjacent lands, hazardous forest types for wildland fire, etc.) – Section 7 and 7.8
3. New pits and quarries will only be permitted in Core Areas through an Official Plan Amendment – Section 7.1(6).
4. Clarified the karst policies based on Provincial comments – Section 7.5.
5. Clarified parks policies based on Bluewater District School Board comments – Section 7.12(5)

### *Move Grey*

1. Added a policy for the consideration of providing off-street parking at an alternative site based on comments from the Bluewater District School Board – Section 8.2(l)
2. Added some wording in the Active Transportation policies to indicate that when developing walkability guidelines that it is important to identify safe pedestrian and cycling routes to schools and other community destinations and to promote these routes

including consideration of maintaining these routes in the winter – Section 8.4(6)

3. Clarified the mitigation measures to be considered for new developments being proposed adjacent to the County CP Rail corridor. This includes that new development may be required to provide buffers/setbacks and/or screening which could include fences, berms, tree plantings and/or landscaping to the satisfaction of the County. A section has also been added to indicate that in anticipation that rail service may be re-introduced along the corridor, encroachments or encumbrances onto the Rail Corridor shall generally not be permitted – Section 8.8(3)
4. Added in a policy to clarify when servicing capacity is allocated for new draft approvals of plans of subdivision/condominium in accordance with the direction provided on Report PDR-CW-28-18. The policy notes that servicing capacity will be allocated at the draft plan approval stage, unless a municipality wishes to defer allocating servicing capacity to a later stage through separate by-law or at the final approval stage. The alternative servicing allocation approach will only be considered if supported by the local municipality and that the draft plan conditions clearly indicate that servicing capacity has not been allocated. The policy also notes that when considering extensions to draft plan approval, the policies of Section 9.13.1 shall be addressed – Section 8.9.1(17)
5. Clarifying some of the Source Protection Plan terminology and policies based on comments from the Province - Section 8.11
6. Clarifying that the Commercial Water Taking policies in Section 8.11.4 only applies to water taking associated with water bottling or the selling of water. Also clarified the requirements for the hydrogeological study and the timing for approvals (i.e. official plan amendment(s) and zoning amendment to be required first prior to the Ministry of Environment, Conservation and Parks issuing a Permit to Take Water) – Section 8.11(4)

## *Our Tools*

1. Under the considerations for new plan of subdivision/condominium applications, we have added in confirmation of sufficiency of school accommodation as one of the criteria – Section 9.13
2. Added a policy under Section 9.13.1 to identify criteria to be considered for requests received to extend draft plan approval for plans of subdivision/condominium. The policy notes that the County will not support an extension until written support has been received from the municipality. If a draft plan meets a minimum of four out of the ten criteria below, an extension to the draft plan will generally be supported by the County subject to local municipal support:
  - 1) The proposal is within an identified designated settlement area land use type in the County and Municipal Official Plans.
  - 2) The proposal can be serviced with municipal services. Where an extension is being considered in a settlement area land use type that does not have municipal services, extensions can be supported if private or communal services can feasibly service the development.
  - 3) The proposal provides a lot density which meets any applicable County or Municipal Official Plan targets. Where such density targets do not currently

exist, it shall be demonstrated that the density makes efficient use of land and municipal water and wastewater services.

- 4) The proposal provides a mix of housing types (e.g. single detached, semi-detached, townhouse, or multi-residential).
  - 5) The proposal provides rental housing.
  - 6) The proposal provides affordable housing as per section 4.2 of this Plan.
  - 7) The proposal provides for a mix of land uses, including more than just residential uses, but which may also include commercial, employment, or recreational uses. For the purposes of this policy recreational uses need to be either passive or active recreational uses, which go beyond a standard 5% parkland dedication.
  - 8) The proposal represents infilling, redevelopment of an underutilized property, and/or intensification within or immediately adjacent to a built-up area.
  - 9) Earlier phases of the same development have already been registered, and the draft approval extension represents development in accordance with an approved phasing plan, or master development agreement.
  - 10) Substantial progress towards clearance of conditions of draft approval, including at least one of the following actions have been demonstrated since the date of draft approval or previously granted extension of draft approval:
    - a) Completion of a supporting study as required by the conditions of draft approval;
    - b) Submission and/or acceptance of final servicing drawings;
    - c) Drafting and/or execution of a municipal agreement;
    - d) Zoning by-law amendment or site plan applications have been submitted and/or completed; or
    - e) Clearance letter received from a municipality or agency.
3. Clarified some of the Community Improvement Plan objectives to align with the proposed direction of the Community Improvement Plan Program – Section 9.16
  4. Added in a policy in the complete application section noting that the County / Municipalities may choose to have studies peer reviewed at a proponent's expense – Section 9.17
  5. Added definitions or made some changes to definitions based on comments received from the Province and others – Section 9.18
  6. Added in a section regarding transition provisions for dealing with applications that commenced prior to the new Official Plan coming into effect – Section 9.19

### *Mapping Changes to the Schedules and Appendices*

1. Identified Provincial Connecting Links on Schedule A based on comments from the Ministry of Transportation.
2. Removed all settlement areas from the Bedrock and Shale resource mapping on Appendix E.

3. Deleted Appendix F which had mapped Highly Vulnerable Aquifers and Groundwater Recharge Areas as there are no implementing policies for these areas in local source protection plans. Instead the policies refer to the local source protection plans.
4. Springmount Settlement Area boundary has been revised to reflect the boundary approved in the Township of Georgian Bluffs Official Plan.
5. Added in Escarpment Natural Area designation within the Secondary Settlement Areas that are located within the Niagara Escarpment Plan to conform to the new Niagara Escarpment Plan.
6. Changed the classification of the Hepworth Landfill site from an Existing Landfill to Abandoned Landfill: D-4 Recommended to Clear Site on Appendix A – Map 1. Also changed the term 'Existing Landfill' to 'Operating Landfill' in Appendix A.
7. Revised some of the Significant Woodland mapping within the area of Lora Bay and the Georgian Bay Club on Appendix B, based on previously approved developments.
8. Changed the functional classification of all of Grey Road 19 to County Collector on Appendix D.

Based on the comments received in the fourth round of consultation, and based on the revisions made to address these comments, staff are recommending that this latest version of the new Official Plan be adopted as linked in this Report. Staff are satisfied that the Plan;

- Has regard for matters of Provincial Interest under the *Planning Act*,
- Is consistent with the Provincial Policy Statement,
- Conforms to the Niagara Escarpment Plan, and
- Reflects the comments expressed from the public, agencies, and municipalities, to provide a sustainable plan for Grey County for the next 20 years.

Staff are recommending that a by-law to adopt the Official Plan be prepared for Council's consideration. It should be noted that if suggested changes are discovered after Council adopts the new Official Plan, the County could request that the Province consider any additional changes prior to their approval of the new Official Plan. Further changes to the Official Plan can also be dealt with through a 'house-keeping' official plan amendment following the Plan being approved by the Province. A 'house-keeping' amendment is often completed following the approval of a new Official Plan as any additional changes may not become apparent until the Plan is in effect and is being applied/implemented.

## Lifting the Two Year Moratorium on Official Plan Amendments

As part of the update to the Planning Act that occurred in 2017, the Province included a provision under the Act indicating that no person or public body shall request an amendment to a new official within two years of the plan being approved unless the Council has declared by resolution that an official plan amendment can be considered within the two year period. In order to provide greater certainty to the community that official plan amendments will be considered within the first two years of the new Official Plan coming into effect, it is recommended that this two year moratorium period be lifted following approval of the new Official Plan by the Province.

## Legal and Legislated Requirements

The process for an Official Plan outlined under the *Planning Act* has been followed. Should Council adopt the new Official Plan, notice of adoption will be sent out in accordance with the *Planning Act* and will be sent to the Province for final approval. It should be noted that the Province's decision will be final and that there will be no opportunity to appeal the decision.

## Financial and Resource Implications

A significant amount of staff resources has gone into Recolour Grey. The work has been a true team effort with all planning staff being involved in the community engagement process as well as developing the new Official Plan. The work has been truly rewarding and we have learned a lot from the many conversations we have had with community members. Staff are looking forward to implementing the new Official Plan policies and the directions set out in the Official Plan once approved by the Province.

## Relevant Consultation

- Internal (Transportation Services, Economic Development, Tourism, Housing, Social Services, Information Technology)
- External (Provincial Ministries, Conservation Authorities, Niagara Escarpment Commission, Local Municipalities, Neighbouring Municipalities, Farm Organizations, Developers, Consultants, Community Stakeholders, and the Public )

## Appendices and Attachments

[PDR-CW-47-17 - Recolour Grey - Draft of New Official Plan](#)

[Recolour Grey Council/Local Council Workshop - March 16, 2018](#)

[Public Meeting Minutes - March 27, 2018](#)

[PDR-CW-19-18 – Recolour Grey – Second Version of new Official Plan – May 24, 2018](#)

[Revised Draft Official Plan – September 2018 - Tracked Changes Version](#)

[Revised Draft Official Plan – September 2018 - Clean Version](#)

[Revised Schedules A, B and C](#)

[Revised Appendices A to E](#)

[Revised Secondary Schedules](#)