Rencolour Grey
Revised Official Plan

Committee of the Whole – September 27, 2018

This presentation contains a summary of Addendum to Report PDR-CW-19-18. For more details about the Revised Official Plan please see the Staff Report.
Where are we at?

- Draft Official Plan presented to Committee of the Whole on November 24, 2017
- Posted the draft official plan on County website and circulated to extensive contact list and met with the Province, local municipal planners, conservation authorities, NEC staff, developers, consultants, Saugeen Ojibway Nation, the Federation of Agriculture, and any members of the public interested in meeting with us directly
- Four Open Houses held week of March 12th, 2018 and Council/Local Council Workshop held on March 16th, 2018
- Public Meeting – March 27, 2018
- Posted all comments received on website and shared with Council
- Presented Revised Official Plan on May 24, 2018
- Posted, circulated and met with the Province, local municipalities, developers/consultants and members of the public
- Recommending further revisions based on comments received and recommending that the new Official Plan be adopted.
Why do we plan?

- We plan for people, whether they be community members or visitors
- Land use planning affects almost every area of life
- It helps set goals about how our communities should grow and develop while balancing social, economic and environmental interests
- 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, promotes community interaction, happiness and social equity, supports the economy
- This draft Official Plan should be read as a plan for people
- Critical elements of this Plan - 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
- The Plan is a guiding document for directing growth for the next 20 years
- The new Official Plan will change over time through amendments to the Plan, as the needs and interests of the community change
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 (see Section 1.4.1):

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
Five Main Themes in the new Official Plan to address these opportunities

- Develop Grey (Section 3)
- Live Grey (Section 4)
- Cultivate Grey (Section 5)
- Natural Grey (Section 7)
- Move Grey (Section 8)

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)
Comments Received

- 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 on the most recent draft of the Official Plan 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 in the Staff Report:

- 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
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 – Recommended Revisions

- 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 - Section 3.2.2

- Clarifying that a request to amend the Niagara Escarpment Plan to re-designate or 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)

- Recognizing that both a comprehensive review or an updated comprehensive review can be provided to support a new or expansion of a settlement area designation – Section 3.4.2(1) and Section 2.1
Develop Grey – Recommended Revisions

- Settlement Area Expansions (Comprehensive Reviews): further clarification is provided around expanding settlement area boundaries into Agricultural land use types - Agricultural Impact Assessment study has been included, along with wording around minimizing, and mitigating adverse impacts to agricultural lands - Section 3.4.2(2)
- Removed specific legislative details regarding a municipal boundary restructuring process (annexation) and instead refer to the Municipal Act - Section 3.4.3
- Primary Settlement Areas: policy that encourages new development to be of a form and density which is supportive of future transit needs – Section 3.5(5)
Develop Grey – Recommended Revisions

- 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)

- 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 – Recommended Revisions

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

• 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)

• 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 – Recommended Revisions

• 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)

• 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
Cultivate Grey – Recommended Revisions

- 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:
  - Rural lot adjustments (i.e. no longer need to meet Rural density policies),
  - relaxed MDS provisions of surplus farm dwelling severances,
  - agricultural-related use severances will now be permitted, and
  - 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.
Clarified MDS provisions as they relate to on-farm diversified uses and rebuilding or catastrophes – Section 5.2.2(5)(c)

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)

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)

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.
Niagara Escarpment Plan Section – Recommended Revisions

• 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

• 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 – Recommended Revisions

• Added in a policy clarifying how natural features in settlement areas are dealt with, where we’re also trying to focus our growth – Section 7

• Clarified terminology based on Provincial comments (e.g. adjacent lands, hazardous forest types for wildland fire, etc.) – Section 7 and 7.8

• New pits and quarries will only be permitted in Core Areas through an Official Plan Amendment – Section 7.1(6).

• Clarified the karst policies based on Provincial comments – Section 7.5.

• Clarified parks policies based on Bluewater District School Board comments – Section 7.12(5)
Move Grey – Recommended Revisions

• 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)

• 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)

• 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)
Move Grey – Recommended Revisions

- 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 – Section 8.9.1(17)
- Clarifying some of the Source Protection Plan terminology and policies based on comments from the Province - Section 8.11
- 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 – Recommended Revisions

• 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 identified, an extension to the draft plan will generally be supported by the County subject to local municipal support.

• Clarified some of the Community Improvement Plan objectives to align with the proposed direction of the Community Improvement Plan Program – Section 9.16
Our Tools – Recommended Revisions

• 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

• Added definitions or made some changes to definitions based on comments received from the Province and others – Section 9.18

• 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

- Identified Provincial Connecting Links on Schedule A.
- Removed all Bedrock and Shale resource mapping on Appendix E that overlapped with any settlement area.
- Deleted Appendix F which had previously mapped Highly Vulnerable Aquifers and Groundwater Recharge Areas. Potentially consider through a future OPA.
- Springmount Settlement Area boundary has been revised to reflect the boundary approved in the Township of Georgian Bluffs Official Plan.
- Added in Escarpment Natural Area designation within the Secondary Settlement Areas that are located within the Niagara Escarpment Plan.
- 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.
- Changed the term ‘Existing Landfill’ to ‘Operating Landfill’ in Appendix A.
- Revised some of the Significant Woodland mapping within the area or Lora Bay and the Georgian Bay Club on Appendix B, based on previously approved developments.
- Changed the functional classification of all of Grey Road 19 to County Collector on Appendix D.
Further Recommended Revisions

- The following are some minor revisions being recommended based on comments or changes identified after sending out the revised draft last week:
  - Add the word ‘significant’ in front of the term ‘groundwater recharge areas’ in Section 8.11 and the definitions section.
  - Add in the wording ‘or an updated comprehensive review’ in Section 5.2.2(12).
  - Add in ‘stormwater ponds’ in the ‘net hectare’ definition to exclude these lands as part of the residential density calculation.
  - Delete section 9.1.3(1)(j) which indicated ‘confirmation of sufficiency of school accommodation’ as part of new proposed plans of subdivision and instead recommend adding a new subsection under Section 4.4 to read as follows:

  ‘4.4(9) School Boards - The County will engage the schools boards for all plans of subdivision/condominiums at the pre-submission consultation stage and throughout the application process so that school boards can plan for any changes to school capacity/school accommodation. Local municipalities and proponents will be encouraged to engage school boards at the early stages of any proposed residential development.’
Lifting Two Year Moratorium on OPA’s

- Changes to the Planning Act in 2017 indicate 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 which would come into effect following the approval of the new Official Plan by the Province.
Next Steps

- Should Committee of the Whole support adopting the new Official Plan, a by-law would be prepared for Council’s consideration in October.

- If Council passes by-law and adopts the new Official Plan in October, notice of adoption would be circulated.

- Adopted Plan will be sent to the Province for approval.

- Following the Province’s approval of the new Official Plan, the decision is final.

- Any further amendments/revisions could either be made prior to Council’s adoption, prior to Province’s approval, or through a future ‘housekeeping’ amendment.
Comments / Questions

Stay connected with Recolour Grey as the process continues. Check our website regularly at www.grey.ca/recolourgrey, Follow @RecolourGrey on Twitter, and like Recolour Grey on Facebook.