



Public Meeting Minutes

Public Meeting – OPA 11

Thursday, February 3, 2022 – 1:30 p.m.

A Grey County public meeting was held by a Zoom video call with the following members in attendance:

County Council Members Present: Warden Selwyn Hicks, Councillors Scott Mackey, Alar Soever, Barb Clumpus, Paul McQueen, Sue Paterson and Ian Boddy

County Staff Present: Kim Wingrove, CAO; Randy Scherzer, Deputy CAO; Scott Taylor, Manager of Planning Services, Becky Hillyer, Planner, Stephanie Lacey-Avon, Intermediate Planner/Forestry Trails Coordinator, and Tara Warder, Deputy Clerk / Legislative Coordinator

Housekeeping County Official Plan Amendment 11

Call to Order

Warden Hicks called the public meeting to order then welcomed everyone on behalf of the County. Introductions and statutory requirements then followed.

County Planning Staff Presentation on OPA 11

Scott Taylor spoke to legal requirements, including notice requirements and how to be notified of the decision on Official Plan Amendment 11.

It was noted that Recolour Grey, Grey County's Official Plan Review, was approved in June of 2019 by the Province of Ontario.

Grey County is looking to incorporate the population and employment projections. Grey County is expected to grow by 24,000 people over the next 25 years. There is a need to examine what types of housing and servicing, etc. we need to accommodate those people and where they will be employed. It is expected that the job market will grow by 8,700 over the same time period.

Mr. Taylor outlined the proposed changes to the Official Plan, including; extending the life of the plan, updating the population and employments projections, implementing the work of the Affordable Housing Task Force, adding two additional Future Secondary

Plan areas, preservation of barns, clarifying on-farm diversified use and camping/glamping policies, updating policies regarding the CP Rail Trail and clarifying bedrock and shale policies, among others.

Warden Hicks then opened the meeting up to members of the public attending to provide their comments.

Comments from the Public

Mr. Taylor further noted names of the individuals who submitted written comments, and provided a brief summary of their comments.

Wesley Wilson attended representing Ontario Barn Preservation. He thanked Planning staff for integrating the comments and policy positions and offered his support for the suggested barn preservation policies.

Suresh Singh, President and CEO of Loon Call Development Group spoke to Section 2 regarding the housing growth, aging population, and seasonal growth. He expressed concern that the growth numbers will be understated. Given the proximity of other counties and potential for movement into Grey, especially Meaford and Markdale where Loon Call developments are being constructed. The particular housing type Loon Call is building will draw people to Grey County.

Robert List, planner who works with Loon Call Development Group noted that he is looking forward to the construction of affordable housing. He emphasized that Section 2 should be reworked to identify that the growth projections are indeed just projections as opposed to limits. Further, the Provincial Policy Statement, Official Plan and Local Official Plan are guidelines and have lost sight of that over the years. He suggested that there is a need to look at alternative ways to identify settlement areas at the County level to get out of the business of identifying limits to growth at the county level and specific land use designations at the County level. He noted that they are more effectively done at the local level, and that duplication of process is unnecessary. Further, property ownership boundaries, sanitary and storm sewer catchment areas, topographical constraints, vehicular access, and connectivity to the existing built community needs to be recognized in the justification for Official Plan designations and settlement area boundaries. They are requesting that County staff review the previous request with respect to additional lands owned by Loon Call in Markdale and that the request be considered as part of the County Official Plan Amendment.

Marian Ratcliffe expressed concern with the increasing light pollution across the County and spoke to the need to make changes to slow or decrease the level of light pollution in the County through additional dark sky policies. She believes it is important to provide clear guidance on this matter and request dark sky approved lighting at the local level.

She noted that it is not enough to add a shield without changing the colour of the light in order to qualify as dark sky approved. There is a need to specify the placement and aiming of light and colour as part of the policy. Electronic message board and billboards are also a concern. She looks forward to continuing to work with Grey County staff on this matter.

Sybrielle Wang, Housing Coordinator for the Town of Saugeen Shores, is interested in hearing thoughts on additional residential units and the response to tiny homes and garden suites, etc.

Lucy Richmond noted she is only observing the meeting today.

Peter Hambly noted he is only observing the meeting today.

Brian Tocheri, CAO Town of Hanover, noted that the Town of Hanover has sent in detailed comments. He noted that the Town has 8.2% of the population and 11.8% percent of jobs in Grey County. According to the Growth Management Study, Hanover's proportion of jobs relative to the rest of the County will continue to grow. It is bordered on three sides by West Grey and on one side by Brockton in Bruce County. Hanover is a shared community of interest. Hanover's shortage of land has been the topic of debate for many years now. The land supply is limited and there is a need to look beyond the borders to accommodate growth. The areas selected for consideration extend into West Grey to the north and east. There is a local precedent resulting from a settlement reached during the Town's appeal of OPA 80. There was an agreement that a future secondary plan area and extension be established to the east in the Municipality of West Grey. The shortfall will continue as Hanover grows. The Town wants to work collaboratively with Grey County and neighbours as opposed to having the province intervene. Hanover supports the amendments for growth outlined in OPA 11. There is much work to be done and that Hanover does not have sufficient lands to meet the growth projected.

Bianca Metz noted that she is a tiny house consultant and sustainable living specialist with her business The Giving Tree. She wishes to applaud Grey County for considering tiny homes as an affordable housing solution. She encourages Council to consider tiny homes on leased lands through a temporary use by-law. This provides an opportunity for home ownership by mortgaging a builder that is not tied to land. She noted the benefit of tiny homes on leased land.

Warren Dickert noted he is only observing the meeting today.

Council Comments

Councillor Soever expressed concern that the projections of growth are conservative and inquired as to how much land is actually able to be developed. Further questions on whether there is adequate water and wastewater capacity were noted.

Councillor Mackey asked if the County has a definition of what a tiny home is. Staff noted that it is up to municipal zoning by-laws to make that determination. The County's Official Plan defer to the Ontario Building Code and zoning to determine what can be achieved when it comes to tiny homes. Further questions on temporary use bylaws were addressed. Staff noted that something like a garden suite that is temporary in nature could be considered in rural areas. They are homes with some permanence that are connected to a septic system and well on the site, but are temporary in that the resident doesn't own the land but owns the unit and can relocate it.

Further questions regarding on-farm diversified uses were addressed. Staff noted that more opportunities are provided in rural areas versus agricultural areas. The Provincial Policy Statement was restrictive in the early 2000's, but the Province has opened up the doors and allowed for more types of businesses on farm that were meant to be secondary to the farm in terms of land area, though from an income perspective they might not be secondary. Staff have attempted to allow for flexibility to allow the primary use to be farming and not unduly restrict the types of businesses that can establish there. There are not any significant changes proposed through OPA 11. It's necessary to allow flexibility so that these farms and businesses can continue to operate.

Councillor McQueen noted that the recent ROMA conference acknowledged changes to the Ontario Building Code surrounding tiny homes. Grey Highlands removed the minimum size of homes in their zoning by-law to allow the Ontario Building Code to dictate the size. He inquired as to whether it is possible to have multiple tiny homes on a lot.

Councillor Paterson noted she is pleased to see the County is continuing to direct growth to the two wholly designated primary settlement areas and acknowledges that Hanover does not have sufficient lands to accommodate its growth. The Town is supportive of OPA 11.

Councillor Mackey inquired as to whether the density policy review for primary settlement areas will take into consideration smaller hamlets that don't have servicing. Scott Taylor noted that it speaks to primary settlement areas that are fully serviced by municipal water and sewer, as it's only in those areas that the County has a prescriptive density policy. He further noted that the report from the University of Guelph students will look at density in all settlement areas including those with private or partial services.

Councillor Soever requested that the Recreational Resort Area name be standardized and that the terms used are consistent with those in the local plans.

Staff Comments and Next Steps

Staff noted that comments are being accepted until the end of the day on February 22, 2022. Following that, staff will review the comments. There may be further work or research required and staff will then look at whether further changes are needed to Official Plan Amendment 11. Staff will prepare a staff report to Committee of the Whole incorporating the additional changes. There may be potential for another public meeting depending on the changes. When the staff report is endorsed, a by-law will be prepared and a notice of decision issued on the amendment.

Warden Hicks thanked everyone for coming and adjourned the public meeting at 3:18 p.m.

Selwyn Hicks, Chair