Amendment No. 1

to the

County of Grey Official Plan

‘Housekeeping’ Amendment

Prepared by the
Grey County Planning and Development Department
2020
Corporation of the County of Grey
By-Law 5076-20

A By-law to Adopt Amendment No. 1 to the County of Grey
Official Plan affecting various lands throughout Grey County

The Council of the County of Grey, in accordance with the provisions of Sections 17 and 21 of the
Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 1 to the County of Grey Official Plan is hereby adopted.

2. This By-law shall come into force and take effect on the day of the final passing thereof, subject to
the provisions of the Planning Act, R.S.O. 1990, as amended.

ENACTED AND PASSED this 13th day of February, 2020.

_________________________________________  __________________________________
WARDEN:                                      CLERK: Heather Morrison

Certified that the above is a true copy of By-law 5076-20 as enacted and passed by the Council of the
County of Grey on the 13th day of February, 2020.

_________________________________________
CLERK: Heather Morrison
# Amendment No. 1 to the County of Grey Official Plan

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Amendment No. 1 to the County of Grey Official Plan

The Constitutional Statement

Part A – The Preamble does not constitute a part of the Amendment.

Part B – The Amendment consisting of the following text and Schedule, constitutes Amendment No. 1 to the County of Grey Official Plan

Part C- The Appendices attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.
Part A – The Preamble

Purpose

The purpose and effect of the proposed official plan amendment is to fix some errors and omissions that were missed prior to the new Official Plan being approved by the Province. This includes formally recognizing previous official plan amendments that were adopted by County Council but were not incorporated into the new Official Plan. The following were the previously adopted official plan amendments (OPA) that the County is proposing to formerly recognize in the new County Official Plan:

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

With respect to the Gibraltar Pit OPA 135, the Town and the Applicant have requested further revisions to the proposed extraction area which would make the extraction area smaller.

In addition to formally recognizing previously adopted OPA’s, the following additional errors are proposed to be fixed through this housekeeping amendment:

- Redesignating 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
- 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 uses in the Town’s Official Plan
- 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 Systems Cores and Linkages
- Clarifying Table 8: On-farm Diversified Use Size Criteria as it pertains to on-farm diversified uses being considered on non-farm sized lots within the Rural land use type.
- Clarifying the apparent conflict between Section 5.2.2(6) and 5.2.2(7) as it pertains to non-farm sized lot creation.
- Clarifying mapping errors where ‘Core Areas’, shown on Schedule C – Natural Heritage Systems Cores and Linkages, overlap with existing settlement area designations.
Location

The lands affected by the proposed Official Plan Amendment include various lands throughout the County (see attached schedules for further details).

Basis

Staff Report PDR-CW-39-19 (which can be found in Appendix A) was presented to the County Committee of Whole on September 26, 2019 which provided an overview of the proposed ‘housekeeping’ amendment to the County Official Plan. The Committee of the Whole received the Staff Report and directed staff to advertise and schedule a public meeting to receive any comments on the proposed amendments.

The County held the statutory Public Meeting on December 10, 2019 (meeting to still be held). Public and agency comments are detailed in the Addendum to Planning Report PDR-CW-39-19 was presented to Committee of the Whole on January 23, 2020, which can be found at Appendix C. The minutes from the Public Meeting are attached as Appendix B. Matters of Provincial, County, and Municipal interest have also been addressed in the Addendum to Report PDR-CW-39-19.

On the basis of the supporting material, the Official Plan Amendment was recommended for Approval to Grey County Council. The reports of the Planning Department (PDR-CW-39-19 and the Addendum to PDR-CW-39-19) are included in Appendices A and C, respectively.
Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedules constitutes Amendment No. 1 to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey Planning Area is amended as follows:

<table>
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<th>Item Number</th>
<th>Former Official Plan Amendment Number (if applicable)</th>
<th>Modification</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Former OPA 126 (Raco)</td>
<td>1. Schedule A – Land Use Types – Map 1 is hereby amended by changing the designation of the lands shown on Schedule ‘A-1’ affixed hereto from the ‘Sunset Strip Area’ designation to the ‘Sunset Strip Area with Exceptions’ designation.</td>
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<td>2. Section 3.9.3 – Uses Permitted in the Sunset Strip Area designation of the County of Grey Official Plan is hereby amended by adding the following new clause:</td>
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<td>“(3) Notwithstanding the provisions of Section 3.9 of this plan, for those lands described as Part of Lots 17 and 18, Concession 3, Plan 535, Lot 11, Geographic Township of Derby, in the Township of Georgian Bluffs, and indicated on the attached Schedule ‘A-1’, the following shall apply:</td>
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<td>A two-unit commercial retail plaza shall be permitted on-site, with any two of the following permitted uses as identified in Section 3.9.3 of this Plan.</td>
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<td>2</td>
<td>Former OPA 134 (Skyline)</td>
<td>1. Schedule A – Land Use Types – Map 1 is hereby amended by changing the designation of the lands shown on Schedule ‘A-2’ affixed hereto from the ‘Sunset Strip Area’ designation to the ‘Sunset Strip Area with Exceptions’ designation.</td>
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<td></td>
<td>2. Section 3.9.3 – Uses Permitted in the Sunset Strip Area designation of the County of Grey Official Plan is hereby amended by adding the following new clause:</td>
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<td>“(4) Notwithstanding the provisions of Section 3.9 of this plan, for those lands described as Plan 535, Lots 72 &amp; 73,</td>
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</table>
RP16 R1488, Parts 1 & 2, Geographic Township of Derby, Township of Georgian Bluffs, and indicated on the attached Schedule ‘A-2’, the following shall apply, in addition to the other permitted uses in the Sunset Strip Area designation:

A two-unit commercial retail plaza shall be permitted on-site, with any two of the following permitted uses, in addition to the other permitted uses in the Sunset Strip Area designation;

a) discount warehouse/store,
b) retail stores, which does not include any facility where wine or beer is made or brewed on-site,

The smaller of the two commercial units on-site shall contain a minimum floor plate area of 371.6 m².”

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<th>3</th>
<th>Former OPA 135 (Gibraltar Pit) with slight revisions</th>
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<tr>
<td>1.</td>
<td>Schedule B – Land Use Designations – Map 2 of the County of Grey Official Plan is hereby amended by changing the designation of the lands shown on Schedule “A-3” affixed hereto to “Mineral Resource Extraction with Exceptions.”</td>
</tr>
<tr>
<td>2.</td>
<td>Section 5.6.3 – “Mineral Resource Extraction Permitted Uses Policies” of the County of Grey Official Plan is hereby amended by adding the following new clause:</td>
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<td>6) Notwithstanding the provisions of Sections 5.6.3 and 5.6.4 and Schedule ‘B’ to this Plan, for those lands described as Part of Lot 6, Concession 4, Town of The Blue Mountains, (geographic Township of Collingwood), and indicated on the attached Schedule ‘A-3’, the following shall apply:</td>
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<td>‘As of the date of this policy being adopted, the lands described as Part of Lot 6, Concession 4, Town of The Blue Mountains, (geographic Township of Collingwood) are not licensed under the Aggregate Resources Act by the Ministry of Natural Resources and Forestry. Only when the Aggregate Resource Act license is issued, shall the uses in Section 5.6.3.1) be permitted. Until the issuance of the Aggregate Resources Act license, the uses permitted on such lands are</td>
</tr>
</tbody>
</table>
|   | Former OPA 136 (Hensall Coop) | 1. Schedule A – Land Use Types – Map 2 is hereby amended by changing the designation of the lands shown on Schedule ‘A-4’ affixed hereto from the ‘Agricultural’ and ‘Secondary Settlement Area’ designations to the ‘Agricultural with Exceptions’ and ‘Secondary Settlement Area’ designations.  

2. Section 5.2 of the County of Grey Official Plan is hereby amended by adding the following new clauses in the Agricultural Permitted Use and Consent policies:  

5.2.1(9)(f) Notwithstanding the provisions of Sections 5.2 and 9.18 of this Plan, on lands described as Part of Lot 7, Concession 17, geographic Township of Proton, Township of Southgate, agriculture-related uses shall be permitted which are not required to be small scale. All other uses under section 5.2.1 and provisions of this Plan shall continue to apply.  

5.2.3(6) Existing Exceptions  

a) Notwithstanding the provisions of section 5.2.3(1) of this Plan, on lands described as Part of Lot 7, Concession 17, geographic Township of Proton, Township of Southgate, a single severance is permitted for an agricultural-related use.” |
|---|---|---|
|   | Former OPA 139 (Van Dolder) | 1. Schedule A – Land Use Types – Map 1 is hereby amended by changing the designation of the lands shown on Schedule ‘A-5’ affixed hereto from the ‘Rural’ designation to the ‘Rural with Exceptions’ designation.  

2. Section 5.4.1 – Uses Permitted in the Rural designation of the County of Grey Official Plan is hereby amended by adding the following new clause:
“(4)(p) Notwithstanding the provisions of Section 5.4.1 and 5.4.3 of this Plan, for those lands described as Part of Lot 34, Concession B, Geographic Township of Sydenham, Municipality of Meaford, and indicated on the attached Schedule ‘A-5’, the following shall apply, in addition to the other permitted uses in the Rural designation:

An additional lot is permitted on Lot 34 in the Rural designation where the maximum lot density has already been exceeded in exchange for a land-locked parcel within the Second Settlement Area boundary of Annan. The land-locked parcel shall be added to the adjacent property through a lot addition.”

| 6 | Former OPA 142 (Orchard Pit) | 1. Schedule B – Land Use Types – Map 2 of the County of Grey Official Plan is hereby amended by changing the designation of the lands shown on Schedule “A-6” affixed hereto to “Mineral Resource Extraction with Exceptions.”  

2. Section 5.6.3 – “Mineral Resource Extraction Permitted Uses Policies” of the County of Grey Official Plan is hereby amended by adding the following new clause:

7) Notwithstanding the provisions of Section 5.6.3 and 5.6.4 to this Plan, for those lands described as Part Lot 15, Concession 1, Divisions 2 – 3, (geographic Township of Egremont), Township of Southgate and indicated on the attached Schedule ‘A-6’, and Schedule ‘B’ to this Plan, the following shall apply:

‘The extraction of sand and gravel, and all other permitted uses listed in Section 5.6.3, shall be permitted, subject to a license from the Ministry of Natural Resources and Forestry and the appropriate zoning from the Township of Southgate.’ |

| 7 | Former OPA 144 (Schaus) | 1. Schedule A – Land Use Types – Map 2 is hereby amended by changing the designation of the lands shown on Schedule ‘A-7’ affixed hereto from the ‘Agricultural’ designation to the ‘Agricultural with Exceptions’ designations.
2. Section 5.2.3 – Consent Policies in the Agricultural designation of the County of Grey Official Plan is hereby amended by adding a new subsection (6)(b) as follows;

(6)(b) Notwithstanding the provisions of this subsection for the lands described as Lot 5,6,7 Concession SDR (301138 Knappville Road), geographic Township of Bentinck, Municipality of West Grey and indicated on the attached Schedule ‘A-7’, the following shall apply:

i. “A surplus farm dwelling severance may be permitted within 500 metres of the Primary Settlement Area boundary of the Town of Hanover.”

8 | Not Applicable |
---|---|
1. Schedule A – Land Use Types – Map 2 of the County of Grey Official Plan is hereby amended by changing the designation of the lands shown on Schedule ‘A-8’ affixed hereto from ‘Secondary Settlement Area’ to ‘Rural’.

9 | Not Applicable |
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1. Schedule A – Land Use Types – Map 2 of the County of Grey Official Plan is hereby amended by changing the designation of the lands shown on Schedule ‘A-9’ and Schedule ‘A-10’ affixed hereto from the ‘Rural’ and ‘Special Agricultural’ land use types to the ‘Space Extensive Industrial and Commercial with Exceptions’.

2. Section 5.7.2 – Uses Permitted in the Space Extensive Industrial and Commercial land use type of the County of Grey Official Plan is hereby amended by adding the following new clause under Section 5.7.4 ‘Existing Exceptions’:

“(c) Notwithstanding the provisions of Section 5.7.2 and 5.7.3 of this Plan, for those lands described as Part of Lot 28, Concession 8, Geographic Township of Collingwood, Town of The Blue Mountains and Part of Lot 33, Concession 11, Geographic Township of Collingwood, Town of The Blue Mountains, and indicated on the attached Schedule ‘A-9’ and Schedule ‘A-10’, the following shall apply:

The uses permitted on these lands shall be in accordance with the permitted uses identified in Section 4.6.3, as amended, of
| Page | Not Applicable | Subsection 7.1(8) of the County Official Plan is hereby amended by adding the following sentence at the end of this subsection to clarify that lot creation within Settlement Areas is permitted within an identified Linkage in Schedule C subject to the completion of an Environmental Impact Study (EIS):

“Where Linkages overlap a designated Settlement Area identified on Schedule A of this Plan, lot creation is permitted subject to the completion of an EIS.”

| Page | Not Applicable | A new clause is added to the end of the existing section 5.2.2(14) as follows in order to clarify that on-farm diversified uses may be considered on lots less than 20 hectares in size in the Rural land use type;

“Subject to the size limitation requirements of Table 8 of this Plan and section 5.2.2(16), on-farm diversified uses may be considered on lots less than 20 hectares in size in the Rural land use type.”

| Page | Not Applicable | Subsection 5.2.2(6) of the County Official Plan is hereby revised by deleting the following words highlighted below to remove the conflict with Section 5.2.2(7) which does not permit non-farm sized lot creation within Aggregate Resource Areas identified on Schedule B of this Plan:

2. The following wording is hereby deleted from subsection 5.2.2(6):

“, or new non-farm sized lot creation,”

| Page | Not Applicable | Schedule C – Natural Heritage Systems Cores and Linkages is revised by removing the ‘Core Areas’ that overall with existing settlement area designations as shown in Schedule ‘A-11’.
Implementation and Interpretation

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9.3 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 1 but are included as information supporting the Amendment.

Appendix A  Initial Report PDR-CW-39-19
Appendix B  Public Meeting Minutes – December 10, 2019
Appendix C  Addendum to Planning Report PDR-CW-39-19 and Committee of the Whole Resolution