

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, September 13, 2022 | 5:00pm
Virtual Meeting via Zoom

MEMBERS PRESENT	Chair Tim Norwood Vice Chair Mark Ebert Terry Leis Harold Fleet Keith Hopkins Peter Hambly
MEMBERS ABSENT	Nil
OTHERS PRESENT	Mayor Sue Paterson Ashley Lansbergen & Jim Hill Ian Mills Aaron Armstrong Bryan Haack Jack Schenk Don Tedford, Secretary-Treasurer Brenda Goetz, Deputy Secretary-Treasurer Sherri Walden, CAO April Marshall, Economic Development Manager Dave Hocking Ronald Fidler
DISCLOSURE OF PECUNIARY INTEREST	Nil
DELEGATIONS	Ashley Lansbergen & Jim Hill Ian Mills Aaron Armstrong Bryan Haack Jack Schenk

1. Adoption of July 5th, 2022 Regular Meeting Minutes

Moved by KEITH HOPKINS / Seconded by MARK EBERT

THAT the minutes of the July 5th, 2022 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

Nil

3. Local Official Plan No. 4 (LOPA#4) -----Town of Hanover (Housekeeping)

The Secretary-Treasurer stated he has communicated with Ron Davidson Land Use Planning Consultant to consolidate items.

4. Zoning Bylaw Amendment No. Z1-21 -----Town of Hanover (Housekeeping)

The Secretary-Treasurer updated the Committee members that the bylaw presented to Hanover Council on August 8th, 2022 was tabled for clarification regarding boarding and rooming houses.

The Secretary-Treasurer highlighted the amendment, and further stated that Schedule A-2 has been added for lands described as Part of Lot 4, Concession 2, North of the Durham Road and Part of Lot 5, Judges Plan 55 to rezone the lands from General Industrial Site Specific (M2-2) to General Industrial holding (M2-h) Zone to recognize previous zoning as adopted by Zoning Bylaw Amendment No. 2410-03.

Subsequent to a very thorough discussion regarding this housekeeping zoning amendment, it was then;

MOVED BY TERRY LEIS / SECONDED BY MARK EBERT

THAT Planning Advisory Committee recommend to Council that Zoning By-Law Amendment No. Z1-21, as amended, be adopted, with the exception of any reference to 'Boarding, Lodging or Rooming House" be removed from the proposed bylaw. It is further agreed that all changes to the bylaw be considered minor and not subject to any additional notice.

CARRIED

5. Zoning Bylaw Amendment No. Z4-21 -----Tedford, Don & Donna

Don Tedford requested a deferral of this matter.

6. Consent Application Nos. B1-21 to B6-21--Tedford, Don & Donna

Don Tedford stated this item is deferred to a future meeting.

7. Zoning Bylaw Amendment No. Z3-22 -----1759220 Ontario Ltd. c/o Lansbergen, Ashley

Chair Tim Norwood welcomed Ashley Lansbergen and Jim Hill to the zoom meeting to discuss her application.

The Secretary-Treasurer stated that the application for Zoning Bylaw Amendment is seeking to rezone the land known as 560 1st Street from Restricted Industrial (M1) to Restricted Industrial Site Specific (M1-XX) Zone to permit a canine water therapy & massage centre in addition to the existing cabinetry manufacturing business.

Ashley Lansbergen is a veterinary technician currently employed with Hanover Veterinary Clinic. Canine water therapy is widely used and offers a weightless exercise environment, in addition to therapeutic massage techniques.

Jim Hill stated that the centre will occupy a space of approximately 24'-6" X 46'. The existing cabinetry manufacturing area would retain an area of 50' X 50' and has a separate entrance to the exterior. The existing showroom and office space at the front of the building will be shared by both businesses, and would allow expansion of the canine therapy centre in the future, if needed.

Subsequent to a good discussion regarding this new business space and the long-term plans for the existing manufacturing business, it was then;

MOVED BY PETER HAMBLY / SECONDED BY HAROLD FLEET

THAT Planning Advisory Committee recommend to Council that Zoning By-Law Amendment No. Z3-22 proceed to a public meeting.

CARRIED

8. Consent Application No. B3-22-----Mills,Ian

Chair Tim Norwood welcomed Ian Mills to the zoom meeting to discuss his application for consent.

The Secretary-Treasurer stated that Consent Application No. B3-22 is to sever & retain land for the purposes of creating two new parcels, and a lot addition to 890 8th Avenue North. The Public Meeting is scheduled for September 27th, 2022 at 5:00pm.

Saugeen Valley Conservation Authority completed a pre-submission consultation and sent a letter dated August 19, 2022 which stated "*SVCA staff are of the opinion that if lot development is restricted to an area outside of the hazard and Hurricane Hazel Flood Event Standard (HHFES) designation, the subject proposal would be consistent with the*

PPS (2020) and the Town of Hanover OP. A permit from SVCA may be required for development within the SVCA 'Regulated Area'.

Mr. Mills is wishing to add 8 feet to property he owns and known as 890 8th Avenue North. The remnant lands will be sold.

Subsequent to a good discussion, it was then;

MOVED BY MARK EBERT / SECONDED BY PETER HAMBLBY

THAT the Planning Advisory Committee recommend to Council and the Committee of Adjustment that they have no objection to Consent Application No. B3-22 proceeding to a Public Meeting.

CARRIED

9. Proposed Site Plan -----former JDSS

The Secretary-Treasurer stated it has been determined that it may not be feasible to repurpose the building formerly housing JDSS. The Committee reiterated they will not entertain any proposal without a plan including the outcome of the existing building, and further that 5th Avenue extend from 6th to 7th Street.

The Secretary-Treasurer further stated that Cobide Engineering is performing slope stabilization on the site, for which some brush and tree removal is required.

10. Proposed Site Plan -----Teeswater Concrete (2021) Ltd

Chair Tim Norwood welcomed Aaron Armstrong to the zoom meeting to discuss their proposal.

The Secretary Treasurer summarized past zoning of the property known as 341076 Grey Road 28 (471 24th Street). On December 25th, 1999, an Order made under the Municipal Act by the Ministry of Municipal Affairs and Housing dated the 14th day of December 1999 was published in the Ontario Gazette. Zoning By-law No. 2410-03, for which designated the zoning of the subject land as General Industrial (M2), was passed by Hanover Council on October 20th, 2003. The lands originally owned by Wally Schaus was sold to Hydro One, and has since been sold twice. Hydro One towers continue to exist on a portion of the subject lands. Schedule 'A' of Town of Hanover Comprehensive Zoning Bylaw 2912-15 identifies the lands as being zoned General Industrial Site Specific (M2-2) and General Industrial holding (M2-h). Lands in the M2-2 zone shall be used only for the purposes of public infrastructure such as hydro electric transmission, roads, municipal services, etc. As stated under Item #4, a housekeeping amendment will be completed to correct the zoning of the subject lands. A further bylaw to remove the holding (-h) symbol will be required.

GM BluePlan Engineering provided a site plan, grading and drainage and details illustrating a 285.8 m2 concrete plant, aggregate stockpiles and dated June 2022 and known as Project No. 222182. A Storm Water Management Report dated September 2022 and prepared by GM BluePlan Engineering and known as File 222182 accompanies the file. The site plan includes a proposed stormwater pond and on-site water and sewage systems. Hydro One Transmission towers exist diagonally within this property.

Aaron Armstrong stated that the property is largely tied up with easements for Hydro One, and cannot be developed for many uses, with the exception of a concrete plant. The rural-type location is ideal for truck traffic, and the proposed concrete plant will be adjacent to property being used by Hydro One. The property located east of the subject lands are buffered by a treed area. Teeswater Concrete must have environment compliance with MOECC requirements (i.e. noise, dust, etc.) and must be certified to operate a concrete plant.

Subsequent to a very good discussion, it was then;

Moved by PETER HAMBLY / Seconded by TERRY LEIS

THAT the Planning Advisory Committee recommend to Council that the site plan as prepared by GM BluePlan Engineering dated June 2022 and known as Project No. 222182 (as attached) proceed to a site plan agreement for development of property known as 341076 Grey Road 28 (471 24th Street).

CARRIED

11. Proposed Plan of Subdivision -----Haack, Bryan | Schenk, Jack

Chair Tim Norwood welcomed Brian Haack and Jack Schenk to the zoom meeting to discuss their proposal

Bryan Haack stated that a prospective buyer appears to be very promising, and they are hopeful that a proposal to develop their lands will be forthcoming. A portion of the lands will have to be transferred to the Town for road assumption.

12. Correspondence

12.1. County of Bruce Notice of Decision (File C-2022-006)

The purpose and effect of the above referenced amendment is to update policies within Bruce County's Official Plan for Community Improvement Plans (CIPs), complete application requirements for Site Plan applications, and Additional Residential Units (ARUs) in accordance with local and provincial planning direction.

The Secretary-Treasurer stated the Notice is being circulated for information purposes.

12.2. County of Bruce Notice of Passing Bylaw 2022-111 (File Z-2022-059)

The purpose of the above referenced application is to complete a housekeeping amendment to address provisions related to permitted uses under the definition of "Automobile Gas Bar" to afford greater flexibility for retail uses. Amendments are also proposed to the provisions for driveway entrances to provide greater flexibility for the approval of entrances particularly for Commercial, Agricultural, Industrial and Residential uses.

The Secretary-Treasurer stated the above Notice is being circulated for information purposes.

12.3. Grey County Committee Report RE: Official Plan Amendment 11 Final Report

The Secretary-Treasurer circulated the final addendum to Report No. PDR-CW-23-21 (see attached) that was presented to Grey County Council at their September 8th, 2022 Committee of the Whole meeting relating to Official Plan Amendment No. 11 including Schedule 'A-5' which illustrates two additional areas for future secondary growth.

Mayor Sue Paterson stated that Mayor Christine Robinson, Municipality of West Grey filed a motion to remove the two future secondary growth areas from Official Plan Amendment No. 11 during the meeting and the motion was defeated in a recorded vote. The report was carried with a majority vote. The bylaw will now be presented to Grey County Council on September 22nd, 2022.

13. New Business

a) 223 10th Street Ground Breaking

Mayor Sue Paterson was pleased to announce that a ceremonial ground breaking is scheduled for 1:00pm on September 21st, 2022.

b) Future Meetings

Members are to advise their inclination to meeting in-person, by sending an email to the Deputy Secretary-Treasurer.

14. Adjournment

Moved by KEITH HOPKINS

THAT the meeting now be adjourned at 6:55 pm.

Chair, Tim Norwood

Secretary-Treasurer, Don Tedford

From: planning@grey.ca
To: [Don Tedford](#); [Brenda Goetz](#); [Brian Tocheri](#); [Sherri Walden](#)
Subject: Notice of Staff Report for OPA 11 Housekeeping Amendment
Date: Tuesday, September 6, 2022 3:58:01 PM

THIS MESSAGE IS FROM AN EXTERNAL SOURCE. PLEASE DO NOT OPEN ATTACHMENTS OR CLICK LINKS UNLESS YOU KNOW THE CONTENT IS SAFE.

Notice of Staff Report for OPA 11 Housekeeping Amendment

Hello Hanover,

Thanks for your on-going interest in Grey County Official Plan Amendment (OPA) # 11. A staff report will be presented to the County Committee of the Whole recommending the Committee support the approval of OPA # 11 on September 8, 2022. The staff report along with the Committee agenda for September 8, 2022 meeting can be found at <https://www.grey.ca/council/agendas-minutes>.

A livestream of the County's meeting is available at <https://www.grey.ca/council/live-stream>. A recording after the meeting is available on the County's YouTube channel at <https://www.youtube.com/c/GreyCountyYouTube>.

Should the Committee of the Whole support the staff recommendation, OPA # 11 will proceed to County Council on September 22nd for approval. Should County Council approve OPA # 11, a notice of decision will be sent out following the September 22nd meeting.

If you have any questions about OPA # 11 please contact planning@grey.ca

Thanks for all your comments and input into OPA # 11.

Sincerely,

To:	Warden Hicks and Members of Grey County Council
Committee Date:	September 8, 2022
Subject / Report No:	Housekeeping and Growth Management Update to the County Official Plan / Addendum to PDR-CW-23-21
Title:	Official Plan Amendment 11 Final Report
Prepared by:	Grey County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All Municipalities within Grey County
Status:	

Recommendation

1. That all written and oral submissions on Official Plan Amendment Number 11 were considered and helped to make an informed recommendation and decision; and
2. That Addendum to report PDR-CW-23-21 be received, and that Amendment Number 11 to the County of Grey Official Plan be supported, and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.

Executive Summary

The County completed an update to our Growth Management Strategy, which was received by the Committee of the Whole on July 22, 2021. Proposed Official Plan Amendment (OPA) # 11 has been prepared to implement the new growth and employment numbers into the County Official Plan. Staff are also proposing a number of other changes to the Plan, including but not limited to strengthening the County's climate change and affordable housing policies. Since the initial draft of OPA 11, many comments were received requesting additional changes and policy matters to be addressed. A revised OPA 11 was circulated in July 2022, and some additional comments were received. This report summarizes the changes being proposed and recommends approval of OPA 11. Should OPA 11 be approved, it will enable the County's member municipalities to proceed with their own official plan updates, including being able to plan for a 25-year planning horizon.

Background and Discussion

In 2020 and 2021, the County worked with Hemson Consulting Ltd. to update the Growth

Management Strategy (GMS), which had previously been updated in 2018, prior to the approval of Recolour Grey, the County Official Plan. On July 22, 2021, Committee of the Whole endorsed the below recommendation.

1. *“That Addendum to Report PDR-CW-28-20 regarding the Update to the County’s Growth Management Strategy be received;*
2. *That the 2021 Growth Management Strategy prepared by Hemson Consulting Ltd. be received;*
3. *That staff be directed to prepare a County Official Plan Amendment to update the growth projections and allocations in the County Plan, in addition to any additional housekeeping matters; and*
4. *That 2021 Growth Management Strategy be shared with member municipalities in Grey County and other community partners such as school boards, the health care sector, and other groups who could utilize this data.”*

An information report on proposed Official Plan Amendment (OPA) 11 was presented to Committee of the Whole on November 12, 2021. Since that report, there has been a public meeting, ongoing public and agency consultation, discussions with municipal staff, as well as some further proposed changes to OPA 11. The additional changes to OPA 11 resulted from feedback received from the public, member municipalities, and agencies.

Links to the draft OPA 11, Staff Report PDR-CW-23-21, the rationale for each change proposed in OPA 11, public meeting minutes, a summary of the public feedback up to July 4, 2022, Addendum to Report PDR-CW-28-20, the 2021 GMS Update, the current County Official Plan, can be found in the Attachments section of this report. The 2021 GMS Update is comprised of a slide deck and memo.

Public and Agency Comments Received

Public and Agency Comments

Through verbal comments at the public meeting on February 3rd, 2022 (captured in the public meeting minutes), and written comments received from the public, member municipalities, and agencies, County staff received lots of feedback on the proposed OPA 11. Based on the level of input received, there were additional changes recommended to OPA 11, which resulted in the re-circulation of a proposed revised OPA 11 in July 2022, with an additional commenting period. In the Attachments section of this report there is a summary and response document for all comments received prior to July 4, 2022. The revised OPA 11 policies and mapping up to July 4, 2022, are also linked to in this same section. Additional comments received between July 5 and August 29, 2022, are summarized in Table 1 below. Should any additional comments be received after August 29, 2022, they can be verbally summarized to Committee of the Whole on September 8, 2022.

Commentor(s)	Comments Received	Staff Response
Solomon Martin	Seeking clarification on the proposed on-farm diversified use policies.	Staff clarified the technical matter Mr. Martin was inquiring about.
Saugeen Valley Conservation Authority (SVCA)	SVCA staff find the proposed revised Official Plan Amendment (OPA) acceptable.	Acknowledged – no further response needed.
Chris Palmer and Marian Ratcliffe	The rationale behind section 7.14 dark sky policies is excellent and needs no further changes. The proposed language in the rest of this section falls short, and the wording about ‘encouraging and should consider’ needs to be strengthened. There are questions about whether these policies only apply to subdivisions and condominiums, or all developments.	Staff clarified that section 7.14 is meant to apply to all new development, not just subdivisions and condominiums. Staff would further note that some of the level of detail being requested in the County’s dark sky policies is better addressed in municipal by-laws and/or County or municipal engineering standards. County staff have proposed a few additional changes to OPA 11 (under item # 93) in response to the request for bolder policy actions and wording.
Andrew Pascuzzo	Questions about timing of approval of OPA 11 as it relates to the removal of a formal gravel pit in the Township of Southgate.	Staff responded with an update on the timing of this staff report on OPA 11.
Scott Patterson	Clarification question about who received notice of the updated OPA 11 in July 2022.	Staff clarified that all required agencies, municipalities, and anyone who submitted comments on the first draft of OPA 11 received notice on the revised OPA 11.
Andrii Zvorygin	Concerns about the density in OPA 11 and sustainability of the County’s settlement areas, relative to the end of fossil fuel usage. The County needs less growth in settlement areas and more people living in rural areas on 5 – 10 hectare farms. The County Plan should therefore include the ability to create such farms in agricultural and rural areas.	County staff clarified the intent behind the County’s density policies, as well as the limits on lot creation in the countryside. To ‘de-settle’ settlement areas, in favour of 5 – 10 hectare farms would not be consistent with the Provincial Policy Statement, and is not being recommended at this time.

City of Owen Sound	Questions about timing of approval of OPA 11.	Staff responded with an update on the timing of this staff report on OPA 11.
Niagara Escarpment Commission (NEC)	Questions about the mapping in OPA 11.	Staff responded with clarifications on the OPA 11 mapping as it applies to the Niagara Escarpment Plan boundaries and other mapping shown in the OPA 11.

Table 1: Summary Comments Received between July 5 and August 29, 2022

Analysis of Planning Issues

In rendering decisions, planning authorities must have regard to matters of Provincial interest under the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). The decisions must also conform to the Niagara Escarpment Plan. For an amendment of this nature, it is not practical to go through a policy by policy or map by map analysis of conformity and consistency. That said, in the Attachments section of this report, there is a link to a Proposed OPA 11 Changes with Rationale document which outlines why each of the changes are being recommended.

Key policy and mapping changes have been flagged below for consideration.

Official Plan Amendment 11 Changes since the July 2022 Public and Agency Circulation

Proposed OPA 11 is largely identical to the version circulated to the public, agencies, and municipalities in July 2022. Beyond some grammatical and formatting changes, the other further changes of substance are as follows:

- Former item # 108 has been consolidated with item # 37 and modified slightly to reflect conservation authority input.
- A new item # 108 has been added to clarify the definition of ‘development’ in order to be consistent with the PPS. The County’s former definition had an errant comma in it, which was causing interpretation difficulties.
- Item # 93 has been amended to reflect the further comments by those supporting dark sky protection.
- Item # 110 has been amended to reinsert the middle paragraph, which is already in the County Plan, but was missed in OPA 11.

Growth Management Strategy

The starting point for OPA 11 was as a result of the Province’s 2020 update to the PPS. Within the 2020 PPS, it now allows counties and municipalities to plan for a period of 25 years versus the former planning horizon of 20 years. Section 1.2.4 of the PPS states:

“Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

- a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist and informed by provincial guidelines;*
- b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;*
- c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;*
- d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; and*
- e) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.”*

Based on this change, the County undertook an update to the Growth Management Strategy (GMS) that was completed in 2021. This GMS was completed prior to the release of the 2021 Census results, however, the projections in the GMS align nicely with the statistics from the Census that have been released to date. Other independent reviews by member municipalities (or their consultants) of the County’s 2021 GMS have also concurred with the results. Through updating the County Plan with new residential and employment projections, it will now allow the County’s member municipalities to plan for a 25-year planning horizon. Should OPA 11 be passed by County Council, municipalities will be enabled to use these numbers and extended planning horizon in their own municipal official plans.

Although not as directly tied to the GMS, OPA 11 will also include two additional Future Secondary Plan areas within the Municipality of West Grey, which may be needed to support the future growth of the Town of Hanover. These changes were based on the Town of Hanover’s recently completed comprehensive review and ‘set the stage’ for future growth planning to meet the needs of the Town.

Affordable Housing

Recent changes to the *Planning Act* and the PPS have enabled further potential for affordable housing. One of the key legislative changes has been with respect to additional residential units (ARUs), formerly referred to as secondary suites, or accessory apartments. An earlier iteration of the *Planning Act* permitted ARUs in single, semi-detached, and townhouse dwellings in either the dwelling itself or a detached accessory structure. Following the passing of Recolour Grey, the Province updated the *Planning Act* to permit ARUs in single, semi-detached, and townhouse dwellings in both the dwelling itself, and a detached accessory structure. Proposed OPA 11 implements this change by permitting ARUs in the dwellings and detached structures, versus Recolour Grey, which only permits ARUs in the dwellings or the detached structures.

Other policies in OPA 11 are a result of changes to the 2020 PPS, such as section 1.1.4 of the PPS, which has updated the minimum needs for residential land supplies to accommodate residential growth.

County staff are recommending additional changes to other housing policies in the County Plan to further enable a broad range of dwelling types, including tiny homes, employee housing, rentals, co-housing, etc. As part of this suite of changes, increased densities are being recommended for the County's Primary Settlement Areas and criteria for where some lesser density may be appropriate. County staff are also recommending that it is no longer appropriate to have zones where only single detached dwellings are permitted within fully serviced settlement areas. Updates to sections 4 and 9 of the Plan will further implement direction from the County's Affordable Housing Taskforce. Combined, these policies aim to better equip the County and member municipalities with a broad range of housing types.

OPA 11 also includes the deletion throughout the Plan of any references to 'bonusing' or 'bonus zoning', as per recent changes to the *Planning Act*.

Going Green in Grey – Climate Change Action Plan (CCAP)

Updated policies and direction have been proposed in OPA 11 to begin to implement the recommendations of the County's CCAP. Section 7.13 of the Plan has been substantially updated based on the County's CCAP, including enshrining the net-zero targets for corporate and community emissions by 2045 and 2050, respectively. Other minor tweaks have been updated throughout the Official Plan to better provide for a climate lens in the County's land use policies and decision-making.

As mentioned earlier in this report, a new section 7.14 has been added to the Plan to address dark skies across the County. Dark skies were the topic that the County got the most feedback on throughout OPA 11, and this section is a result of that public input.

Agricultural, Rural and Resource Area Policy Updates

There are numerous updates proposed which address sections outside of the County's settlement areas. Some highlights of these sections include the following:

1. Further policy guidance on campgrounds, glamping and other resource based recreational uses in the Agricultural and Rural designations at sections 5.2 and 5.4 respectively.
2. Updates to section 5.2.3(1)(b) regarding surplus farm dwelling severances, in response to the request from Ontario Barn Preservation, as well as adding a new definition for decommissioned livestock facility.
3. Clarification to section 5.2.3(5) regarding severances in split land use designations.
4. Clarification related to on-farm diversified use policies and allowing for such uses on some smaller farms.
5. Updates to the Rural lot density policy to clarify how the policies are pro-rated up or down.
6. Clarification in section 5.6 to the County's Aggregate Resource Area policies.
7. Clarification of the County's bedrock and shale policies in section 5.6.6 to outline how a landowner would address these policies if they were looking at new non-farm lot development in these areas.

8. Clarification in section 7 on farm-sized lot creation in Core Areas.
9. Adding further criteria for parkland dedication.

Housekeeping Changes and Mapping Updates

A number of the policy and mapping changes in OPA 11 are a result of;

- a) staff having worked with Recolour Grey for a few years now and having determined which policies need some clarification,
- b) minor mapping errors or inconsistencies, and
- c) mapping which is the result of Provincial approvals or the surrender/approval of aggregate licenses.

Within item (a), these types of changes are quite common in an official plan. In creating a new official plan, staff and council do their best to provide clear interpretable policies. However, once the plan is approved and consultants, the public, and staff start working with the policies, there will inevitably be areas of confusion that require additional clarification. In most instances, these revised policies simply try to clarify the original intent of council and staff in drafting the policies. Updates to section 8.8 regarding the County's CP Rail Trail, which clarify trail crossings and development abutting the trail, are an example of this type of clarification. Another area of clarification was to rename some of the County's settlement areas to include the words 'settlement area' in the title, to avoid any confusion regarding the County's settlement area designations.

Within item (b), some tweaks were made to the mapping where aggregate or bedrock areas overlapped settlement and hazard lands. Further tweaks were made to recognize existing land uses, such as the Chapmans Distribution Building on Highway 10, or the former InterForest property on Grey Road 4. Other minor mapping changes included sections in the Inland Lakes and Shoreline designation, where a marina was missed, or a row of existing cottages was excluded.

Within item (c) the revised OPA 11 takes into account gravel pits that have now been rehabilitated and had their licenses surrendered or newly created pits which did not require a County Official Plan amendment. The revised mapping also includes the Minister's Zoning Order (MZO) lands which were approved in Dundalk. Approval of the MZO lands in the County Official Plan will enable staff to provide a recommendation on the adopted Township of Southgate Official Plan, which also includes the MZO lands.

County staff are satisfied that proposed Official Plan Amendment 11;

1. has regard for matters of Provincial interest under the *Planning Act*,
2. is consistent with the Provincial Policy Statement,
3. conforms to the Niagara Escarpment Plan, and
4. furthers the goals and objectives of the County Official Plan.

Legal and Legislated Requirements

County Official Plan Amendment was processed in accordance with the requirements of the *Planning Act*.

Financial and Resource Implications

There are no further financial or resource implications to be considered stemming from this report. Proposed OPA 11 was funded with existing funds in the 2021 and 2022 budgets. Should there be an appeal on OPA 11, additional staff time and financial resources from the legal reserve may be required.

Relevant Consultation

Internal: Economic Development, Transportation Services, Housing, Legal Services, CAO

External: The public, member municipalities within Grey, and required agencies and stakeholders under the *Planning Act*

Appendices and Attachments

[Draft Official Plan Amendment 11 Text – August 25, 2022](#)

[Draft Official Plan Amendment 11 Mapping – August 25, 2022](#)

[Proposed OPA 11 Changes with Rationale - July 4, 2022](#)

[Proposed OPA 11 Comment Summary and Response Document – July 4, 2022](#)

[Proposed OPA 11 Mapping - July 4, 2022](#)

[OPA 11 Public Meeting Minutes – February 3, 2022](#)

[PDR-CW-23-21 GMS-Housekeeping OPA 11 Staff Report](#)

[Addendum to PDR-CW-28-20 Update to the County's Growth Management Strategy](#)

[2021 Growth Management Strategy Memo](#)

[2021 Growth Management Strategy Slide Deck](#)

[Recolour Grey County Official Plan 2019](#)

Amendment No. 11
to the
County of Grey Official Plan
Growth Management and Housekeeping Amendment

Prepared by the
Grey County Planning and Development Department
2021 – 2022

Corporation of the County of Grey

By-Law 50__-22

A By-law to Adopt Amendment No. 11 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. 11 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 ___ day of _____, 2022.

WARDEN:

CLERK: Tara Warder

Certified that the above is a true copy of By-law 50__-22 as enacted and passed by the Council of the County of Grey on the ___ day of _____, 2022.

CLERK: Tara Warder

Amendment No. 11 to the County of Grey Official Plan

Index	Page
The Constitutional Statement	3
Part A – The Preamble	
Purpose	4
Location	4
Basis	4
Part B – The Amendment	
Introductory Statement	6
Details of the Amendment	6
Part C – The Appendices	
Appendix A Initial Report PDR-CW-23-21	
Appendix B Public Meeting Minutes – February 3, 2022	
Appendix C Addendum to Planning Report PDR-CW-23-21 and Committee of the Whole Resolution	

Amendment No. 11 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. 11 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.

DRAFT

Part A – The Preamble

Purpose

The purpose and effect of the official plan amendment # 11 is to implement the 2021 Growth Management Strategy (GMS) and extend the planning horizon of the County Official Plan to 25 years. In addition, the amendment will also fix some identified text and mapping errors, address recent changes to the *Planning Act* and Provincial Policy Statement, implement recent Ministers Zoning Orders, as well as adding some clarification to other policies.

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-23-21 (which can be found in Appendix A) was presented to the County Committee of Whole on November 12, 2021 which provided an overview of the proposed growth management and 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 February 3, 2022. Public and agency comments are detailed in the Addendum to Planning Report PDR-CW-23-21 was presented to Committee of the Whole on September 8, 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-23-21.

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-23-21 and the Addendum to PDR-CW-23-21) 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 A-1 – A-54 constitute Amendment No. 11 to the County of Grey Official Plan. Schedules A-1 – A-54 are attached as a separate document to By-law 51__-22

Details of the Amendment

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

Item Number	Section or Schedule #	Modification
1	Various sections throughout the Plan	Any references to a “20-year” planning horizon or growth supply are hereby deleted replaced with a “25-year” planning horizon.
2	Sections 2, 2.1 and Tables 1 – 4	<p>Sections 2 and 2.1 of the Plan, including Tables 1 – 4, are hereby deleted and replaced with the following:</p> <p>“2 MANAGING OUR GROWTH</p> <p>From 2016 to 2021, Grey <i>County</i> has grown more rapidly than in the previous five years. Population, housing, and employment growth have been increasing, and will continue to grow throughout the horizon of this plan to the year 2046. The growth which has been occurring in the <i>County</i> has been unevenly distributed among the nine local municipalities. The County will continue to monitor this growth with updates to the Growth Management Strategy and to this Plan, throughout the planning horizon.</p> <p>How and where we grow is an important consideration for this Plan. We heard different comments from the community about growth and <i>development</i>. Some residents are hoping to see more growth and change while other residents told us that they love the <i>County</i> the way it is and do not want to see change. Those hesitant to see change were primarily concerned about wanting protection of the natural areas and farmland in order to minimize urban sprawl. The majority of our growth is directed to our <i>settlement areas</i> where there are existing services and <i>infrastructure</i> (e.g. water and sewer services, schools, hospitals, <i>recreation</i> facilities, etc.) to support more growth. This Plan continues to plan for the majority of growth within our <i>settlement areas</i>. Growth can occur in our rural areas where it fits well with our natural, resource, and farming areas.</p> <p>The Provincial Policy Statement requires that the <i>County</i>, in consultation with local municipalities:</p> <ul style="list-style-type: none"> • Identify, coordinate and allocate population, housing and employment projections for local municipalities; • Identify areas where growth will be directed; • Identify targets for <i>intensification</i> and <i>redevelopment</i> within each local municipality including minimum targets that should be met before the expansion of <i>settlement area</i> boundaries can be considered; and • Identify and provide policy direction for the local municipalities on matters that cross municipal boundaries. <p>The Province request the <i>County</i> to identify targets for how much we should intensify and redevelop within the Settlement Area <i>Land use types</i>. The <i>County</i> will work with each local municipality to identify how and where this growth should occur. <i>Settlement Area Land use types</i> in this Plan identify the locations for growth and what needs to be considered before growth can happen in those areas. Municipal official plans and zoning by-laws will further map out the locations for and policies surrounding various types of growth including residential, employment, commercial, etc.</p> <p>The <i>County</i> retained consulting services to update the previous Growth Management Strategy. The most recent growth projections and allocations are identified in the Growth Projections section below. The Growth Management Strategy identified the growth projections for each local municipality which are identified in Tables 1 to 3 below. Growth projections</p>

can be amended over time, should the growth exceed or lag behind the projected totals. These growth projections are not hard limits on the future growth potential of the County, but changes to the projections will require future study and justification.

It is a principle of this Plan to promote healthy and diverse communities where residents can live, work, learn, invest and play. Every attempt should be made to make wise use of existing *infrastructure* (i.e. roads, water and sewer services) and to enhance that *infrastructure*. The amount, location, and timing of *development* in some cases will be limited by the availability of services to support that *development* as well as the policies of this Plan. The County will work with local municipalities to ensure that *infrastructure* is in place to support the future growth needs of the County. When assessing the location for future growth and/or settlement area expansions, the availability of *infrastructure* as well as any planned upgrades to *infrastructure* will be of primary importance.

2.1 Growth Projections

Population and employment projections for the planning period have been prepared for the *County*. These projections help us plan our communities by anticipating what services and *infrastructure* will be required to support this new growth. The projections also help us determine whether additional lands are required to be identified as a Settlement Area *Land use type* to accommodate the projected growth and what housing will be required to ensure people have a place to live. We look at how the *County* has grown over the past number of years to help us predict what growth might happen in the future. We also look at economic forecasts to predict how many jobs we will grow by (employment projections), whether people will leave or come to the *County* (migration patterns), as well as other factors that drive growth.

The County continues to grow and has seen an increased growth rate between the 2016 – 2021 census period. All nine member municipalities are growing, some more rapidly than others. The County will work with each municipality to ensure that this growth can be accommodated in a responsible fashion to meet the needs of each municipality. Coordination between the County and municipalities will be required where there are growth pressures near municipal boundaries.

Seasonal growth (cottages/second homes) is another important consideration for Grey *County*. There are parts of our *County* that have seen a large amount of seasonal/recreational growth in the past. Seasonal growth projections help determine future housing needs and the services that will be required to support this growth.

The following tables provide growth projections for population, households, and employment growth for up to the year 2046.

As outlined in the tables 1-3, we anticipate that there will be a total of 127,130 people by 2046, a total of 55,570 households, and total employment of 52,230 people in 2046. In comparison, as of 2021 we had a total of 103,320 people, 43,540 households, and 43,550 employment.

The allocations are further subdivided to establish targets for the amount of growth to be directed to *settlement areas* and for *intensification* in Section 3.4 of this Plan. The projections outlined in Tables 1, 2 and 3 do not address seasonal recreational *development*. Table 4 below provides what we anticipate for seasonal recreational units throughout the planning horizon.

Table 1: Permanent Population Growth Projections and Allocations to 2046

Year	2021	2026	2031	2036	2041	2046	Growth
Town of The Blue Mountains	9,550	10,960	12,310	13,620	14,900	16,300	6,750
Township of Chatsworth	7,240	7,430	7,580	7,730	7,880	7,980	740
Township of Georgian Bluffs	11,210	11,590	11,910	12,220	12,520	12,780	1,570

Municipality of Grey Highlands	10,590	10,910	11,180	11,450	11,700	11,920	1,330
Town of Hanover	8,450	9,180	9,870	10,540	11,190	11,870	3,420
Municipality of Meaford	11,800	12,200	12,540	12,880	13,190	13,480	1,680
Township of Southgate	8,610	9,500	10,330	11,140	11,930	12,780	4,170
Municipality of West Grey	13,360	13,780	14,140	14,490	14,830	15,110	1,750
City of Owen Sound	22,510	23,100	23,590	24,080	24,540	24,910	2,400
Grey County	103,320	108,650	113,450	118,150	122,680	127,130	23,810

Table 2: Household Growth Projections and Allocations to 2046

Year	2021	2026	2031	2036	2041	2046	Growth
Town of The Blue Mountains	4,440	5,230	5,980	6,650	7,250	7,990	3,590
Township of Chatsworth	2,770	2,860	2,930	2,990	3,050	3,070	300
Township of Georgian Bluffs	4,540	4,730	4,890	5,040	5,160	5,240	700
Municipality of Grey Highlands	4,190	4,360	4,500	4,630	4,750	4,810	620
Town of Hanover	3,650	4,060	4,420	4,740	5,030	5,350	1,700
Municipality of Meaford	5,150	5,440	5,680	5,910	6,110	6,270	1,120
Township of Southgate	3,280	3,750	4,180	4,570	4,920	5,320	2,040
Municipality of West Grey	5,410	5,640	5,830	6,020	6,160	6,250	840
City of Owen Sound	10,140	10,480	10,750	11,000	11,220	11,270	1,130
Grey County	43,530	46,550	49,160	51,550	53,650	55,570	12,040

Table 3: Employment Growth Projections and Allocations to 2046

Year	2021	2026	2031	2036	2041	2046	Growth
Town of The Blue Mountains	5,220	5,540	5,840	6,150	6,480	6,810	1,590
Township of Chatsworth	1,560	1,630	1,680	1,730	1,790	1,860	300
Township of Georgian Bluffs	3,570	3,720	3,870	4,010	4,170	4,310	740
Municipality of Grey Highlands	4,320	4,470	4,600	4,730	4,880	5,030	710
Town of Hanover	5,120	5,410	5,690	5,970	6,280	6,590	1,470
Municipality of Meaford	3,700	3,840	3,960	4,080	4,220	4,350	650
Township of Southgate	2,120	2,320	2,500	2,700	2,910	3,120	1,000
Municipality of West Grey	3,550	3,690	3,820	3,940	4,080	4,230	680
City of Owen Sound	14,390	14,740	15,030	15,280	15,610	15,930	1,540
Grey County	43,550	45,360	46,990	48,590	50,420	52,230	8,680

For the purposes of the analysis done as part of the Growth Management Strategy, employment data is sourced from Statistics Canada - Census information about Place of Work employment. 'Place of work' refers to where an individual has worked irrespective of place of residence. This includes jobs of those who worked at home, worked outside of Canada, had no fixed workplace address, or worked at a specific address or usual place of work. This is different from data sources relating to labour force, which refers to the number of residents that are willing and able to work regardless of whether or not they are employed or where they work. Differences between data sources on employment occur due to timing, coverage, and nature of data collection however the Census provides our most reliable source of data, collected at regular five-year intervals for all residents of Canada.

With any forecasts and allocations, it will be important to continue to monitor this over time and to analyze various data sources so that we develop a 'complete picture' of what is happening on the ground. Data sources could include building permit information, e-analyst, Four County Labour Market Planning Board, Municipal Property Assessment Corporation, etc. By continually monitoring various data sources, we will ensure that the policies in this Plan are responding to the needs of our communities and if not, consider amendments to this Plan. The *County* will work with local municipalities and other community partners to analyze the various data sources and look for new data sources and partnership opportunities to develop common forecasts and projections.

Table 4: Seasonal Recreational Unit Estimate by Municipality to 2046

Year	2021	2026	2031	2036	2041	2046
Town of The Blue Mountains	2,850	2,730	2,650	2,610	2,690	2,770
Township of Chatsworth	390	370	360	360	370	380

Township of Georgian Bluffs	720	690	670	660	680	700
Municipality of Grey Highlands	1,240	1,190	1,150	1,130	1,170	1,200
Town of Hanover	60	60	60	60	60	60
Municipality of Meaford	670	650	630	620	640	660
Township of Southgate	250	240	230	230	230	240
Municipality of West Grey	510	490	470	470	480	500
City of Owen Sound	420	400	390	380	390	400

On-going monitoring and updating of the County's growth projections is crucial to meeting municipal and County growth and infrastructure needs. Settlement Area *Land use types* identify the cities, towns and villages throughout the *County* where the majority of our growth is to be directed. Other Settlement Area *Land use types* include our recreational areas including areas around our ski hills as well as along our shorelines, and the Sunset Strip Settlement Area and the Industrial Business Park Settlement Area. Boundary adjustments to any *Settlement Area Land use types* (designated growth areas) or the conversion of *employment areas* can only be considered if a *comprehensive review* is completed. A *comprehensive review* looks at whether additional land and infrastructure is required to accommodate the projected growth. If additional land is required, it looks at all the lands surrounding the existing Settlement Area *Land use type* to determine the best location for future growth. There are a number of matters that need to be considered as part of a *comprehensive review* which are outlined under Section 3.4.2 of this Plan. It will be important to continue to monitor growth patterns and trends to make sure we have enough designated *land use types* and infrastructure available to accommodate any new growth.

It is the goal of this Plan to use the permanent population projections presented in Table 1 as a guide to the *County's* future growth and *development*. *County* growth projections should be updated from time to time, and settlement area *land use types* shall be expanded through a *comprehensive review* or an updated comprehensive review as outlined in Section 3.4.2 of this Plan.

Section 3 of the Plan clearly identifies the *County's* Settlement Area *Land use types* and provides a hierarchy of *settlement area types*. The Settlement Area *Land use types* applies to existing urban centres, towns, villages, and recreational areas. Settlement Area *Land use types* are divided into Primary and Secondary Settlement Area *Land use types* based on servicing capabilities, population, and function. These areas will be the focus of the permanent household and employment growth. Additional *Settlement Area Land use types* include Recreational Resort Settlement Area and Inland Lakes and Shoreline Settlement Area which may experience a larger percentage of seasonal residential and commercial growth, as well as the Sunset Strip Settlement Area and the Industrial Business Park Settlement Area which support commercial and employment growth."

3	Various sections throughout the Plan	All references to the terms "second units", "secondary suites", "accessory apartments", or "accessory units" are hereby deleted and replaced with the term "additional residential units".
4	3.4	Two new subsections are inserted at the end of section 3.4 as follows:

		<p>21) “New or expanded livestock operations shall generally not be permitted within <i>settlement areas</i>. Municipalities may establish official plan policies or pass by-laws for limited urban farming uses, such as backyard chickens or beehives. Municipalities may choose to recognize existing livestock operations within <i>settlement areas</i> and create policies that allow for on-going use and limited expansions.</p> <p>22) Where new residential <i>development</i> is occurring on larger landholdings, it must be demonstrated that short-term <i>development</i> projects do not unduly prejudice the efficient use of the lands for future <i>development</i> purposes. Lot creation occurring on larger landholdings may require the completion of concept plans to demonstrate the efficient development of the remainder of the lands.”</p>
5	3.5	<p>Section 3.5 is modified by inserting the following clauses after the first paragraph of this section:</p> <p>“Minimum residential <i>development</i> densities will be applied in Primary Settlement Areas to ensure the efficient use of land and <i>infrastructure</i> to meet County and Municipal growth needs. Increased residential density can provide numerous benefits including but not limited to;</p> <ul style="list-style-type: none"> • lowering impacts on air quality, while promoting efficient energy use, • supporting active transportation and transit supportive communities, • enabling and encouraging lifestyles that reduce greenhouse gas emissions, • providing a range of housing types including owned, rental, and accessible units, • preserving other lands for natural, farm, or resource use, and • providing infrastructure that is financially sustainable throughout its life-cycle, including replacement costs.”
6	3.5(5)	<p>Subsection 3.5(5) is hereby deleted and replaced with the following:</p> <p>5) “Within Primary Settlement Areas a minimum residential <i>development</i> density of 25 units per <i>net hectare</i> will be achieved for new residential <i>development</i>. In calculating the minimum residential <i>development</i> densities, the possibility for future additional residential units shall not be included in the density calculation. The <i>County</i> 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 to develop similar municipal guidelines that achieve the same objective;</p> <p>a. Notwithstanding subsection (5) above, where a municipality has adopted detailed municipal official plan policies and land use designations, municipalities may consider densities less than 25 units per <i>net hectare</i> for Primary <i>Settlement Areas</i> in low-density residential areas, provided other medium or high-density areas provide for densities that exceed the above minimum densities. Municipalities shall achieve overall minimum residential densities for new development of 25 units per <i>net hectare</i> in Primary <i>Settlement Areas</i>.</p> <p>b. In the absence of detailed municipal official plan policies and land use designations, the County shall not consider new residential <i>development</i>, redevelopment, or infill <i>development</i>, by way of plan of subdivision, plan of condominium, or multiple consent applications that do not meet the above-noted minimum residential <i>development</i> densities, unless two of the three following criteria can be met;</p> <p>i. The <i>development</i> includes a range of residential unit types including single-detached, semi-detached, townhouses and/or rental apartments,</p> <p>ii. Demonstration that it not feasible to meet the minimum lot density based on natural features, existing abnormal lot configuration (e.g. limited road frontage), or lack of suitable infrastructure, or</p> <p>iii. Demonstration that the infrastructure is financially sustainable throughout its life-cycle, including replacement costs. This demonstration should include an analysis of the current costs of the infrastructure, as well as projected maintenance and replacement costs, versus the tax dollars the <i>development</i> will generate. Coordination with municipal or county asset management plans is recommended here.”</p>
7	3.5.1(3)	<p>Subsection 3.5.1(3) is hereby deleted and replaced with the following:</p> <p>3) “Lands identified as Future Secondary Plan Area on Schedule A – Map 3 and Secondary Schedule Map 3j and described as;</p> <ul style="list-style-type: none"> • Part Lots 1 – 10, Concession 3 North of the Durham Road (NDR), Geographic Township of Bentinck, Municipality of West Grey, • Part Lots 8 – 15, Concession 1 South of the Durham Road (SDR), Geographic Township of Bentinck, Municipality of West Grey and • Part Lots 9 – 14, Concession 2 SDR, Geographic Township of Bentinck, Municipality of West Grey,

		<p>shall be utilized primarily for uses existing as of June 6, 2019. Limited infilling between existing uses on the existing lots may be permitted where the infill <i>development</i> would not contribute to future municipal servicing problems or would not prejudice future <i>development</i>.</p> <p>A Secondary Plan entitled “Hanover / West Grey Secondary Plan” exists on the <i>adjacent lands</i> described as Part Lots 8 - 11, Concession 1 SDR, Geographic Township of Bentinck, Municipality of West Grey, as shown on Schedule A – Map 3, Secondary Schedule Map 3j, Secondary Schedule Map 3k. The policies for this Secondary Plan are found in section 11 of the Official Plan.</p> <p>An expansion of this existing Secondary Plan onto lands identified as Future Secondary Plan Area shall only be permitted where it has been demonstrated that:</p> <ul style="list-style-type: none"> a) The lands designated for new <i>development</i>, by <i>land use type</i>, shall not exceed the growth requirements of the Town of Hanover including the existing “Hanover / West Grey Secondary Plan” area for a 25 year planning horizon; b) A phasing plan has been established for new <i>development</i>, including future road and <i>infrastructure</i>; c) The subject lands can be serviced by municipal water and municipal sewer services within the planning horizon; d) The subject land uses cannot first be accommodated within the Town of Hanover or the Hanover / West Grey Secondary Plan through redevelopment or <i>intensification</i> of their existing land supply; e) Impacts on agricultural operations adjacent or close to the Future Secondary Plan Area are mitigated to the extent possible, consistent with the Provincial Policy Statement; f) Impacts on the Natural Environment are minimized, consistent with the Provincial Policy Statement. <p>In determining the amount of land to be designated for future <i>development</i> and included within the secondary plan expansion area, the supply and growth in the Town of Hanover shall be assessed. An update to the <i>comprehensive review</i> conducted for the existing Hanover / West Grey Secondary Plan, or a new <i>comprehensive review</i>, shall be required prior to the expansion of the existing secondary plan area.</p> <p>Notwithstanding the above, lands which are outside of the Primary Settlement Area, Hanover / West Grey Secondary Plan area or the Future Secondary Plan Area may be considered for growth, provided a <i>comprehensive review</i> has been completed and that the above-noted criteria have been met through the secondary plan process. With respect to the Future Secondary Plan Area shown on Secondary Schedule 3j, the underlying <i>land use type</i> applies, until the Plan is amended to take the lands out of the Future Secondary Plan Area.”</p>
8	4.1	In the first paragraph of section 4.1 the reference to “10” years is hereby deleted and replaced with “15” years.
9	Various sections throughout the Plan	All references to “bonus zoning” or “bonusing” or “Section 37 agreements” throughout the Plan are hereby deleted. In instances such as 4.2(c) the entire subsection (c) is deleted and remaining subsections are re-lettered accordingly.
10	4.2.4	<p>Section 4.2.4 is hereby deleted and replaced with the following:</p> <p>“Tiny Homes</p> <p>Populations are seeking alternative housing styles that can accommodate smaller family sizes, minimalist lifestyles, affordability pressures, and those looking to downsize. Tiny homes are recognized in certain parts of North America as filling a need in the current housing market. The County is generally supportive of Tiny Homes as an opportunity to contribute to affordable home ownership and increase rental opportunities where there are appropriate lands and servicing available.</p> <p>For the purposes of this Plan, a <i>Tiny Home</i> is defined as a small, private and self-contained unit with living and dining areas; kitchen and bathroom facilities, a sleeping area, and is intended for year-round use. They are generally between 17.5 m² and 37m² in total floor area. Tiny Homes should meet all requirements of the Ontario Building Code (OBC), unless other certification standards are defined within local Municipal Zoning By-Laws.</p>

		<p>Within defined settlement areas, the County encourages Tiny Homes to be considered <i>additional residential units</i>, whereby they should be permanent, built structures, connected to available municipal servicing where available. Outside of settlement areas, tiny homes could be used as permanent <i>additional residential units</i> or as temporary <i>garden suites</i>, per the policies of Section 4.2.6. In the case of tiny homes as <i>garden suites</i>, the County recognizes that these units can create more accessible opportunities for home ownership, whereby a tiny house owner may own the unit and enter into a private land-lease agreement with a property owner.</p> <p>In keeping with Official Plan goals and opportunities of developing complete communities in Section 1.4.1, and <i>complete streets</i> in Section 8.2, minimum lot and unit size standards should be updated within zoning by-laws to allow for more compact <i>development</i>. This will facilitate cohesive community design, where people’s needs are easily accessible and convenient. Complete compact communities are aligned with the County’s greenhouse gas reduction goals. <i>County</i> planning staff recognize the planning context varies within each municipality, and certain zones within a municipal zoning by-law, and certain neighborhoods may not be suitable for the above noted recommendation.”</p>
11	4.2.5	<p>Section 4.2.5 is hereby deleted and replaced with the following:</p> <p>“Additional Residential Units</p> <p><i>Additional Residential Units (ARUs)</i> are also known as basement apartments, and accessory apartments. They are structurally permanent self-contained residential units with private kitchen, bathroom, and sleeping facilities within a main residence or structures additional to a <i>dwelling</i> (e.g., above garages).</p> <p><i>Additional residential units</i> increase the supply and range of affordable rental accommodation while offering homeowners additional income. Further they provide alternative housing options for the elderly, young adults, and populations looking for smaller living quarters; increase the efficiency of the rental housing stock and offer more affordable housing options. Gentle densification as achieved by ARUs also supports reduced GHG emissions per capita from the existing housing stock. To encourage the long-term use of ARU’s for affordable housing, the County supports municipalities to develop short-term accommodation by-laws to regulate or limit the use of ARU’s as short-term accommodation, to facilitate the correct balance with long-term rental options that meet local housing needs.</p> <p>The <i>Planning Act</i> requires that official plans permit <i>additional residential units</i> by authorizing:</p> <ul style="list-style-type: none"> • the use of two residential units in a detached house, semi-detached house or rowhouse; and • The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. <p>Variations of the above noted policies may be considered by the County, provided the total <i>additional residential units</i> does not exceed two per property or unless otherwise stated throughout this Plan (i.e. two ARU’s may be permitted in a detached house, semi-detached house or rowhouse or two ARU’s may be permitted in a structure ancillary to a detached house, semi-detached house, or rowhouse).</p> <p>Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units. Municipalities may choose to establish zoning provisions that further limit the creation of ARUs on private or seasonally maintained public roads.</p> <p>The <i>County</i> is generally permissive of <i>additional residential units</i> provided <i>development</i> meets zoning provisions outlined by the local municipalities. In <i>settlement areas</i> or the <i>countryside</i> without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit. In the <i>countryside</i> <i>additional residential units</i> shall be within the farm cluster. An ARU established on Agricultural designated lands shall not be severed through a surplus farmhouse severance application.</p>

		<p><i>Additional residential units</i> shall not be permitted in the Hazard Lands <i>land use type</i>, and may be allowed in the flood fringe overlay subject to <i>conservation authority</i> review. Up to one <i>additional residential unit</i> shall be permitted on lands designated Inland Lakes & Shoreline.</p> <p>If a temporary by-law is in place for an approved <i>Garden Suite</i>, only one <i>additional residential unit</i> would be permitted on a property until such time that the <i>garden suite</i> is converted to a permanent dwelling, or the temporary use by-law expires or is annulled.</p> <p>Nothing in this section shall be interpreted to prevent the conversion of residential dwellings in <i>settlement areas</i> to rental units that exceed the ARU provisions of this Plan, provided local official plan and zoning by-law policies can be met.”</p>
12	4.2.6	<p>The final paragraph of section 4.2.6 is hereby deleted and replaced with the following:</p> <p>“<i>Garden Suites</i> shall not be permitted in the Hazard Lands <i>land use type</i>, and may be allowed in the flood fringe overlay subject to <i>conservation authority</i> review.</p> <p>If a property already contains two <i>additional residential units</i> (or one, in the case of lands designated Inland Lakes & Shoreline) on fully private services, then a <i>garden suite</i> would not be permitted.”</p> <p>And the following paragraph is added to the end of section 4.2.6:</p> <p>“The County supports deferring to the Ontario Building Code for gross-floor area requirements for <i>garden suites</i> within local zoning by-laws, to improve opportunities for affordable housing creation. Garden suites should meet all criteria within the Ontario Building Code, as well as local zoning by-laws.”</p>
13	4.4	<p>Section 4.4 is hereby modified by inserting the following clause at the end of the second paragraph:</p> <p>“The below graph is subject to change without amendment to this plan.”</p>
14	5.2.1(6) and 5.2.1(7)	<p>Subsections (6) and (7) are hereby deleted and replaced with the following:</p> <p>6) “<i>Additional residential units</i> are permitted in the main house and in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within hazard lands. <i>Additional residential units</i> and <i>garden suites</i> are required to be in the farm cluster.</p> <p>7) At no point shall the total number of permanent residential units on a farm property exceed three; however housing for temporary farm labour shall not be considered within this unit total. Severances will not be permitted to sever a secondary <i>dwelling</i>, or <i>additional residential unit</i> from a farm property. <i>Surplus farmhouse</i> severances will still be considered where two houses are the result of farm consolidation. Farm consolidation is the acquisition of additional farm parcels to be operated as one farm operation. All severances are required to meet section 5.2.3 of this Plan.”</p>
15	Table 7	<p>Column 3 of Table 7, under the heading of On-farm diversified Use is hereby modified by inserting a new bullet with the following phrase after the term “wine tasting)”</p> <ul style="list-style-type: none"> • “a <i>campground</i> shall not be recognized as an on-farm diversified use”
16	5.2.2(5) and 5.2.2(6)	<p>The current County Official Plan inadvertently has two subsection (5)’s. The second subsection (5) and subsection (6) are hereby deleted and replaced by a new subsection (6) as follows:</p> <p>6) “Development shall not conflict with Section 5.6 – <i>Aggregate Resource Area</i> and <i>Mineral Resource Extraction land use types</i>.”</p>
17	5.2.2(14)	<p>Section 5.2.2(14) is hereby deleted and replaced by the following:</p> <p>“New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-</p>

		<p>line with the level and type of traffic being generated by the uses. Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per section 8.3 of this Plan. Servicing or Noise Studies may also be required for new or expanded on-farm diversified or agricultural-related uses. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8. 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 10 hectares in size in the Rural land use type.</p> <p>Notwithstanding the above, <i>home rural occupations</i> may be permitted in the <i>Rural land use type</i> on lots less than 10 hectares in size, which exceed the size limitations in Table 8, only where permitted in municipal zoning by-laws, or where adequate justification has been provided in support of a zoning amendment.”</p>
18	5.2.2(15)	<p>Subsection (15) is hereby modified by adding the following clause after the first sentence of this section:</p> <p>“In order to promote the reuse of existing buildings, or structures, when calculating the maximum permitted size for an <i>on-farm diversified use</i>, existing buildings or structures being used as part of the <i>on-farm diversified use</i> shall be discounted by a 50% factor (i.e. a 200m² existing building being reused as an <i>on-farm diversified use</i> shall only count as 100m² towards the maximum total size for buildings).”</p>
19	5.2.2(20)	<p>Subsection (20) is hereby deleted and replaced by the following:</p> <p>“As farming practices evolve, there may be built heritage structures (i.e. barns or <i>dwellings</i>) that could disappear as a result of no longer being required for agricultural purposes. The County recognizes the potential cultural heritage and rural aesthetic value of historic farm buildings and encourages adaptive reuse of vacant or under-utilized structures for residential, <i>agricultural-related uses</i>, or <i>on-farm diversified uses</i>. Appropriate standards addressing variation in the size due to the architecture of such structures may be implemented through site-specific zoning provisions. Where appropriate, the County would encourage Municipalities to consider taking inventory of historic farm structures and to develop formal Heritage Designation policies for unique farm buildings to facilitate long-term preservation. <i>Building Code</i> requirements shall be met for the re-use of the existing structure for new purposes.”</p>
20	5.2.3(1)(b)(2)	<p>Subsection (2) is hereby deleted and replaced by the following:</p> <p>2) “The lot proposed for the <i>surplus farmhouse</i> (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the <i>surplus farmhouse</i> to the farming operation, accessory buildings (including any unused <i>livestock facility</i>, if this does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.”</p> <p>Section 5.2.3(1)(b) is hereby further modified by adding new subsections (7), (8), and (9) as follows:</p> <p>7) “If an existing <i>livestock facility</i> is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a <i>decommissioned livestock facility</i>.</p> <p>8) If a <i>livestock barn</i> is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a <i>decommissioned livestock barn</i>.</p> <p>9) “Policies 5.6.2(8) and 5.6.6(2) shall not constrain a <i>surplus farmhouse</i> severance. Non-farm size lot creation (i.e., the <i>surplus farmhouse</i> and accessory buildings if applicable) may be considered under this policy section where an <i>Aggregate Resource Area</i>, <i>Bedrock Resource Area</i> and/or <i>Shale Resource Area</i> has been identified.”</p>
21	5.2.3(5)	<p>Subsection (5) is hereby deleted and replaced by the following:</p> <p>5) “Where a <i>non-farm sized</i> consent is being proposed to create a new lot on a split <i>land use type</i> property (e.g. a split <i>Agricultural</i> and <i>Rural land use type</i>), the consent may only be supported if;</p> <p>a) The entirety of the <i>Agricultural land use type</i> lands remain intact;</p> <p>b) All other options for consent have been deemed unviable (i.e. the more restrictive consent policies shall be initially considered and assessed), and</p> <p>c) The lands outside of the <i>Agricultural land use type</i> meet the policies and criteria for a severance in the other <i>land use type</i>. In the <i>Rural land use type</i>, the lot would need to meet the Rural lot density and frontage provisions. In the <i>Special Agricultural land use type</i>, the lot would need to meet the <i>Special Agricultural</i> minimum farm lot size. Lands within the <i>Niagara Escarpment Plan Area</i> need to comply with the Niagara Escarpment Plan. In the event of a conflict between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Escarpment Plan will prevail.</p> <p>For the purposes of this policy, determining the percentage Agricultural versus the percentage Rural, <i>Hazard Lands and Wetlands land use types</i> shall not be counted in the split <i>land use type</i> calculation. Hazard Lands and Wetlands policies of this Plan still apply to such severances.</p>

		<p>For farm sized lot creation, where one lot is being severed to create a farm parcel of generally 40 hectares in size, provided both the severed and retained lots are 40 hectares in size and are both intended to be used for <i>agricultural uses</i>, then farm-sized lot creation can occur where the <i>Agricultural land use type</i> is being divided between the severed and retained lots. Where both the severed and retained lots are 40 hectares in size and are both intended to be used for <i>agricultural uses</i>, the <i>Rural</i> lot density shall not limit such split <i>land use type</i> lot creation.</p> <p>Consents shall not be in conflict with Sections 5.2.2, 8, or 9 of this Plan.”</p>
22	5.4.2(8) and 5.4.2(9)	<p>Section 5.4.2 is hereby modified by adding a new subsection (8) as follows. The remaining subsections are renumbered accordingly.</p> <p>8) “<i>Campgrounds</i> shall only be considered under the rural land use type as per policy 5.4.2(9).”</p> <p>Section 5.4.2 is hereby further modified by deleting the existing subsections (8) and (9) and replacing them with the following:</p> <p>9) “Innovative forms of Rural <i>development</i> including, residential farm cooperatives, <i>agri-miniums</i>, <i>resource based recreational uses</i>, <i>recreation</i> or tourist-based rural clusters (e.g. cottages, <i>campgrounds</i>, or a similar form of <i>development</i> under common ownership) on large lots, which meet the <i>Ontario Building Code</i> and servicing requirements, may be considered for approval, subject to the following criteria:</p> <ul style="list-style-type: none"> a) A minimum of 60% of the original land holding will remain available for the active primary agricultural or recreational use; b) Encroachment of actively farmed agricultural lands shall be limited; c) Maintains the agricultural/rural character of the area. The character of <i>development</i> must be low density and <i>compatible</i> with the surrounding land uses; d) The <i>development</i> will comply with the Provincial <i>MDS formulae</i>; e) Ensuring surrounding agricultural operations can pursue their agricultural practices without impairment or inconvenience. Consideration should also be given to any potential development constraints (setback requirements) affecting future agricultural use on adjacent lands. This can be determined through the application of the Provincial <i>MDS formulae</i> (i.e., as per implementation guideline #6, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted). The inverse shall be considered, such that should the proposed Type B land use be developed, review shall be completed identifying lands on adjacent properties that may be limited for a future livestock facility or anaerobic digester. When situating the new use, it would be encouraged to identify a location that would have limited future impact to the surrounding agricultural land. f) Technical studies are likely to be required for these application types to ensure limited impact. Some of the key areas of concern that will need to be addressed include (but not limited to), planning justification report, noise assessment, visual impact assessment (i.e. how is the rural landscape aesthetic being maintained and/or how is the historic character being supported), traffic impact study, functional servicing report, MDS calculation, and/or an environmental impact study. Depending on the nature of development, comments may be required from the local health unit. Further details of what typically entails a complete application can be found under section 9.17 of this Plan; g) For recreation-based developments, is viewed as <i>compatible recreation</i>, meaning the use(s) will not negatively impact the natural features or function of the <i>Core Areas</i> or <i>Linkages</i> and other identified natural heritage features as per Section 7; h) That a zoning by-law amendment be approved by the local municipality; i) Public road access and internal private roads, provide suitable access for users and emergency services, j) All <i>Building Code</i> requirements can be met, and k) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations. <ul style="list-style-type: none"> i) Where viable, integrating <i>low-impact development</i> techniques for the land use planning, urban design, and engineering approaches to manage stormwater, through site arrangement and design, green <i>infrastructure</i>, and on-site natural features; ii) Efforts should be made to limit large-scale servicing demands for these development types, through considering the application of off-grid, low-impact, non-polluting energy sources (e.g. rainwater harvesting, compost toilets, passive heating and cooling systems, solar, etc.).

		<p>l) Other considerations for recreation or tourist-based cluster development types include:</p> <ul style="list-style-type: none"> i) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities; ii) A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the <i>development</i>; and iii) When practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the <i>County</i>; iv) A built environment that provides meaningful visual and physical access to nature throughout the site; and, v) Onsite public educational/interpretive information about the location's unique natural resource."
23	5.4.3(1)	<p>Subsection (1) is hereby modified by adding a new fourth sentence in the first paragraph as follows:</p> <p>"In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down e.g. an original township lot size of 50 hectares would be pro-rated down to 40 hectares; however an original township lot of 58 hectares would be pro-rated up to 60 hectares."</p> <p>Subsection 1 is hereby further modified by adding the following onto the last sentence after the words "conservation organization":</p> <p>" , or where a lot is being created for <i>public service facilities or infrastructure</i>"</p>
24	5.6.2(7)	<p>Subjection (7) is hereby deleted and replaced by the following:</p> <p>7) "In <i>Aggregate Resource Areas</i> shown on Schedule B, new <i>non-agricultural uses</i> may be considered on existing lots of record, where they are a permitted use in the Agricultural, Special Agricultural, or Rural land use types. Where such <i>non-agricultural uses</i> are not permitted by those land use types, and an official plan amendment is required, new <i>non-agricultural uses</i> may only be permitted if:</p> <ul style="list-style-type: none"> a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-agricultural development; or b) The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and c) Issues of public health, public safety, and environmental impact are addressed. <p>Notwithstanding the foregoing, a proposed land use that conforms with the Official Plan and Zoning By-law, but requires Site Plan approval pursuant to Section 41 of the Planning Act, shall not be required to address the above criteria."</p>
25	5.6.2(11)	<p>Subsection (11) is hereby modified by adding a new second bullet as follows, while the existing second bullet would then become the third bullet:</p> <ul style="list-style-type: none"> • "Demonstrate that the outcomes of the lot addition will not unduly impact future resource extraction, both from an availability of land and potential land use conflict perspective, and" <p>Subsection (11) is hereby further modified by adding the following clause at the end of this subsection.</p> <p>"Lot additions for the purposes of consolidating resource lands may also be permitted, provided a new non-farm sized lot is not created."</p>
26	5.6.6(2) and 5.6.6(3)	<p>Subsection 5.6.6(2) is hereby deleted and replaced with the following:</p> <p>2) "The <i>Province</i> has provided mapping for Bedrock and Shale Resource Areas, within 8 metres of the surface, which have been mapped on Appendix E. This mapping is shown for two purposes;</p> <ul style="list-style-type: none"> a. To identify where these resources exist, and where resource use or extraction could reasonably be predicted in the future, and b. To guide strategic land use decisions where future <i>development</i> may pose land use incompatibilities with these resources. <p>Within Bedrock and Shale Resource Areas shown on Appendix E and on <i>adjacent lands</i>, new non-agricultural uses that require an official plan amendment on existing lots of record, or new non-farm sized lot creation, which would significantly prevent or hinder new extraction operations may only be permitted if:</p> <ul style="list-style-type: none"> i. the resource use would not be feasible for extraction as per current industry standards (i.e., resources with greater than 8 m of overburden); ii. or the proposed land use or <i>development</i> serves a greater long-term public interest; iii. and issues of public health, public safety and environmental impact are addressed."

		<p>Section 5.6.6 is hereby further modified by adding a new subsection (3) as follows. The renumbering subsections are renumbered accordingly.</p> <p>1) “Minor lot additions to existing lots may be permitted in Bedrock and Shale Resource Areas, if the following criteria can be met:</p> <ul style="list-style-type: none"> • Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.); • Demonstrate that the outcomes of the lot addition will not unduly impact future resource extraction, both from an availability of land and potential land use conflict perspective, • Demonstrate the need for the lot addition, • Demonstrate that the policies of section 5 of this Plan are addressed, and • To explain the hardship imposed by not permitting the severance. <p>All reasonable efforts shall be made to minimize any impacts on the Bedrock and Shale Resource Areas through any lot additions.</p> <p>Lot additions for the purposes of consolidating resource lands may be permitted, provided a new non-farm sized lot is not created.</p> <p>Lot adjustments in the <i>Agricultural land use type</i> and <i>Special Agricultural land use type</i> may only be permitted for <i>legal or technical reasons.</i>”</p>
27	7.1(8)	<p>Subsection (8) is modified by inserting the following sentence after the third sentence of this subsection:</p> <p>“Farm sized lot creation may be considered in <i>Core Areas</i> or <i>Linkages.</i>”</p>
28	7.12(5)	<p>Subsection (5) is modified by adding the following sentence at the end of this subsection:</p> <p>“Municipalities are encouraged to define further parameters for new parkland including locational attributes, minimum road frontage, accessibility, etc.”</p>
29	7.13	<p>Section 7.13 is hereby deleted and replaced with the following:</p> <p>“Climate change is considered by many to be the world’s biggest challenge in the coming century. Grey <i>County’s</i> weather is already changing and will continue to change. We can expect that there will be more frequent snow squalls, more extreme rain and flooding events, and warmer summer temperatures. We must take action to adapt to and mitigate the effects of a changing climate. This will include making greater efforts to protect and to enhance the resiliency of our natural, built, and social environments while also implementing actions that will reduce our collective greenhouse gas emissions both community-wide and corporately. This Plan has been written with this objective in mind.</p> <p>The <i>County</i> of Grey has adopted a Climate Change Action Plan that will coordinate the <i>County’s</i> efforts to embrace and facilitate resilient, sustainable <i>development</i> to mitigate the effects of climate change within our communities. Through the Climate Change Action Plan, the County aim to be net-zero for corporate greenhouse gas emissions by 2045 and net-zero for community emissions by 2050.</p> <p>The <i>County</i> can become more resilient to climate change. Our efforts to adapt can also help Grey <i>County</i> remain affordable and economically competitive. The emerging green economy will provide significant opportunities for creative solutions, innovation, and job growth.</p> <p>The following are principles and policies to assist with mitigating and adapting to the impacts of climate change:</p> <ul style="list-style-type: none"> • Parks and open spaces provide opportunities to increase tree canopy and woodland cover across the <i>County</i>. • The proper construction, maintenance, and upgrading of <i>infrastructure</i> reflective of our changing climate and future climate projections is essential in maintaining its capacity to function currently and in the future.

		<ul style="list-style-type: none"> • Monitoring the impacts of climate change on our systems, for example the <i>natural heritage system</i>, will allow us to adjust management activities, to best maintain their integrity and resiliency. • Under climate change, the risks associated with natural hazards are changing and this should be considered as we plan for the future. • Ensure the protection of waterways and shorelines including lakes, rivers, and streams, and to reduce the impact of flooding on local infrastructure. • Preserving and expanding Grey County's natural areas to create healthy, vibrant, sustainable communities to live, work and play. • <i>Transition Grey County's transportation sector to low-carbon vehicles and increase participation in active transportation modes and transit throughout Grey County, reduce emissions, increase air quality, and encourage healthy lifestyles while increasing connectivity and mobility amongst rural and urban spaces across the County.</i> • Continue to promote compact, mixed-use development and integrate smart growth principles into land use planning processes to allow for more efficient use of existing and planned infrastructure • Encourage reduction of building demolition waste through the adaptive reuse of older and existing building stock. • Prioritize energy conservation by building cleaner more efficient buildings, retrofitting existing structures, creating indoor spaces that are more comfortable for residents while ensuring policies are equitable and reduce energy poverty across our communities. • Developing a 'climate lens' whereby all County policy decisions are assessed in terms of the potential risks and opportunities from a climate change perspective. • Promote retrofits for energy efficiency in built heritage structures while maintaining their cultural integrity. • Developing a green building standard for all new buildings in partnership with local municipalities. • Promoting electric vehicle adoption and ensuring that the infrastructure is available to support electric vehicles by having charging stations at strategic locations as well as encouraging new buildings to include EV charging hook-ups. • Collaborating with local municipalities to support waste diversion, establishing innovative ways to create a circular economy in Grey, and work together with the community to sustainably manage our waste well into the future. • Collaborating with agricultural organizations and the agricultural community to prioritize the needs of farmers and provide support by developing resources and tools, leveraging funding for on-site projects and new technologies as well as recognizing the importance of a vibrant, sustainable and health farming community to Grey now and into the future. • Promoting renewable energy in the County that is owned and operated locally and supports the energy independence of residents and businesses.”
30	8.2(j)	<p>Subsection (j) is hereby modified by adding the following clause at the end of this subsection:</p> <p>“This policy shall not be interpreted to limit intensification on increased density; however, where the above standards for multiple accesses cannot be met, it shall be demonstrated that suitable and safe access can be provided to the satisfaction of the road authorities and emergency services.”</p>
31	8.8	<p>Section 8.8 is hereby deleted and replaced by the following:</p> <p>“Rail Corridors</p> <p>The Provincial Policy Statement says rail facilities should be protected from new <i>development</i> by ensuring new <i>development</i> is designed, buffered, and/or separated from each other. Although Grey <i>County</i> no longer has rail, we still have a number of former rail corridors that are primarily being used for trails. The following policies will protect these former rail corridors for trail use and for future rail use in the event rail returns to the area:</p> <ol style="list-style-type: none"> 1) The <i>County</i> CP Rail Trail corridor is identified as a unique and irreplaceable public asset. The <i>County</i> CP Rail Trail should be preserved for existing and future transportation uses, including the potential re-introduction of rail service to the <i>County</i>. Should rail not return, the <i>County</i> will continue to maintain and improve the <i>County</i> CP Rail Trail as a key trail connection within the overall <i>complete transportation system</i> as well as a key connection within the overall Province-wide cycling network. Other rail trail corridors throughout the <i>County</i> should be managed similarly. 2) The <i>County</i> will maintain ownership of the rail corridor right-of-way and will generally not permit any new crossings or encroachments, on the rail right-of way for the private benefit of one or two properties that may compromise the multi-use recreational trail or the return of the property to a rail use, should such an opportunity arise (e.g., water pipeline, gas pipeline, hydro, telecommunications, residential laneway, or other). Utilizing the CP Rail Trail corridor will be considered for extension of broader public based services such as water and sewer services as well as the extension of <i>utilities</i> (e.g., broadband/fibre). <p>Efforts by the <i>County</i> shall be encouraged to regularize and document existing encumbrances along the rail trail corridor right-of-way.</p>

		<p>Where a new crossing or encroachment is being proposed and/or requested, the following order of priority shall be implemented when determining the feasibility and approval of said request:</p> <ul style="list-style-type: none"> • Investigate alternate locations for access (utility and/or laneway) that avoid crossing over or under the rail trail corridor; • Laneway access for agricultural uses only (i.e., for agricultural trucks and equipment) (this does not include <i>agricultural-related</i> and <i>on-farm diversified uses</i>) • Where parcels of land are bisected by the rail trail and under the same ownership, development on the parcel with frontage along an open and maintained roadway shall be given first consideration; only in the event the lands with frontage along an open and maintained roadway are too small to support development, or there are alternative development constraints (i.e., hazard lands, wetlands, etc.), will consideration be given to the parcel of land requiring access from the rail trail; • In the event a parcel of land is landlocked with the only means of access via the rail trail, County staff will consider access needs; <p>Should a crossing or encroachment along the rail trail corridor right-of-way be proposed, the following shall be ensured:</p> <ul style="list-style-type: none"> • The registered property owner must meet all of the requirements of the local municipality, the County, and any other agency having jurisdiction; • A survey, plan preparation and registration of the easement. The developer would be responsible for costs of any necessary applications (i.e., consent for easement), survey, and legal costs of all parties (private and County) to formalize easement registrations. Further details regarding technical and financial requirements will be assessed on a case-by-case basis; • The use of the stated access across the rail trail shall only be for the use stated on the formal easement (i.e., utilities, residential crossing, etc.); • Vegetation along the right-of-way must not be cut or trimmed without written permission of the County; <p>Additional processes and agreements may be required as determined by the County. To minimize issues related to the proposed function and use of the trail, alternate access points other than the rail trail should be prioritized and considered where available.</p> <p>3) New <i>developments</i> proposed adjacent to the <i>County</i> CP Rail Trail corridor will need to be designed to integrate with the CP Rail Trail by establishing connections to the Trail. To mitigate against the potential compatibility of <i>development</i> adjacent to the rail corridor based on current motorized trail users (e.g., snowmobiles and ATV's), new <i>development</i> 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 <i>County</i>.</p> <p>4) The <i>County</i> encourages the conversion of abandoned railway corridors for trails and cycling routes. The <i>County</i> also encourages that these abandoned railway corridors remain under public ownership.</p> <p>5) The <i>development</i> of public trails on abandoned rail corridors is appropriate in certain communities and where the trail can provide a link between communities. This will be explored further with local municipalities as part of the future Recreational Trails Master Plan and the future Trails and Cycling Plan.</p> <p>6) Where land development may affect drainage being diverted toward the rail trail, the County may require alterations to such drainage proposals or construction of such drainage works as may be necessary to safeguard the interests of the CP Rail Trail.”</p>
32	8.10.1(3)	<p>Subsection (3) is hereby deleted and replaced by the following:</p> <p>1) “<i>Abandoned landfill sites</i> have been classified into three categories based on the Historic Landfill Site Review completed by Azimuth Environmental Consulting dated March 2015. The categories and policies associated with the <i>abandoned landfill sites</i> are as follows:</p> <p>a) D-4 Recommended to Clear Site – for these sites, any proposed <i>development</i> or <i>site alteration</i> within 500 metres of these <i>abandoned landfill sites</i> will require the completion of a <i>D-4 study</i> in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-4 Guidelines or its successor document. The <i>D-4 study</i> or its successor document will need to identify that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any <i>development</i> approval being granted. Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan prevail.</p> <p>b) Previously Evaluated Sites – these <i>abandoned landfill sites</i> have had a previous <i>D-4 study</i> completed. These existing D-4 Studies will be utilized to assess the potential impacts to a proposed <i>development</i>. In most cases, the <i>D-4 study</i> has identified a reduced area around the site that requires further study if <i>development</i> is proposed within the identified area. A further <i>D-4 study</i> or its successor document may be required to assess the potential impacts of the <i>abandoned landfill site</i> to the proposed <i>development</i>.</p> <p>c) Previously Identified Site – these <i>abandoned landfill sites</i> have either been determined to have no risk, were proven to not exist, or there was a lack of information to locate a site. Although the locations of these sites are still shown on Appendix A, no further study is required for <i>development</i> proposed either within or adjacent to these locations.”</p>
33	9.11(3)(c)	A new subsection (3)(c) is hereby added as follows and the remaining subsections are re-lettered accordingly:

		c) "Minimizing greenhouse gas emissions and/or increasing readiness to respond to climate change;"
34	9.16(i)	Subsection (i) is hereby deleted and replaced with the following: i) "To promote energy efficiency, greenhouse gas emission reductions, climate change readiness, and sound environmental design;"
35	9.17	Section 9.17 is hereby modified by adding the following two sentences to the end of paragraph four of this section. The remainder of this section shall remain unmodified. "Where applications are submitted to the County or a local municipality, the applicant will be required to demonstrate proof of ownership of the lands, or delegated authority to act on behalf of the owner. Municipalities may determine appropriate methods for determining proof of ownership and/or delegated authority."
36	9.18	Section 9.18 is hereby modified by deleting the definition for "bonus zoning" and adding the following definitions: "CAMPGROUND means the use of land for the provision of overnight or short-term temporary accommodation for trailers, motor homes, yurts, geodesic domes, and tents, but not long-term, permanent accommodation such as mobile homes, and includes services and facilities normally incidental and subordinate to such a use including washroom and bathing facilities, indoor and/or outdoor recreational areas, and an entrance kiosk. <i>DECOMMISSIONED LIVESTOCK BARN</i> means a <i>livestock barn</i> that has been formally rezoned for uses other than housing livestock (such as dry storage, or an on-farm diversified use); and which has had animal stalls and feeding troughs removed. EMPLOYEE HOUSING means housing intended for employees that is affordable and attainable relative to their household size and income and, restricted to employee occupancy. Employee housing may be subject to eligibility, occupancy, rent, term or other restrictions. <i>FARM CLUSTER</i> means the grouping of farm related buildings and farm dwelling(s) in an arrangement which maximizes the agricultural area and potential of the farm lot. <i>GARDEN SUITE</i> means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. <i>TINY HOME</i> is defined as a small, private and self-contained residential unit with living and dining areas; kitchen and bathroom facilities, a sleeping area, and is intended for year-round use. They are generally between 17.5 m ² and 37m ² in total floor area (or in accordance with Ontario Building Code criteria)."
37	7	Section 7 is hereby modified by adding the following new paragraphs at the end of this section. The remainder of this section shall remain unmodified. "The County, local municipalities and/or conservation authorities having jurisdiction within Grey, may choose to develop and use ecological/ecosystem offsetting (also called biodiversity offsetting) policies or procedures for private land development proposals and/or public infrastructure undertakings. Consideration for offsetting may only be applicable where it is consistent with the appropriate legislation, regulations and supporting policies and guidelines (Provincial Policy Statement, Provincial Plans, Official Plans, Forest Management Plans, Forest Management By-laws, Tree-Cutting By-laws, etc.). Offsetting must follow the mitigation hierarchy of Avoid, Minimize, Mitigate, then Offset. It should only be applied after a detailed analysis has determined that avoidance, minimization, and mitigation of loss is not possible or feasible. This tool shall not replace or negate the requirements of other legislation applicable to impacts to species or ecosystems at the

		<p>municipal, regional, provincial, or federal levels. Protection, and ideally restoration and improvements of existing natural systems remains the primary goal of natural heritage systems planning (as per Section 2.1 of the PPS).</p> <p>Offsetting policies or procedures should target an ecological (net) gain. Where determined to not be feasible, they should ensure no-net-loss and fully replace the same level of lost ecosystem structure and function in proximity to where the loss occurs.</p> <p>Where other compensation or offsetting programs exist (i.e., tree cutting by-laws that speak to tree replacement planting or funds), efforts shall be made to coordinate the separate processes to limit duplication. All programs of this nature should offer a comprehensive approach to restoring unavoidable losses.”</p>
38	9.5(6) and (7)	<p>Subsection 9.5(6) is hereby modified by adding the following wording onto the end of this subsection: “, without the need for amendment to this Plan.”</p> <p>Section 9.5 is hereby further modified by adding a new subsection (7) as follows:</p> <p>7) “Where changes to the <i>Planning Act</i> and/or internal County or municipal procedures, result in the further delegation of approvals from councils or committees to staff, no further amendments will be needed to this Plan. The County supports any efforts to streamline the development approvals process in this regard. Any sections of this Plan that refer to approvals being made by councils or committees, such as, but not limited to, sections 9.6, 9.7, 9.8, 9.9, 9.10, 9.11, 9.12 and 9.13, shall be interpreted to mean approvals by councils or committees, or any delegated authorities such as staff.”</p>
39	4.1(4)	<p>Section 4.1 is hereby modified by adding a new subsection (4) as follows. The remaining subsections are renumbered accordingly.</p> <p>4) “Encouraging municipalities to pre-zone lands for <i>intensification</i> and densities that support the creation of new affordable rental or owned housing;”</p>
40	4.2(h)	<p>A new subsection (h) is hereby added to section 4.2 as follows. The remaining subsections are re-lettered accordingly.</p> <p>h) “The use of land-banking and/or housing first disposal of surplus lands policies, whereby lands deemed surplus to County or local municipal needs could be added to a land bank (i.e. an inventory of available lands) and then may be offered for affordable housing development first, prior to the consideration of other uses. County or municipal land banks or inventories may be established for affordable housing needs, to offer low or no-cost lands for such development. These tools could be used in conjunction with incentives through Community Improvement Plans, as per section 9.16 of this Plan.”</p>
41	4.2.9	<p>A new section 4.2.9 of the Plan is hereby added as follows:</p> <p>"4.2.9 Cohousing</p> <p>The County supports the creation of new cohousing opportunities, whether in a single building, or through a series of dwellings or units with shared facilities. As the County’s population grows and the demographics shift, cohousing is an opportunity to support the physical and mental health of our communities.</p> <p>In some cohousing opportunities residents may own their <u>individual</u> homes, which are clustered around common space or buildings with shared amenities. These amenities may include a common kitchen and dining areas, workshops, guest rooms, home offices, living space, gyms, laundry, etc. Other cohousing opportunities may be individual units within a single building which contain common use or amenity spaces.</p> <p>Cohousing may be established through a plan of condominium, rental, life or land-lease development types.</p> <p>Cohousing opportunities will be permitted within all settlement area land use types of this Plan.”</p>
42	9.13	<p>A new subsection (3) is hereby added to section 9.14 as follows:</p> <p>3) “Municipalities are encouraged to consider <i>Development Charges</i> exemptions or deferrals that promote new affordable or rental housing.”</p>
43	A-1	<p>Schedule A – Amended the Inland Lakes and Shoreline boundaries to encompass a marina and two existing developed residential lots.</p>

44	A-2	Schedule A – Amended the Inland Lakes and Shoreline boundaries to encompass existing residential development along the south side of Country Drive and east and west of Eagle Point Drive
45	A-3	Schedule A – Added a Space Extensive Industrial and Commercial designation to encompass the Chapmans Distribution Centre on Highway 10.
46	A-4	Schedule A – Added a Space Extensive Industrial and Commercial designation to encompass an existing industrial development (formerly InterForest).
47	A-5	Schedule A – Added two Future Secondary Plan overlays to reflect Town of Hanover’s study areas from their comprehensive review.
48	A-6	Schedule B – Amended the Mineral Resource Extraction and Aggregate Resource Area designations to reflect current licensed boundaries.
49	A-7	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development (Highland Estates).
50	A-8	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development (Forest Creek Estates).
51	A-9	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development (Connell Lake).
52	A-10	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development (Harris Estates and Hoffman Subdivsion).
53	A-11	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development (McCullough Lake).
54	A-12	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development.
55	A-13	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development.
56	A-14	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development.
57	A-15	Schedule B – Removed an Aggregate Resource Area designation from an existing residential development (Plumeville).
58	A-16	Schedule B – Updated a Mineral Resource Extraction designation to match the licensed boundary.
59	A-17	Schedule B – Added a Mineral Resource Extraction designation to match the licensed boundary.
60	A-18	Schedule B – Updated a Mineral Resource Extraction designation to match the licensed boundary.
61	A-19	Schedule B – Updated a Mineral Resource Extraction designation to match the licensed boundary.
62	A-20	Schedule B – Updated a Mineral Resource Extraction designation to match the licensed boundary.
63	A-21	Schedule B – Updated a Mineral Resource Extraction designation to match the licensed boundary.
64	A-22	Schedule B – Added a Mineral Resource Extraction designation to match the licensed boundary.
65	A-23	Schedule B – Removed a Mineral Resource Extraction designation based on the pit being closed and rehabilitated.
66	A-24	Schedule B – Added a Mineral Resource Extraction designation to match the licensed boundary.
67	A-25	Schedule B – Removed an Aggregate Resource Area designation based on previously approved official plan amendment 128.
68	A-26	Appendix E – Removed bedrock or shale resources from a settlement area.
69	A-27	Appendix E – Removed bedrock or shale resources from a settlement area.
70	A-28	Appendix E – Removed bedrock or shale resources from a settlement area.
71	A-29	Appendix E – Removed bedrock or shale resources from a settlement area.

72	A-30	Appendix E – Removed bedrock or shale resources from a settlement area.									
73	A-31	Appendix E – Removed bedrock or shale resources from a settlement area.									
74	A-32	Appendix E – Removed bedrock or shale resources from a settlement area.									
75	A-33	Appendix E – Removed bedrock or shale resources from a settlement area.									
76	A-34	Appendix E – Removed bedrock or shale resources from a settlement area.									
77	A-35	Appendix E – Removed bedrock or shale resources from a settlement area.									
78	A-36	Appendix E – Removed bedrock or shale resources from a settlement area.									
79	A-37	Appendix E – Removed bedrock or shale resources from a settlement area.									
80	A-38	Appendix E – Removed bedrock or shale resources from a settlement area.									
81	A-39	Appendix E – Removed bedrock or shale resources from a settlement area.									
82	A-40	Appendix E – Removed bedrock or shale resources from a settlement area.									
83	A-41	Appendix E – Removed bedrock or shale resources from a settlement area.									
84	A-42	Appendix E – Removed bedrock or shale resources from a settlement area.									
85	A-43	Appendix E – Removed bedrock or shale resources from a settlement area.									
86	A-44	Appendix E – Removed bedrock or shale resources from a settlement area.									
87	A-45	Appendix E – Removed bedrock or shale resources from a settlement area.									
88	3.4.2	<p>A new subsection (5) is hereby added as follows:</p> <p>5) “Notwithstanding policies of section 3.4.2 of this Plan, municipalities may permit adjustments of settlement boundaries outside a comprehensive review provided:</p> <ul style="list-style-type: none"> a) There would be no net increase in land within the settlement area; b) The adjustment would support the municipality’s ability to meet intensification and redevelopment targets established by the municipality; c) Agricultural policies are addressed as per section 5 of this Plan, and d) The settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.” 									
89	3.4.3	<p>A new paragraph is added at the end of this section as follows:</p> <p>“The County will work with member municipalities in Grey, as well as neighbouring municipalities outside of Grey, to coordinate growth and future expansion opportunities between municipalities. Where municipal boundary adjustments are recommended to achieve the growth allocation targets, opportunities for mutually beneficial, or win-win agreements will be explored where feasible.”</p>									
90	Table 8	<p>Table 8 of the County Official Plan is hereby deleted and replaced by the following:</p> <table border="1"> <thead> <tr> <th>Land Use Type</th> <th>Minimum Property Size</th> <th>On-farm diversified Use Maximum Size</th> </tr> </thead> <tbody> <tr> <td>Agricultural</td> <td>10 hectares</td> <td>The lesser of; <ul style="list-style-type: none"> • 2% of the total size of the property, or • A maximum combined area of the use of 1 hectare </td> </tr> <tr> <td>Special Agricultural</td> <td>10 hectares</td> <td>The lesser of; <ul style="list-style-type: none"> • 2% of the total size of the property, or </td> </tr> </tbody> </table>	Land Use Type	Minimum Property Size	On-farm diversified Use Maximum Size	Agricultural	10 hectares	The lesser of; <ul style="list-style-type: none"> • 2% of the total size of the property, or • A maximum combined area of the use of 1 hectare 	Special Agricultural	10 hectares	The lesser of; <ul style="list-style-type: none"> • 2% of the total size of the property, or
Land Use Type	Minimum Property Size	On-farm diversified Use Maximum Size									
Agricultural	10 hectares	The lesser of; <ul style="list-style-type: none"> • 2% of the total size of the property, or • A maximum combined area of the use of 1 hectare 									
Special Agricultural	10 hectares	The lesser of; <ul style="list-style-type: none"> • 2% of the total size of the property, or 									

				<ul style="list-style-type: none"> • A maximum combined area of the use of 1 hectare 	
		Rural	No minimum land size	The lesser of; <ul style="list-style-type: none"> • 2% of the total size of the property, or • A maximum combined area of the use of 1 hectare 	
91	5.2.2(18)	<p>In subsection (f) the final word “and” is hereby deleted, and added to the end of subsection (g).</p> <p>A new subsection (h) is hereby added as follows:</p> <p>h) “The owner of the lands on which the on-farm diversified use is proposed shall be a ‘bona fide farmer’. For the purposes of this policy, the ‘bona fide farmer’ must have a farm business registration number. A ‘bona fide farmer’ is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms. Notwithstanding subsection (h) the requirement to be a bona fide farmer shall not apply to bed and breakfasts and/or home rural occupations within the dwelling, or for on-farm diversified uses in the Rural land use type.”</p>			
92	5.4.2	<p>A new subsection (12) is hereby added as follows:</p> <p>12) “Notwithstanding section 5.2.2(18)(h) of this Plan, on-farm diversified uses in the Rural land use type can be considered on lands where the owner is not a bona fide farmer.”</p>			
93	7.14	<p>A new section 7.14 entitled ‘Dark Sky Protection’ is hereby added as follows:</p> <p>“7.14 Dark Sky Protection</p> <p>Grey County recognizes the value in preventing all forms of pollution. People live in, or come to, Grey County to enjoy the natural environment, whether as permanent/seasonal residents or as visitors. Light pollution has been rapidly increasing over the last many years. Preventing an increase in light pollution, and where possible reducing light pollution levels, is important as it places an additional strain on our ecosystem. Light pollution can have negative impacts on the health and welfare of wildlife. Light pollution can also negatively impact human health, our economy (i.e. increased energy costs and wasted energy can mean increased money being spent), tourism, and culture. Over-lighting of public and private space is an inefficient use of energy causing unnecessary greenhouse gases, and further adding to climate change. Unlike other forms of pollution, light pollution does not have residual effects once the pollution is abated at its source. Through the policies of this section of the Plan, in addition to measures taken at the municipal level, the County aims to minimize the impacts of light pollution to preserve dark skies.</p> <p>The following policies and principles support the preservation of dark skies and limiting light pollution.</p> <ol style="list-style-type: none"> 1) Municipalities shall include dark sky policies in their municipal official plans. 2) When updating County or municipal engineering or lighting standards, dark sky practices shall be incorporated. 3) Municipalities are encouraged to pass light abatement by-laws, as per section 128 of the <i>Municipal Act</i>, R.S.O. 2001, or any successor thereto. 4) Site plan control guidelines should include a requirement for an outdoor lighting plan to ensure dark sky friendly lighting is used. 5) The County and member municipalities may require as a condition of site plan, draft plan approval, or through wording in a subdivision, condominium, or site plan agreement, the requirement for dark sky friendly lighting, or light abatement provisions, to limit the potential for light pollution. 6) Lighting plans may be required as part of a complete application, in accordance with section 9.17 of this Plan. 7) Sign by-laws should consider limiting the use of lit-signage or billboards that may have a deleterious impact on dark skies. 8) This Plan recognizes the use of lighting for public safety purposes and encourages the use of lighting which both provides for safety and limits light pollution. 9) Where lighting on signage is required, the County encourages the use of solar panels as a means of powering that lighting. 10) The policies of section 7.14 shall apply to all new forms of development across the County, including residential, industrial, employment, commercial, recreational, and institutional development. <p>Nothing within this section is intended limit lighting required in accordance with any Federal or Provincial standards, including but not limited to navigation, telecommunication towers, etc. Federal or Provincially regulated projects are encouraged to use lighting which minimizes impacts on dark skies, while still meeting Federal or Provincial standards.”</p>			
94	9.13(h)	<p>Subsection 9.13(h) is hereby deleted and replaced by the following:</p> <p>h) “Compliance with the Dark Sky Protection policies of section 7.14 of this Plan.”</p>			
95	9.11(4)	<p>Subsection (4) is hereby amended by adding the words “dark sky friendly” between the words “circulation” and “lighting” in this section.</p>			

96	9.17	<p>Section 9.17 is hereby modified by adding the words “, Site Plan,” into the left column of the table between the words “Consent” and “Zoning By-law Amendment”.</p> <p>The Table in this section is hereby further modified by adding the words “lighting plans” and “affordable or attainable housing report” as potential study requirements for following application types:</p> <ul style="list-style-type: none"> • Consent, Site Plan, and Zoning By-law Amendment • Local Official Plan Amendment • Plan of Subdivision – Plan of Condominium • County Official Plan Amendment.
97	Throughout the Plan and on the Land Use Schedules	<p>Any references in the Plan or on the land use schedules to “Inland Lakes and Shoreline”, “Recreational Resort Area”, “Sunset Strip Area” and “Industrial Business Park” are hereby deleted and replaced by the following:</p> <p>“Inland Lakes and Shoreline Settlement Area”, “Recreational Resort Settlement Area”, “Sunset Strip Settlement Area” and “Industrial Business Park Settlement Area”</p>
98	3.5(7), (8), & (9)	<p>New subsections (7), (8), and (9) are hereby added to section 3.5 of the Plan as follows:</p> <p>“(7) The County recognizes the need for additional apartment buildings and/or mixed-use development with residential dwellings above commercial or office development within Primary Settlement Areas. The lot densities described in subsection (5) above represent minimum targets only. In most cases mixed use development or apartment buildings will far exceed the County’s 25 units per net hectare minimum density requirement. Density policies within this Plan shall not limit such development from exceeding those minimum requirements.</p> <p>(8) The County does not support residential zones within the Primary Settlement Area which only allow for single detached dwellings as the only residential use in a zone. In addition to single detached dwellings, municipal zoning by-laws shall permit additional residential units and other forms of housing such as semi-detached, townhouses, rowhouses, etc. When updating municipal zoning by-laws municipalities shall provide residential zones that provide a mix of residential unit types.</p> <p>(9) Municipalities may choose to distinguish between minimum residential densities for infill development versus greenfield development densities. Where it is not specified otherwise in a municipal official plan, it will be assumed that the minimum development densities in Section 3.5(5) of this Plan shall apply to both greenfield and infill development.”</p>
99	A-49	<p>Schedule A Map 2 and Secondary Schedule 2q are hereby deleted and replaced with a revised version showing the updated settlement area boundaries of Dundalk as revised by the Ministers Zoning Order and the newly adopted Southgate Official Plan.</p>
100	5.2.2(5)(m)	<p>A new subsection (m) is added, as follows:</p> <p>m) “MDS I setback is not required for any unoccupied <i>livestock barns</i> when:</p> <ul style="list-style-type: none"> • the building has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about <i>livestock facilities</i> where appropriate, as being not structurally sound nor reasonably capable of housing livestock; or • the portion of the lot on which the unoccupied <i>livestock barn</i> is zoned such that livestock facilities are not permitted; • or the floor area of the unoccupied livestock barn is under 100 m² .”
101	3.3	<p>The title of Table 5 is hereby modified by inserting the words “Primary and Secondary” between the words “County’s” and “Settlement”</p>
102	8.2(a) 12 th Bullet	<p>A new 12th bullet is added to section 8.2(a) as follows:</p> <ul style="list-style-type: none"> • “collaborating with local municipalities to support the provision of electric vehicle charging infrastructure as needed;”
103	8.10(3)	<p>Subsection 8.10(3) is hereby modified by inserting the words “organics handling,” between the words “waste reduction,” and “waste transfer stations,”.</p>
104	8.10(10)	<p>A new subsection (10) is added as follows:</p> <p>“The County encourages the collection of landfill gas for capture and utilization technology.”</p>

105	A-47	Schedule B – Removed a Mineral Resource Extraction designation based on the pit being closed and rehabilitated.
106	A-46	Schedule B – Added two Mineral Resource Extraction designations to match the licensed boundaries.
107	5.4.3(1)	The following sentence is added at the end of section 5.4.3(1): “A surplus farm dwelling severance may be considered under this land use type provided it conforms with the rural lot density provisions and with section 5.2.3(1)(b).”
108	9.18	The definition of ‘Development’ is hereby deleted and replaced with the following: “DEVELOPMENT means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include: 1) Activities that create or maintain infrastructure authorized under an environmental assessment process; or 2) Works subject to the Drainage Act.”
109	9.13.1	Section 9.13.1 is hereby modified by adding the following paragraph between the second last and last paragraphs of this section: “Notwithstanding the provisions of this section 9.13.1, the County may deem a draft plan of subdivision or condominium not to have lapsed, provided the following three criteria can be met: i) the draft plan has lapsed less than five years ago, ii) the draft plan has not previously been deemed not to have lapsed under this subsection, and iii) no agreements of purchase and sale have been entered into for the sale of lands within the draft approved plan of subdivision or condominium. The County will request an opinion from the member municipality where the draft plan of subdivision or condominium is located, prior to considering deeming the draft plan not to have lapsed.”
110	6. Niagara Escarpment Plan	Section 6 is hereby deleted and replaced with the following. Subsections 6.1 – 6.3 shall remain unaltered. “The lands under the jurisdiction of the Niagara Escarpment Plan (NEP) are outlined on Schedule A. The Niagara Escarpment Plan must be referred to for determination as to whether or not lands are affected by the various <i>land use types</i> and policies under that planning document. In the event of a conflict between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Escarpment Plan will prevail. The Niagara Escarpment Development Control Area shown on Schedule A and the Secondary Schedules is shown as a graphical representation only and may not accurately reflect the areas that are under Niagara Escarpment Development Control. The Development Control Area may also be revised by regulation and such revisions may not be reflected in this Plan. As such, the Niagara Escarpment Commission should be contacted to determine if a property is within the Niagara Escarpment Development Control Area. This Plan provides <i>land use types</i> and policies for lands designated Escarpment Recreation Area, Urban Area and Minor Urban Centres in the Niagara Escarpment Plan. There are other designations under the Niagara Escarpment Plan that will be collectively reflected as part of the Niagara Escarpment Plan Area. Areas of Development Control within the NEP shall be determined by Niagara Escarpment Commission planning staff. The following policies identify how the appropriate <i>County Official Plan</i> policies apply in absence of local official plans and/or secondary plans for these areas.”
111	4.2.10	A new section 4.2.10 is hereby added to the Plan as follows: “Employees, whether part time or full time, shall have the opportunity to access affordable and livable employee housing. Recolour Grey promotes a diverse range of housing types, densities, and tenures to support the needs of the County’s range of housing needs. This diverse range includes purpose-built employee housing where occupancy may be restricted to at least one of its occupants being employed by the business. Employee housing may be owned and operated by a specific employer, or it may be privately operated (i.e. not owned by the employer). Full and part time employees are included in these provisions. 1. Employee housing will be a permitted use in land use types with full municipal services, including Primary Settlement Areas and Recreational Resort Settlement Area, that are in proximity to major employers and business centres. 2. By-laws and development agreements may be used to ensure occupancy and use is for employee housing. 3. Municipalities are encouraged to amend their zoning by-laws to include provisions for employee housing.”

112	A-48	Updated Schedule A and Secondary Schedule 3I to reflect the property boundaries of the future Rockwood Terrance redevelopment lands in Durham.
113	3.8(1) and (6)	Section 3.8(1) is hereby modified by deleting the phrase “including second units as per Section 4.1.5” and replacing it with the following: “including additional residential units as per section 4.2.5 and employee housing as per section 4.2.10” Section 3.8 is hereby further modified by adding a new subsection (6) as follows: “(6) The County does not support residential zones within the Recreational Resort Settlement Area which only allow for single detached dwellings as the only residential use in a zone. In addition to single detached dwellings, municipal zoning by-laws shall permit additional residential units and other forms of housing such as semi-detached, townhouses, rowhouses, etc. When updating municipal zoning by-laws municipalities shall provide residential zones that provide a mix of residential unit types.”
114	9.18	The definition for “net hectare” in section 9.18 of the Plan is hereby modified by inserting the words “additional residential units,” between the words “excluding” and “roads,”.
115	8.9.4(2) and (3)	Subsections (2) and (3) are hereby deleted and replaced by the following: 2) “The County encourages that fibre be installed for all new developments where fibre is available in order to connect to the overall fibre network being developed through the Accelerated High Speed Internet Program (or any successor thereto). 3) The County supports providing access to telecommunication providers to install fibre and/or conduit within the rights-of-way of County roads or the County CP Rail Trail corridor to support the Accelerated High Speed Internet Program (or any successor thereto). Fibre or conduit should be installed outside of the travelled portion of the road and trail where possible to avoid future conflicts and disruptions.”
116	8.9.1(18)	A new subsection (18) is added to the end of this section as follows: “New lot creation less than 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto. Municipalities may choose to require a nitrate study for additional residential units on lots less than 0.4 hectares in size.”
117	3.4.1(2)	A new subsection (2) is added as follows: “Notwithstanding the policies of section 3.4.1(1) of this Plan, where a municipality has not yet completed their intensification strategy, it shall not prevent intensification projects from developing ahead of that strategy.”
118	A-50	Updated Schedule A to correctly show the Mount Forest and Wellington County boundary.
119	A-51	Updated Schedule B to correctly show the Mount Forest and Wellington County boundary.
120	A-52	Updated Appendix A to correctly show the Mount Forest and Wellington County boundary, and to remove any mapped wellhead protection areas shown outside the Grey County boundaries.
121	A-53	Updated Appendix C to correctly show the Mount Forest and Wellington County boundary, and to remove any mapped treaty areas shown outside the Grey County boundaries.
122	A-54	Updated Appendix C to correctly show the Mount Forest and Wellington County boundary.

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.

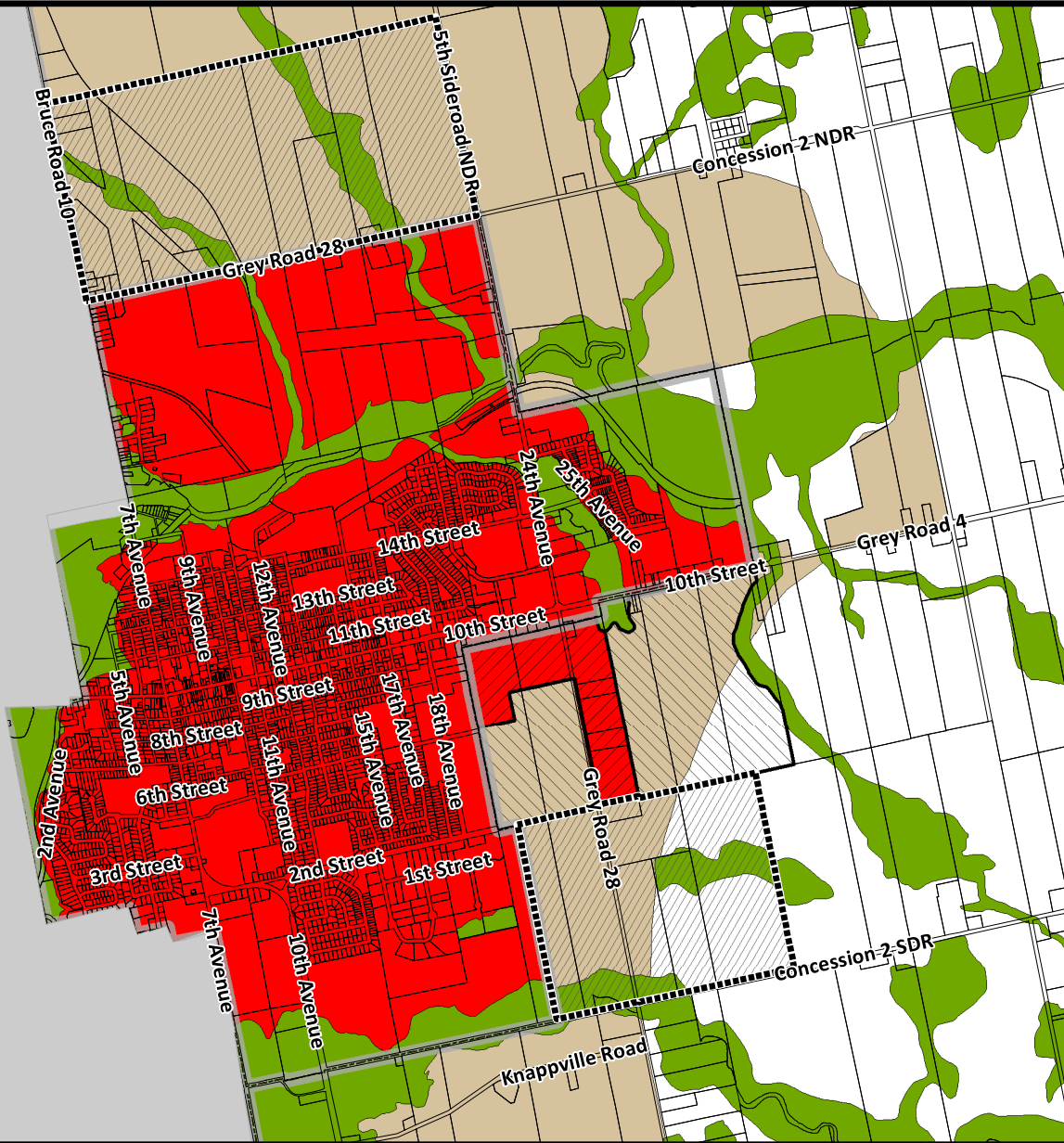
Part C – The Appendices

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-23-21

Appendix B Public Meeting Minutes – February 3, 2022

Appendix C Addendum to Planning Report PDR-CW-23-21 and Committee of the Whole Resolution



Bruce County

TOWN OF HANOVER



**OFFICIAL PLAN AMENDMENT
NUMBER 11**

to the
GREY COUNTY OFFICIAL PLAN
Land Use Types

SCHEDULE A-5

LEGEND

-  Lands Subject to Official Plan Amendment
-  Agricultural
-  Special Agricultural
-  Rural
-  Primary Settlement Area
-  Secondary Settlement Area
-  Inland Lakes and Shoreline Settlement Area
-  Recreational Resort Settlement Area
-  Sunset Strip Settlement Area
-  Industrial Business Park Settlement Area
-  Space Extensive Industrial and Commercial
-  Niagara Escarpment Plan Boundary **
-  Niagara Escarpment Development Control
-  Escarpment Natural Area
-  Escarpment Recreation Area
-  Hazard Lands
-  Provincially Significant Wetlands
-  Future Secondary Plan Area. See Section 3.5.1(3)
-  Hanover-West Grey Secondary Plan. See map 3k
-  Future Secondary Plan Area. See Section 3.5.1(4)

SCALE = 1:23,000

GREY COUNTY PLANNING & DEVELOPMENT
2022 - 11X17 - OPA11_HK05_SchedA_Hanover.mxd

Please be aware this map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features or surveying purposes. This map may contain cartographic errors or omissions