



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	November 12, 2021
Subject / Report No:	Housekeeping Update to the County Official Plan / PDR-CW-23-21
Title:	Official Plan Amendment 11 - Proposed Housekeeping Changes
Prepared by:	Grey County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All Municipalities within Grey County
Status:	Recommendation adopted by Committee as presented per Resolution CW177-21; Endorsed by County Council November 25, 2021 per Resolution CC87-21;

Recommendation

1. That Report PDR-CW-23-21 regarding proposed Official Plan Amendment Number 11 to implement the 2021 Growth Management Strategy and additional housekeeping changes be received; and
2. That staff be directed to circulate proposed Official Plan Amendment Number 11 and proceed to a public meeting to gather input on the proposed changes.

Executive Summary

The County recently 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 # 11 has been prepared to implement the new growth and employment numbers into the County Official Plan. Staff are also proposing a number of housekeeping changes to the Plan. This report summarizes the changes being proposed and recommends that the formal official plan amendment process under the *Planning Act* be initiated such that a public meeting can be scheduled, and input can be sought from the public, municipalities, agencies and stakeholders on the proposed amendment. Following the public/agency review and comment process, a further staff report would be presented to Committee of the Whole with final staff recommendations on the amendment, along with a detailed policy analysis.

Background and Discussion

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

Management Strategy (GMS) which had last previously been updated in 2018, prior to 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.”*

Links to the Addendum to Report PDR-CW-28-20, the 2021 GMS Update and 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.

As part of the July 2021 Addendum Report, staff noted that the resulting official plan amendment (OPA) would also include a number of housekeeping matters. The main purpose of this report is to present the draft OPA # 11 and outline the housekeeping matters being proposed. A high-level summary of the proposed changes is below.

1. Update Tables 1 – 4 of the County Official Plan to use the 2021 residential and employment growth numbers from the recent GMS Update. Any references to a 20-year planning horizon will also be replaced by a 25-year planning horizon, as per the changes to the 2020 Provincial Policy Statement (PPS). The new proposed planning horizon for the County Plan will be 2046.
2. Clarification in section 3.4 on new or expanded livestock facilities within settlement areas, as well as the efficient use of land in settlement areas.
3. Updates to the Primary Settlement Area minimum density policies at section 3.5 to clarify how the density targets should be met, and to offer guidance to municipalities on implementing said policies in their municipal official plans.
4. Recognition of two additional Future Secondary Plan areas within the Municipality of West Grey, which may or may not be needed to support future growth of the Town of Hanover. These changes were based on the Town of Hanover’s recently completed comprehensive review.
5. Update the County’s Second Unit policies at section 4.2.5 to conform to recent changes to the *Planning Act*, which would allow for additional residential units (ARUs) in both the primary dwelling and a detached ancillary structure. To avoid confusion, the County Plan will use the Provincial term ‘additional residential units’ versus the current terminology which refers to second units or secondary suites. Policy changes around ARUs are also being proposed in the Inland Lakes and Shoreline designation. Minor clarifications are also being made to the tiny homes policies at section 4.2.4 and the garden suite policies at section 4.2.6 and definitions.
6. Updates to sections 4 and 9 to implement direction from the County’s Affordable Housing Taskforce.
7. Deletion throughout the Plan of any references to ‘bonusing’ or ‘bonus zoning’, as per

recent changes to the *Planning Act*.

8. 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.
9. 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.
10. Clarification to section 5.2.3(5) regarding severances in split land use designations.
11. Clarification related to on-farm diversified use policies.
12. Updates to the Rural lot density policy to clarify how the policies are pro-rated up or down.
13. Clarification in section 5.6 to the County's Aggregate Resource Area policies.
14. Clarification to the County's bedrock and shale policies at 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.
15. Clarification in section 7 on farm-sized lot creation in Core Areas and adding further criteria for parkland dedication.
16. Updates to section 7.13 to implement early findings of the County's Climate Change Action Plan (CCAP) to better support green development and supportive infrastructure.
17. Updates to section 8.2(j) to clarify the requirements around requiring multiple accesses for new residential developments exceeding certain thresholds of residential units.
18. Updates to section 8.8 regarding the County's CP Rail Trail, which clarify trial crossings and development abutting the trail.
19. Updates to section 9.5 to allow for delegated planning approvals to streamline the development approvals process.
20. Updates to section 9.17 to clarify ownership of lands when submitting planning applications.
21. Updates to the definitions section of the Plan, 9.18, to clarify a number of terms in relation to other updates being proposed.
22. Various mapping changes including;
 - a. Minor tweaks to the Inland Lakes and Shoreline designation boundaries on schedule A in the north end of Georgian Bluffs and the north shore of McCullough Lake in Chatsworth.
 - b. Recognition of two industrial uses in Grey Highlands and West Grey.
 - c. Updates to schedule B to add/remove any new or rehabilitated pits/quarries from the Mineral Resource Extraction designation, clarify the boundaries of the County's recently acquired lands in Durham, as well as updates to the Aggregate Resource Area mapping to remove existing rural plans of subdivision.
 - d. Updates to the Appendix E bedrock and shale mapping where it overlaps with Hazard Lands in settlement areas.
 - e. Updates to the Future Secondary Plan Area mapping in West Grey, as per item 4 above.

The draft OPA 11 policy and mapping changes have been linked to in the Attachments section of this report. A further document has also been provided there with the rationale behind each of the proposed changes.

Once the County Plan is updated, it may trigger the need for some municipalities to complete comprehensive reviews as part of their official plan updates, should they seek to expand these settlement areas. As municipalities undertake their own official plan reviews, County staff are happy to assist and facilitate boundary adjustments as justified through those processes. Further updates would be required to the County Official Plan at that time once the boundaries to those expansions are defined.

Following the public and agency review period, a detailed staff report and policy analysis will be prepared with a recommendation to Council on proposed OPA 11.

Legal and Legislated Requirements

The pending County official plan amendment will be completed 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 will be funded with existing funds in the 2021 budget, also carrying into the 2022 budget.

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

[Proposed OPA 11 Changes with Rationale](#)

[Proposed OPA 11 – Text and Mapping](#)

[Recolour Grey County Official Plan 2019](#)

[2021 Growth Management Strategy Memo](#)

[2021 Growth Management Strategy Slide Deck](#)

[Addendum to PDR-CW-23-21 Update to the County's Growth Management Strategy](#)