

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Western Ontario
2nd Floor
659 Exeter Road
London ON N6E 1L3
Tel: 519 873-4020
Toll Free: 1 800-265-4736
Fax: 519 873-4018

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
de l'Ouest de l'Ontario
2^e étage
659 Exeter Road
London ON N6E 1L3
Tél. : 519 873-4020
Sans frais : 1 800-265-4736
Télééc. : 519 873-4018



June 6, 2019

Heather Morrison
County Clerk
Corporation of the County of Grey
595 9th Avenue East
Owen Sound, ON N4K 3E3

Re: Recolour Grey County Official Plan
Grey County
MMAH File No. 42-OP-180646

Dear Ms. Morrison,

Please find attached a Notice of Decision regarding the above-noted matter.

If you have any questions regarding this matter, please feel free to call Tyler Shantz at 519-873-4695.

Sincerely,

Erick Boyd
Manager – Community Planning and Development (A)

c.c. (e-mail) Randy Scherzer, Grey County
Carol Neumann, OMAFRA
Craig Newton, MOECC
Kim Benner, MNRF
Zsolt Katzirz, MTO
Debbie Laidlaw, MNDM
Katherine Kirzati, MTCS
Anna-Marie Fosbrooke
Cuesta Planning Consultants Inc.
Curtiss Law
Edith Galloway
Jenn Burnett
Justin Teakle
Merla and Vaughn Johnstone
Murray Fife
Nick McDonald
Rebecca Herger
Rob Stovel

File No.: 42-OP-180646
Municipality: Grey County
Subject Lands: All lands within Grey County

Date of Decision: June 6, 2019
Date of Notice: June 6, 2019

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(35) and 26 of the *Planning Act*

A decision was made on the date noted above to approve, with modifications, the new Official Plan for the County of Grey as adopted by By-law No. 5032-18.

Purpose and Effect of the Official Plan

The purpose of the new Official Plan for the County of Grey is to manage and direct physical (land use) change and monitor its effects on the cultural, social, economic, and natural environment within the County for the next twenty years. A copy of the decision is attached.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the *Planning Act*, this decision is final and not subject to appeal. Accordingly, the new Official Plan for the County of Grey, as approved with modifications by the Minister, came into effect on June 7, 2019.

Other Related Applications

None.

Getting Additional Information

Additional information is available from Grey County or during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below:

Ministry of Municipal Affairs and Housing
Municipal Services Office – Western
659 Exeter Road, 2nd Floor
London ON N6E 1L3

Inquiries can be directed to the attention of Tyler Shantz, Planner.

E-mail: Tyler.Shantz@Ontario.ca
Tel: (519) 873-4695

DECISION

With respect to the new Official Plan for the County of Grey Subsection 17(34) of the *Planning Act*

I hereby approve, as modified, all of the new Official Plan for the County of Grey as adopted by By-law No. 5032-18, as follows,

1. Schedule A to By-law 5032-18, is modified as follows:

In policy 3.4 19), delete the sentence "In cases where local municipalities do not have official plans and where employment lands are being reallocated, a zoning by-law amendment would initiate a comprehensive review."

2. Schedule A to By-law 5032-18, is modified as follows:

In policy 3.4.2 2) b), delete the phrase "not encouraged, and will only be considered as a last resort, where all other avoidance and mitigation measures have been exhausted" and replace it with the phrase "not permitted".

3. Schedule A to By-law 5032-18, is modified as follows:

In policy 3.4.3, delete the policy in its entirety and replace it with "Municipal restructuring is a process under the *Municipal Act* to alter municipal boundaries through annexation and amalgamation. Annexations alter municipal boundaries by moving jurisdiction for land from one municipality to another. Amalgamations are mergers of neighbouring municipalities. A local municipality may, subject to the requirements of the *Municipal Act*, make a restructuring proposal by submitting a restructuring report to the Minister of Municipal Affairs and Housing. Municipal restructuring may only occur through a Minister's order, at the Minister's discretion. Following a restructuring order from the Minister, a comprehensive review would be required to justify any proposed expansion of a settlement area, as per Section 3.4.2 of this Plan."

4. Schedule A to By-law 5032-18, is modified as follows:

In policy 4.5.1 2), add a new sixth bullet with the following wording: "The County shall, prior to approving planning applications or infrastructure projects impacting areas at or below the high-water mark of any body of water, require a marine archaeological assessment to be conducted by a licensed marine archaeologist, pursuant to the *Ontario Heritage Act*. Any marine archaeological resource that is identified shall be reported to the Ministry of Tourism, Culture and Sport."

5. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.2.1 1), delete bullet g) and replace it with "Institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via horse and buggy and *active transportation*, subject to policy 5.2.2(4)(b);".

6. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.2.3 1) a), delete the phrase "smaller farm lot" and replace it with the phrase "farm lot smaller than 40 hectares". In policy 5.2.3 3), delete the policy in its entirety and replace it with the following wording: "Lot adjustments in the *Agricultural land use type* may only be permitted for *legal or technical reasons*."

7. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.3.2 4), delete the phrase ", unless there is no other alternative outside of the *Special Agricultural land use type*".

8. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.3.3 3), delete the policy in its entirety and replace it with the following wording: "Lot adjustments in the *Special Agricultural land use type* may only be permitted for *legal or technical reasons*."

9. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.6.2 6), delete the phrase "future aggregate extraction" after the word "hinder" and replace it with the phrase "the expansion or continued use of aggregate operations".

10. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.6.2 7) a), delete the phrase "aggregate operation" and replace it with the italicised term "*aggregate resource area*".

11. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.6.2 11), add the following new sentence after the existing policy: "Lot adjustments in the *Agricultural land use type* and *Special Agricultural land use type* may only be permitted for *legal or technical reasons*."

12. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 5.6.5 5), add the phrase "the requirement" after the word "trigger". In policy 5.6.5 11), italicise both instances of the term "*agricultural condition*".

13. Schedule A to By-law 5032-18, is modified as follows:

In policy 5.6.6 2), delete the sentence "This mapping will not be used to assess site-specific development applications at this stage." and replace with the following sentence: "Within Bedrock and Shale Resource Areas shown on Appendix E and on *adjacent lands, development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if resource use would not be feasible; or the proposed land use or *development* serves a greater long-term public interest; and issues of public health, public safety and environmental impact are addressed."

14. Schedule A to By-law 5032-18, is modified as follows:

In policy 7.8, delete the term "*Wildland Fire Assessment and Mitigation Standards*" before the phrase "are defined as forest types" and replace it with the italicised term "*Hazardous Forest Types for Wildland Fire*".

15. Schedule A to By-law 5032-18, is modified as follows:

In the second instance of policy 8.11.1, in relation to significant threats, renumber this policy "8.11.2". In renumbered policy 8.11.2 1), delete the word "no" after the phrase "generally have" and replace it with the word "few". Delete the sentence "A future official plan amendment to this Plan may consider including implementing policies and mapping associated with *significant groundwater recharge areas* and/or *highly vulnerable aquifers* if recommended through the local source protection plans."

16. Schedule A to By-law 5032-18, is modified as follows:

In policy 9.18, modify the following definitions:

In the definition of *AGRICULTURAL LAND USE TYPE*, delete the term "*prime agricultural lands*" after the phrase "Any new or revised mapping of" and replace it with the italicised term "*prime agricultural areas*".

In the definition of *AREAS OF ARCHAEOLOGICAL POTENTIAL*, delete the phrase "Criteria for determining" and replace it with the phrase "Methods to identify".

In bullet 6) of the definition of *COMPREHENSIVE REVIEW*, delete the phrase ", unless otherwise unavoidable".

Add the following new definition after the definition of *HAZARD LANDS*: "*HAZARDOUS FOREST TYPES FOR WILDLAND FIRE* means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established

by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time."

In the definition of *PRIME AGRICULTURAL AREA*, delete the word "soils" and replace it with the word "lands".

In the definition of *RURAL LAND USE TYPE*, delete the term "*prime agricultural areas*" and replace it with the italicised term "*prime agricultural lands*". Italicise the following terms: "*settlement areas*", "*rural lands*", and "*natural heritage features and areas*".

Add the following new definition after the definition of *RURAL LAND USE TYPE*: "*RURAL LANDS* means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*."

In the definition of *WILDLAND FIRE*, delete the definition in its entirety.

17. **Schedule A to By-law 5032-18**, is modified as follows:

In policy 10.4, delete the bullet "Cultural Heritage Area".

18. **Schedule A to By-law 5032-18**, is modified as follows:

Schedule A – Map 1 is deleted and replaced with Schedule A – Map 1 in Appendix A. Secondary Schedule Map 1b – Big Bay is deleted and replaced with Secondary Schedule Map 1b – Big Bay in Appendix 1.

19. **Schedule A to By-law 5032-18**, is modified as follows:

Schedule A – Map 2 is deleted and replaced with Schedule A – Map 2 in Appendix 1.

20. **Schedule A to By-law 5032-18**, is modified as follows:

Schedule A – Map 3 is deleted and replaced with Schedule A – Map 3 in Appendix A. Secondary Schedule Map 3n – Ayton is deleted and replaced with Secondary Schedule Map 3n – Ayton in Appendix 1.

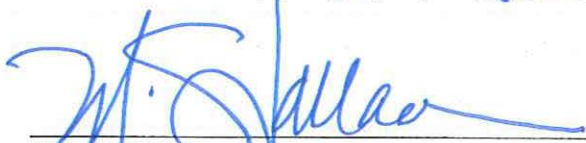
21. **Schedule A to By-law 5032-18**, is modified as follows:

Schedule C is deleted and replaced with Schedule C in Appendix 1.

22. **Schedule A to By-law 5032-18**, is modified as follows:

Appendix E is deleted and replaced with Appendix E in Appendix 1.

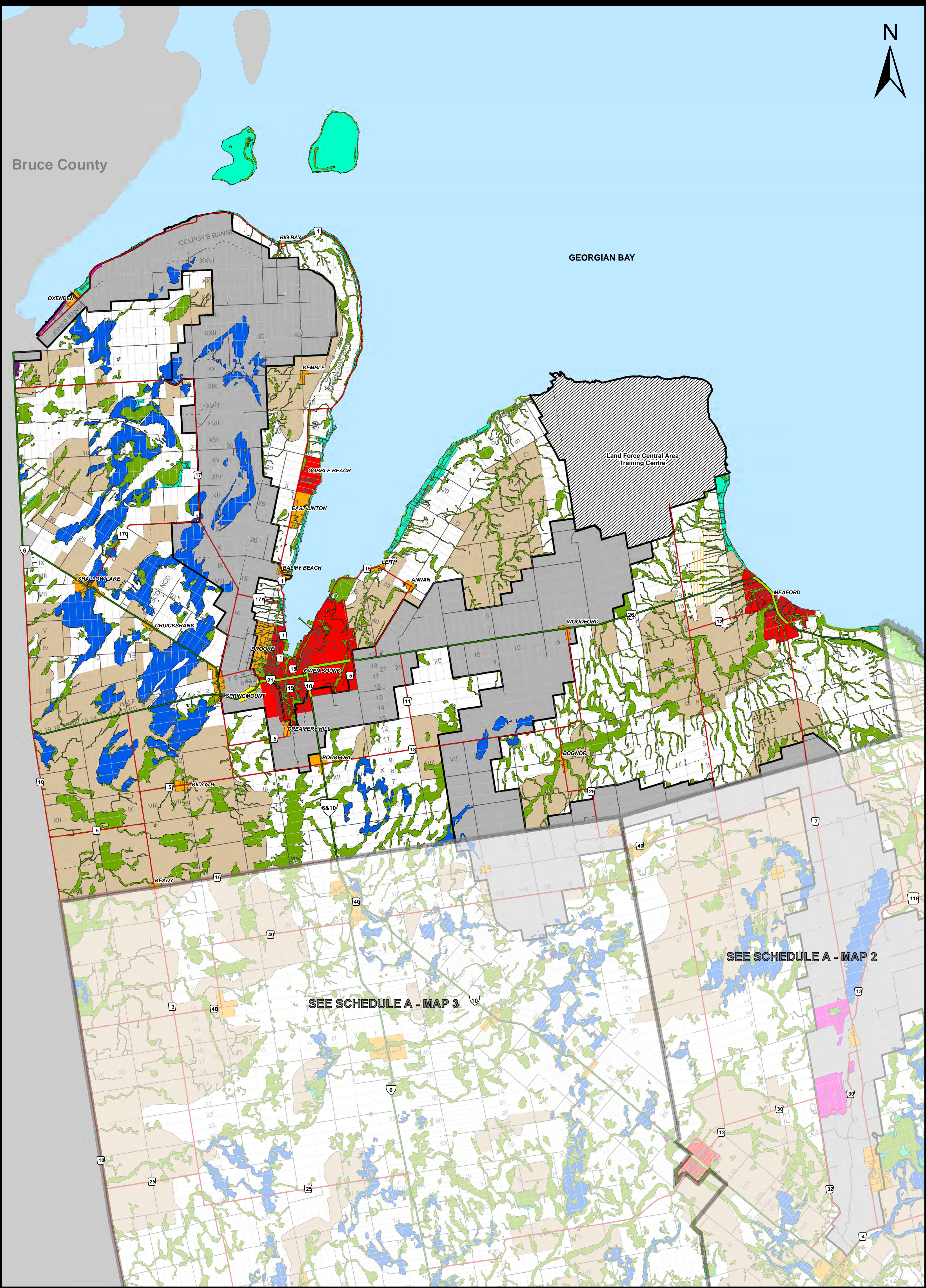
Dated at Toronto this 6 day of June, 2019



Marcia Wallace
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

APPENDIX 1

With respect to the new Official Plan for the County of Grey



THE COUNTY OF GREY
OFFICIAL PLAN

SCHEDULE A
Land Use Types

MAP 1

LEGEND

- Provincial Highway Connecting Link
- Provincial Highway
- County Road
- Local Road
- Seasonal Road
- Agricultural

- Special Agricultural
- Rural
- Primary Settlement Area *
- Secondary Settlement Area *
- Inland Lakes & Shoreline
- Recreational Resort Area
- Sunset Strip Area
- Industrial Business Park

- Space Extensive Industrial and Commercial
- Niagara Escarpment Plan Boundary **
- Niagara Escarpment Development Control Area
- Escarpment Recreation Area
- Hazard Lands
- Provincially Significant Wetlands and Significant Costal Lands

* refer to Secondary Schedules for further detail.
** certain areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

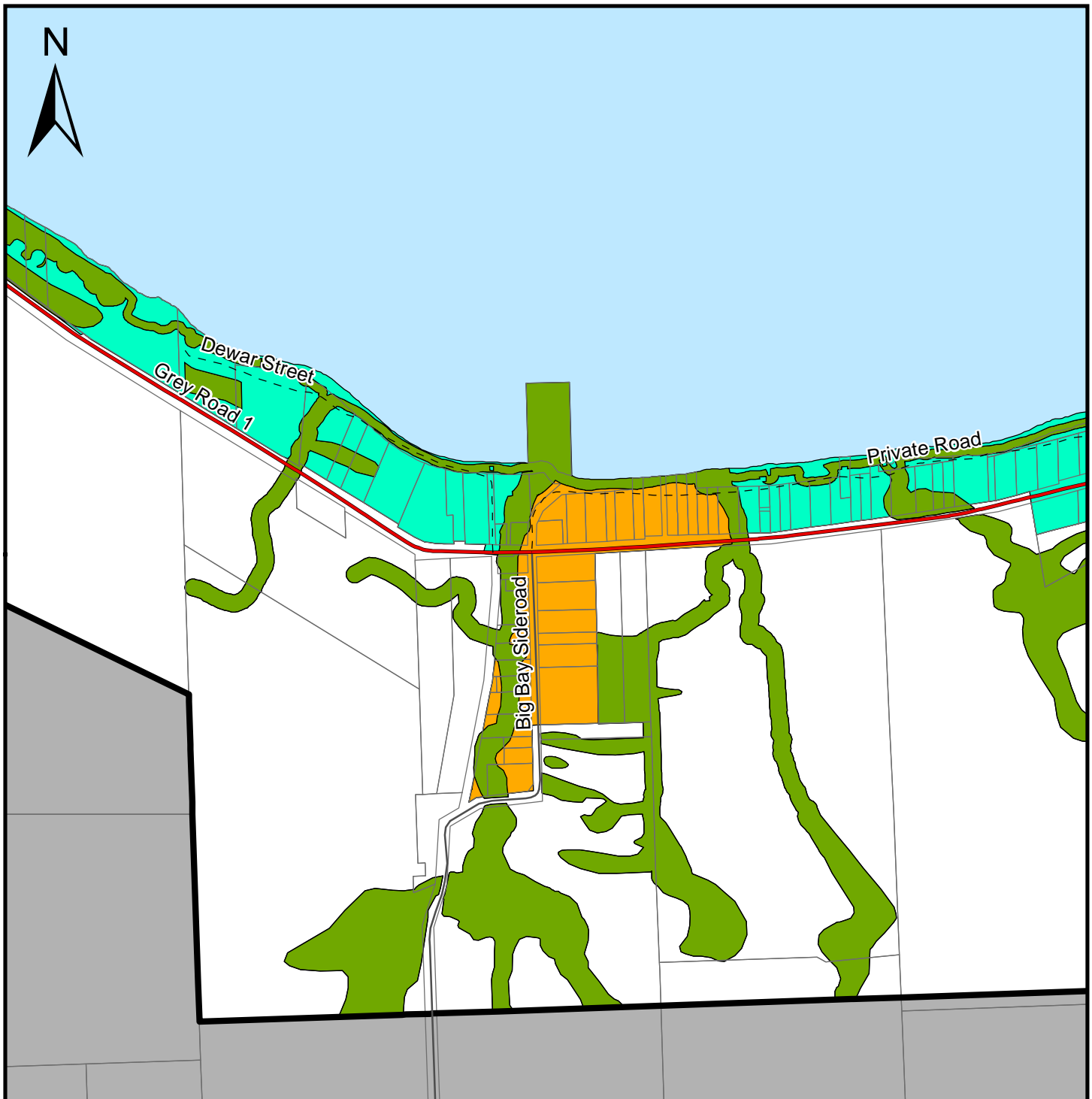
SCALE 1:95,000

0 1,125 2,250 4,500 6,750 9,000 Meters

AUTHOR: Grey County Planning and Development
FILE NAME: GR_OP_SchedA_Map1northX36.mxd
APPLICATION: ArcMap
DATE: September 27, 2018 (Revised)
PROJECTION: UTM zone 17N / NAD83
SOURCE: Teranet, Ministry of Natural Resources and Forestry

INTERACTIVE MAP: geo.grey.ca
DOWNLOAD PDF: grey.ca/planning-development

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 cartographical errors or omissions.



LEGEND

- | | |
|---------------------------|---|
| Provincial Highway | Sunset Strip Area |
| County Road | Industrial Business Park |
| Local Road | Space Extensive Industrial and Commercial |
| Seasonal Road | Niagara Escarpment Plan Boundary ** |
| Agricultural | Niagara Escarpment Development Control Area |
| Special Agricultural | Escarpment Natural Area |
| Rural | Escarpment Recreation Area |
| Primary Settlement Area | Hazard Lands |
| Secondary Settlement Area | Provincially Significant Wetlands |
| Inland Lakes & Shoreline | |
| Recreational Resort Area | |

** certain settlement areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

THE COUNTY OF GREY OFFICIAL PLAN

SECONDARY SCHEDULE Land Use Types

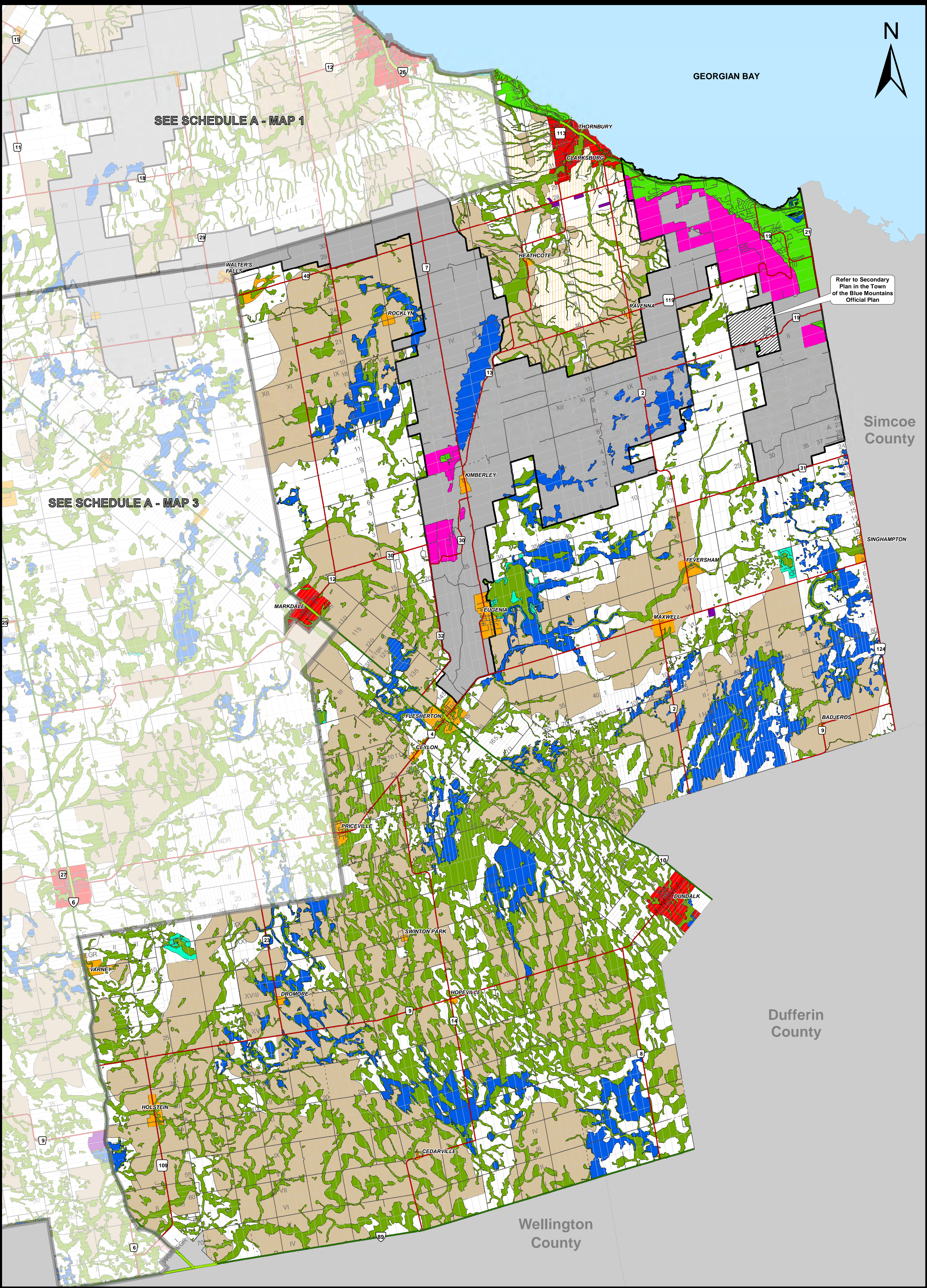
MAP 1b

BIG BAY

SCALE 1:10 000

INTERACTIVE MAP: geo.grey.ca
 DOWNLOAD PDF: grey.ca/planning-development

GR_OP_SecSched_Map1bBigBayX11.mxd



LEGEND

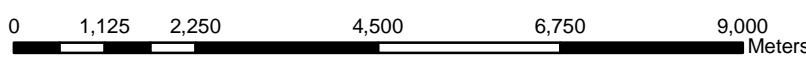
- Provincial Highway Connecting Link
- Provincial Highway
- County Road
- Local Road
- Seasonal Road
- Agricultural

- Special Agricultural
- Rural
- Primary Settlement Area *
- Secondary Settlement Area *
- Inland Lakes & Shoreline
- Recreational Resort Area
- Sunset Strip Area
- Industrial Business Park

- Space Extensive Industrial and Commercial
- Niagara Escarpment Plan Boundary **
- Niagara Escarpment Development Control Area
- Escarpment Recreation Area
- Hazard Lands
- Provincially Significant Wetlands and Significant Costal Lands

* refer to Secondary Schedules for further detail.
** certain areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

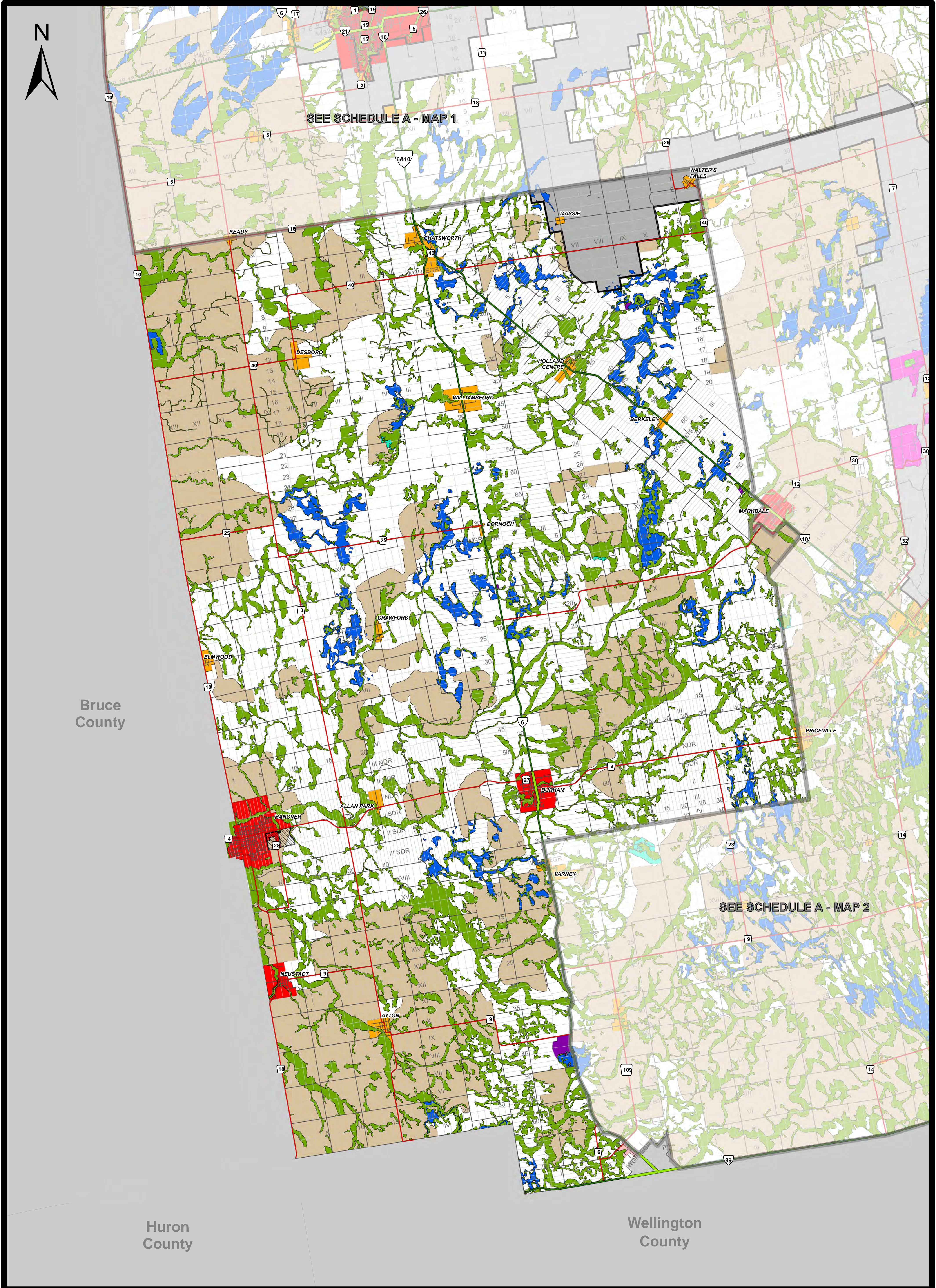
SCALE 1:95,000



AUTHOR: Grey County Planning and Development
FILE NAME: GR_OP_SchedA_Map2eastX36.mxd
APPLICATION: ArcMap
DATE: September 27, 2018
PROJECTION: UTM zone 17N / NAD83
SOURCE: Teranet, Ministry of Natural Resources and Forestry

INTERACTIVE MAP: geo.grey.ca
DOWNLOAD PDF: grey.ca/planning-development

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 cartographical errors or omissions.



THE COUNTY OF GREY
OFFICIAL PLAN

SCHEDULE A
Land Use Types

MAP 3

LEGEND

- Provincial Highway Connecting Link
- Provincial Highway
- County Road
- Local Road
- Seasonal Road
- Agricultural

- Special Agricultural
- Rural
- Primary Settlement Area *
- Secondary Settlement Area *
- Inland Lakes & Shoreline
- Recreational Resort Area
- Sunset Strip Area
- Industrial Business Park

- Space Extensive Industrial and Commercial
- Niagara Escarpment Plan Boundary **
- Niagara Escarpment Development Control Area
- Escarpment Recreation Area
- Hazard Lands
- Provincially Significant Wetlands and Significant Costal Lands

* refer to Secondary Schedules for further detail.
** certain areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

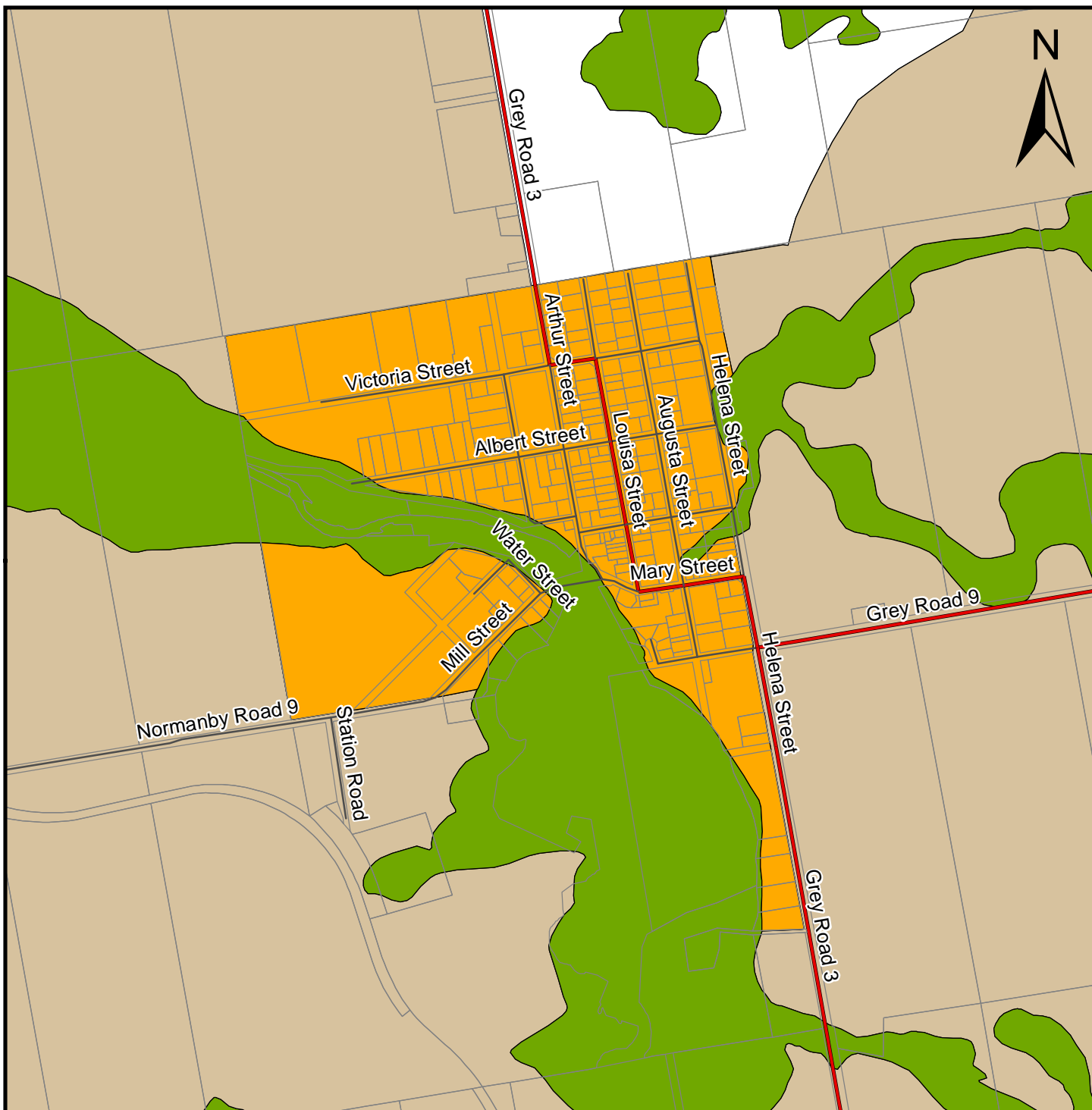
SCALE 1:95,000

0 1,125 2,250 4,500 6,750 9,000 Meters

AUTHOR: Grey County Planning and Development
FILE NAME: GR_OP_SchedA_Map3westx36.mxd
APPLICATION: ArcMap
DATE: September 27, 2018 (revised)
PROJECTION: UTM zone 17N / NAD83
SOURCE: Teranet, Ministry of Natural Resources and Forestry

INTERACTIVE MAP: geo.grey.ca
DOWNLOAD PDF: grey.ca/planning-development

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 cartographical errors or omissions.



LEGEND

- | | |
|---------------------------|---|
| Provincial Highway | Sunset Strip Area |
| County Road | Industrial Business Park |
| Local Road | Space Extensive Industrial and Commercial |
| Seasonal Road | Niagara Escarpment Plan Boundary ** |
| Agricultural | Niagara Escarpment Development Control Area |
| Special Agricultural | Escarpment Natural Area |
| Rural | Escarpment Recreation Area |
| Primary Settlement Area | Hazard Lands |
| Secondary Settlement Area | Provincially Significant Wetlands |
| Inland Lakes & Shoreline | |
| Recreational Resort Area | |
- ** certain settlement areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

THE COUNTY OF GREY OFFICIAL PLAN

SECONDARY SCHEDULE Land Use Types

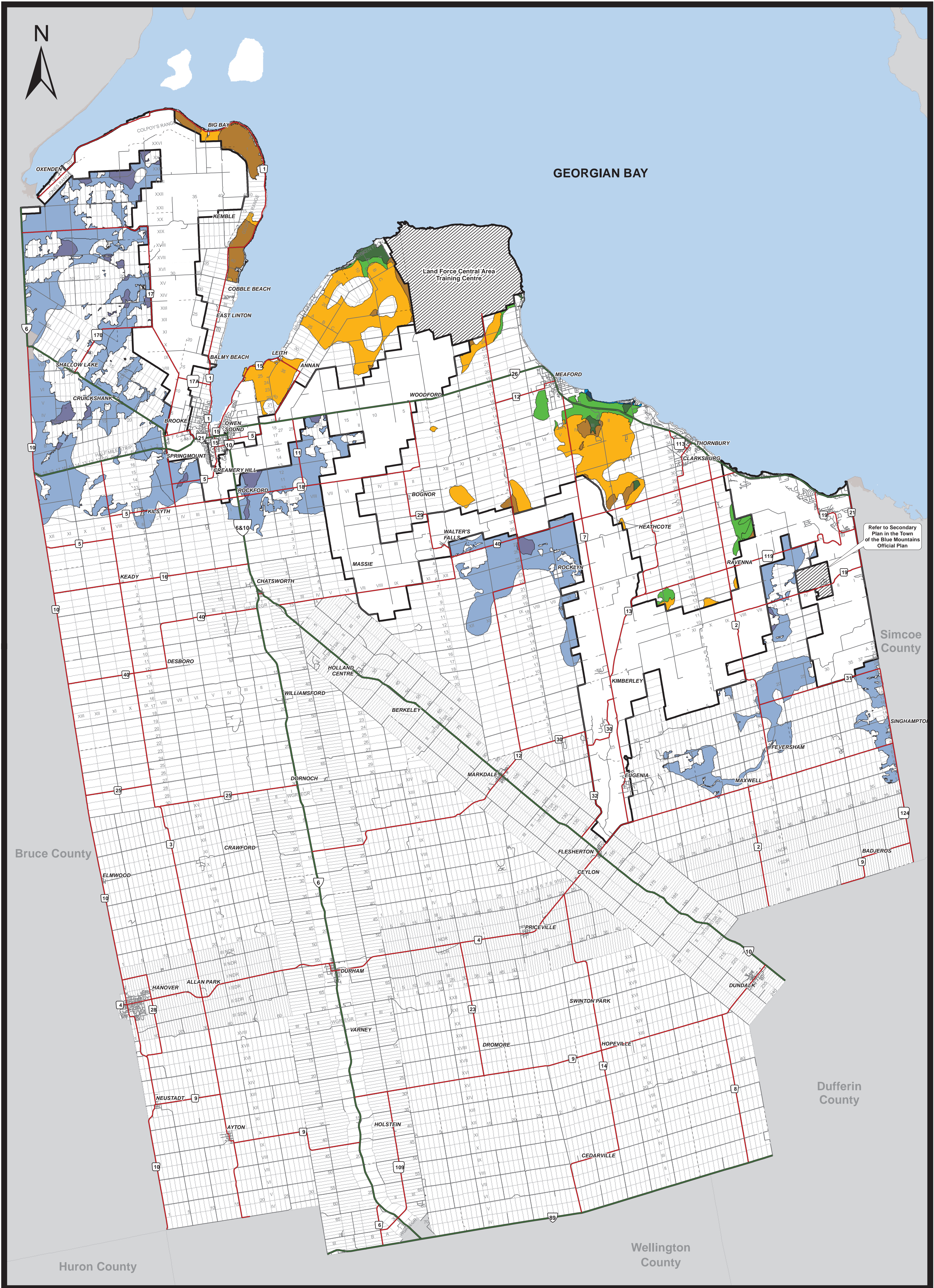
MAP 3n

AYTON

SCALE 1:15 000

INTERACTIVE MAP: geo.grey.ca
DOWNLOAD PDF: grey.ca/planning-development

GR_OP_SecSched_Map3nAytonX11.mxd



- LEGEND**
- Provincial Highway
 - County Road
 - Local Road
 - Seasonal Road

Selected Bedrock Resource Areas

Drift Thickness

- Paleozoic bedrock outcrop; areas of exposed bedrock partially covered by a thin veneer of drift. Drift Thickness is generally less than 1 m.
- Paleozoic bedrock covered by drift. Drift Thickness is generally 1 to 8 m. Bedrock outcrops may occur.

Jagger Hims Limited and Rowell, D.J. 2009. Aggregate resources inventory of Grey County, southern Ontario; Ontario Geological Survey, Aggregate Resources Inventory Paper 180, 71p.

Shale Resource Areas

- Queenston Formation less than 1 m
- Queenston Formation 1 m to 8 m
- Georgian Bay Formation less than 1 m
- Georgian Bay Formation 1 m to 8 m
- Blue Mountain Formation less than 1 m
- Blue Mountain Formation 1 m to 8 m

Rowell, D.J. 2012. Shale resources inventory of southern Ontario; An update; Ontario Geological Survey, Open File Report 6278, 46p.

SCALE 1: 135,000

0 1,600 3,200 6,400 9,600 12,800 Meters

AUTHOR: Grey County Planning and Development
FILE NAME: GR_OP_ApdxE_Map0X36.mxd
APPLICATION: ArcMap
DATE: September 27, 2018 (revised)
PROJECTION: UTM zone 17N / NAD83
SOURCE: Teranet, Ministry of Natural Resources and Forestry

INTERACTIVE MAP: geo.grey.ca
DOWNLOAD PDF: grey.ca/planning-development

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 cartographical errors or omissions.