

Report PDR-CW-47-17

To: Warden Barfoot and Members of Grey County Council
From: County Planning Staff
Meeting Date: November 23, 2017
Subject: **Recolour Grey – Draft of New Official Plan**
Status: Recommendation adopted by Committee as presented per Resolution CW253-17; Endorsed by County Council December 14, 2017 per Resolution CC06-18;

Recommendation

1. That a draft of the new County Official Plan be received; and
2. That staff be directed to circulate a draft of the new County Official Plan to the Province, local municipalities and other agencies as prescribed under the Planning Act; and
3. That a draft of the new County Official Plan be posted on the County website and distributed to the contact list collected as part of the first and second round of consultations for Recolour Grey; and
4. That following the 90 day period of sending a draft of the Official Plan to the Province as per Section 17(17.1) of the Planning Act, that a Notice of Public Meeting be issued in early 2018 in order to receive further comments and feedback from the community.

Background

Recolour Grey, the update to the County Official Plan was initiated in May 2016. Throughout the summer and fall of 2016, staff hosted workshops, attended a number of events throughout the County, and attended community group meetings to talk about what should be considered in the new official plan. On-line consultation and information sharing was also key to the County's on-going engagement on this project. Over the winter and early spring of this year, staff collected all the comments received and began to analyze the results.

On May 11, 2017, the County released our Recolour Grey – 'What We've Heard' summary report. The 'What We've Heard' report summarized the feedback received and divided the comments into five main themes;

1. Cultivate Grey,
2. Develop Grey,

3. Natural Grey,
4. Live Grey, and
5. Move Grey

Following the What We've Heard Report, a survey was posted on the County website asking the community if we had heard their comments correctly, or if we missed anything. Some additional responses were received from this survey.

Building off the feedback received, and the background studies completed to date, staff prepared discussion papers for each of the five themes. The five discussion papers were presented to Council in the summer of 2017 and were posted on the County website and shared back out to the community for further comments and feedback. The discussion papers further explored each of the sub-themes based on the 'What We've Heard' report, and based on Grey County's planning and economic context. Policy options were presented which not only reflected feedback from the public, but also drew on the technical recommendations of the studies and background reports completed by the County over the past few years. Changes in Provincial legislation, policy, and guidelines were also key to a number of the policy options presented in the discussion papers. A number of these policy options have formed the basis for drafting the new County Official Plan.

In August and September of this year, Planning Staff held a total of nine workshops with one being held in each local municipality as part of the 2nd round of consultation for Recolour Grey. The purpose of the workshops was to determine from the community whether;

1. we captured the comments correctly from the 1st round of consultation as identified in the 'What We've Heard Summary Report', and
2. were we on the right track based on the policy considerations that have been highlighted in the five Discussion Papers.

A workshop handout was provided to those attending the workshops which outlined a summary of all the policy considerations identified in each of the Discussion Papers. A presentation was provided at the beginning of the workshop to give an overview of; what an official plan is, how an official plan may impact or benefit someone, explaining what Recolour Grey is, the process taken to date, as well as providing a summary of the five Discussion Papers. Depending upon the size of the crowd or the layout of the meeting room, we either had a large group discussion about the policy considerations under each theme, or we did break-out sessions for each theme.

We had approximately 200 people attend the workshops and the amount of comments we received from those in attendance was excellent. The following is a link to a summary of the comments received under each of the five themes which we have categorized into the various subthemes - [Recolour Grey Workshop Comment Summary](#)

Following the workshops, staff began to prepare a draft of the new Official Plan as well as updating the mapping layers contained in the schedules and appendices. The new Official Plan has been drafted based on the comments we heard in the first and second rounds of community consultation, and based on the background studies and technical reports prepared to date. There were comments on certain matters where we have heard a diversity of opinions. For example, we heard comments indicating that we should have more policies to protect the natural environment and we also heard that we need less policies/restrictions for the natural

environment. For topics where we have heard a diverse range of opinions, it has been very difficult if not impossible to address everyone's comments and concerns. Staff have tried to develop policies using a balanced approach and based on all the feedback received. Staff have also taken direction from the Provincial Policy Statement and associated guidelines.

A meeting was held on November 2nd, 2017 with local planners including planners from each of the local municipalities, planners from the conservation authorities as well as the Niagara Escarpment Commission. Health Unit staff were also in attendance for the meeting. The local planners provided some initial feedback on the proposed draft policies and we have incorporated that feedback into the draft policies.

We will be circulating a copy of the draft Official Plan to the Province, local municipalities and other agencies and hope to have some further discussions and feedback on the draft policies and mapping. Staff will also post a copy of the draft Official Plan on the County website and notify all the contacts that we have gathered during the consultation process. We will also work with County GIS staff to create an online mapping site so that people can see the current Official Plan designation and mapping on their property and the proposed designation/mapping for their property.

Following the 90 day period of sending a draft of the Official Plan, a Notice of Public Meeting can then be issued. We anticipate holding the public meeting in mid-March which provides almost four months for everyone to review the draft and offer comments and suggestions on how we can improve the Plan.

To help further notify the public, we have included an article in the Made in Grey – Year in Review document letting people know about the new draft Official Plan and asking people to send us any comments. This Year in Review will be delivered to most mailboxes throughout the County in early December and therefore we are hoping that this will create more awareness of the new Official Plan and create further engagement with community members.

The following is a summary of some of the new policies being proposed in the new Official Plan based on what we've heard from the community. The new Official Plan has kept the five main themes as part of the framework for the new Official Plan and therefore below are some highlights of the new policies being proposed within each of the themes:

Cultivate Grey – Policy Highlights

Cultivate Grey considers the rural, agricultural and resource areas outside of our towns, cities, and villages. These areas make up the bulk of the land in Grey County and are important to Grey's residents, businesses, and visitors. The following are some of the highlights of the proposed policies under Cultivate Grey:

Agricultural, Special Agricultural, and Rural Policies

- Based on changes to the Provincial Minimum Distance Separation (MDS) formulae the following updates are proposed;
 - MDS I does not apply to lot additions,
 - MDS I does not apply to agricultural-related uses,

- MDS does apply to on-farm diversified uses,
 - Mennonite institutional uses are a Type A MDS factor, rather than the Type B for other institutional uses,
 - MDS I only applies to surplus farm dwelling severances where the lot is being severed from an existing barn,
 - Buildings can be replaced in the event of a catastrophe, and
 - Guidance is given on when it may be appropriate to vary MDS.
- Where an existing property straddles a settlement area boundary i.e. half in the settlement area and half in Agricultural, the property can be split along the designation line, provided both the severed and retained are buildable. Rural lot density, settlement area buffers, and minimum farm lot sizes shall not apply in these situations.
 - Rural lot additions will not need to comply with the rural lot density provisions.
 - Agricultural lot additions can be considered provided certain criteria can be met, and a new non-farm lot is not created.
 - Where an existing non-farm lot is looking to add land to a farm, it can be permitted provided the remnant lot is as small as possible.

The following table outlines the proposed permitted uses in the Agricultural, Special Agricultural and Rural land use types:

Agricultural Use	Agricultural-related Use	Small Scale On-farm Diversified Use
No maximum size limitation beyond MDS and nutrient management	No maximum size limitation beyond any servicing needs	Must be small scale
<ul style="list-style-type: none"> • Growing of all types of crops • Raising of all types of livestock • Barns / manure storage • Pastureland • Feedlot • Fish farm or aquaculture • Mushroom farm • Christmas trees/nurseries • Greenhouses • Grain dryers and feed storage for own farm's use 	<ul style="list-style-type: none"> • Apple storage and distribution centre (for multiple farms use) • Farm gate sales or farmers market primarily selling locally grown produce/goods • Agricultural research centre • Winery, cidery, meadery using mostly local fruit or honey • Flour mill for local grain • Grain dryer / storage for multiple local farmers 	<ul style="list-style-type: none"> • Home occupations (e.g. professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel, classes or workshops) • Home industries (e.g. sawmill, welding or woodworking shop, manufacturing / fabrication, seasonal storage of boats or trailers, biomass pelletizer) • Café/small restaurant, cooking classes, food store (e.g. cheese, ice cream) • Agri-tourism and recreational uses (e.g. farm vacation suite,

<ul style="list-style-type: none"> • Feed storage i.e. bunkers / silos • Washing, sorting, grading (of farm's own commodities only) • Machine shed (for own farm's use) • Cold storage (for own farm's use) • Indoor/outdoor riding arenas/tracks • Minimum amount of processing to make a produce saleable (e.g. evaporating maple sap, or extracting honey) • Marihuana production in accordance with any Federal/Provincial laws 	<ul style="list-style-type: none"> • Farm equipment repair shop • Livestock assembly yard, or stockyard for local farmers • Auction for local produce or local livestock • Farm input supplier e.g. seeds, feed, fertilizer, etc. • Abattoir selling and processing local meat • Food processing plant for local produce (e.g. cider-making, pitting, canning, quick-freezing, packing) 	<ul style="list-style-type: none"> • bed and breakfasts not exceeding 3 rooms per lot, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, horse/pony events, wine tasting) • Distillery or brewery partially using some local farm inputs • Value-added uses (e.g. processor, packager, cheese factory, bakery) • Retail uses (e.g. farm market, antique business, tack shop) • Food banks, second harvest, or gleanings operations
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- Rural permitted uses would include the uses listed in the above table, but would also contain some additional permitted uses as well.
- Recreational uses and alternative dwelling types may be considered in Rural which are not otherwise considered in the Agricultural or Special Agricultural designations, including;
 - residential farm cooperatives,
 - agri-miniums,
 - small scale inns or motels, and
 - recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership).

The above would all be subject to servicing analysis, MDS, and other development criteria.

- Trades businesses or workshops could also be considered in Rural.
- As per the PPS, severances will now be permitted for agricultural-related uses, provided the lots are of a minimum size to accommodate the business.
- Severances will not be permitted for on-farm diversified uses.
- Farm sizes in Agricultural will remain 40 hectares, however smaller lots can be considered where the following criteria is met;

- Agriculture shall be the proposed use of both the severed / retained lots,
- A farm business plan is required for the severed and retained, including demonstration that the severed / retained lots will be economically viable and flexible to respond to economic change,
- Demonstration that existing lots are not available for the intended agricultural use,
- The suitability of both the severed / retained lots should be assessed based on;
 - the type and size of agricultural operations common in the area or to the type of agricultural operation proposed, or
 - a demonstration that a new viable form of agriculture is suitable for the area and lot sizes proposed,
- Both the severed / retained lots shall comply with Provincial Minimum Distance Separation Formulae.
- Elimination of the ribbon development policy in Rural.
- Based on being a largely Agricultural/Rural Plan, the bulk of the County's existing Official Plan exceptions are within the Cultivate Grey sections. Staff propose to deal with the exceptions as follows;
 - Any exception which facilitated lot creation or a lot addition will be deleted, where the consent application has already been finalized.
 - Any exception permitting an enlarged 'small scale' use, which is now within the size permitted by the Plan will be deleted, unless there are site specific circumstances/considerations that need to be kept.
 - Any exception for a unique business that no longer exists will be deleted (e.g. running of the bulls in Southgate).
 - All other exceptions will be maintained, provided they still maintain the intent and direction of County, Municipal, and Provincial planning documents.

Forestry Policies

- The County is not looking at adding a 'Forestry' designation, but is looking at some overall guiding policies on forestry. Some policies being considered are;
 - Recognition that forestry and agriculture are mutually compatible and treed windbreaks are encouraged.
 - Reference to the County's Forest Management By-law (or future successors thereto).
 - Encouraging replanting with native species.

- Promote forest management for public and private landowners in accordance with good forest management practices, to maintain the overall health of woodlots across the County.
- Exemptions are provided for orchards, nurseries, nut farms, or Christmas tree farms.

Aggregate Resource Area and Mineral Resource Extraction Policies

- Clarifying the Aggregate Resource Area (ARA) policies;
 - No new non-farm lot creation in the ARA
 - 300 metre buffer applies to pits/quarries but not the ARA itself
 - Non-farm development on existing lots can be considered
- Encouraging comprehensive rehabilitation where multiple pits or quarries are in close proximity.
- Encouraging maximum disturbed areas provisions for progressive rehabilitation.
- Looking at cumulative effects and comprehensive analysis of new pits or quarries being proposed in close proximity to one another.
- Providing general guidance on haul routes avoiding settlement areas where practical and feasible.
- The County is looking at two new policies dealing with pits and quarries that may abut one another, or may each abut a road.
 - In the case of adjacent pit or quarry operations, owned by different property owners, the County will, wherever practical, encourage the removal of all economically viable material between the pits or quarries. This may include eliminating the property line setbacks between the operations. Such operations are encouraged to utilize continuous and harmonious rehabilitation.
 - Where pit or quarry operations are separated by a County or Municipal road, the feasibility of allowing the producers to temporarily re-route and then replace the road at a lower elevation may be considered to enable operators to remove viable material between the operations. An agreement may be needed to address timing, re-construction, and compensation for the materials under the road.

Develop Grey – Policy Highlights

Develop Grey focuses on our settlement areas, where the majority of population growth, essential services, and businesses are located. To remain competitive in a global marketplace, we need to show excellence when promoting Grey as a place for supportive business development. The following are highlights of the proposed policies under Develop Grey:

- Combined Tertiary Settlement Areas with Secondary Settlement Areas, now only have Primary and Secondary Settlement Areas;
- Generally the Settlement Area policies have remained the same, however there is more wording in regards to healthy communities and active transportation;
- Intensification targets;
 - 15% for Hanover and Owen Sound
 - 10% for other Primary Settlement Areas
 - 5% for Secondary Settlement Areas
- Policies within the Inland Lakes and Shoreline Areas and Recreation Resort Areas have remained unchanged;
- Sunset Strip has become its own designation;
- Permitted uses in the Sunset Strip will be similar to what has been contemplated within recent Official Plan Amendments, i.e. retail warehouses, vehicle repair shops, commercial operations beyond a certain size, etc.;
- The business park north of Mount Forest has its own designation, Industrial Business Park (West Grey);
- The one-off Space Extensive Commercial and Industrial Areas will remain the same, however both the Space Extensive Commercial and Industrial designations will be combined into a single designation,
- The Space Extensive Commercial and Industrial designation will continue to apply to those areas previously designated and approved for such development. Permitted uses to consider would be: transport terminals, dry manufacturing plants, body shop etc.;
- Growing our Economy, we have created a larger economic section than in our previous plan, which encourages economic development in order for our member municipalities to prosper;
- Most of the employment will still be directed towards Settlement Areas, however there are policies based around countryside employment opportunities and home business opportunities;
- Countryside employment: The main employment generator in the rural areas will be resource based industries such as agriculture, aggregate operations, forestry and on-farm diversified uses;
- Home business: Grey County promotes the trend towards more home based businesses and will facilitate new home business through planning policy.

Natural Grey – Policy Highlights

Natural Grey focuses on Grey County's scenic and naturally beautiful environment. We are lucky to live in such an environmentally rich area. With this, we need to maintain a delicate

balance of promoting and protecting these spaces. The following are some highlights of the proposed policies under Natural Grey:

- Natural heritage setbacks (adjacent lands) are changing based on the updates to the Province's Natural Heritage Reference Manual,
- Change of names of some areas: Karst (from Special Policy Area), Other Wetlands (from Other Identified Wetlands)
- Updated Significant Woodlands mapping, and added mapping for cores, linkages and significant valleylands
- Scoped Environmental Impact Study (EIS) requirements are provided for minor developments
- General recreation and tourism policies
- General parks policies
- Parkland dedication policy updates (Planning Act updates)
- General climate change policies

Core Areas and Linkages

- Inclusion of policies that relate to the Core Areas and linkages as introduced in Green in Grey, which include permitted uses, stewardship policies, and exemptions within these features.
- Compatible recreation is defined and permitted within certain natural features.
- Include cores and linkages mapping as a new schedule.

Significant Valleylands

- Introduction of mapping of Significant Valleylands as identified through Green in Grey. The County and Provincial Policy Statement already had Significant Valleylands policies, but we had not previously mapped the features.
- The criteria for significance and protection included the need for 200 metre wide corridors.
- Removed significant valleylands within settlement areas.

Wildland Fire

- Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
- Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with the wildland fire assessment and mitigation standards.

Fish Habitat

- Healthy aquatic communities are generally a good indicator of environmental health. It is the County's intention to encourage improvement of productive capacity of this habitat. The extent and significance of fish habitat shall be determined in consultation with the Ministry of Natural Resources and Forestry, the conservation authority having jurisdiction over the area, and Fisheries and Oceans Canada.
- Development and site alteration shall not be permitted in fish habitat except in accordance with relevant provincial and federal requirements.
- No development shall be permitted within 30 metres of the banks of a stream, river, or lake unless an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined by the appropriate Conservation Authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural connections.

Parks and Open Space and Climate Change

- Parks and open spaces shall be utilized to increase tree canopy and woodland cover in the County and assist in mitigating and adapting to climate change.
- Ensure infrastructure is constructed, maintained and upgraded as necessary to be sustainable and capable of mitigating impacts of climate change.
- Green technologies and construction methods will be used whenever possible and feasible to develop new, and replace old, civic infrastructure. Civic infrastructure will be developed to be environmentally sustainable, assist with climate change adaptation, and lessen environmental impact.
- The County will prepare a *climate change adaptation strategy* to plan for resiliency, adaptation, and mitigation actions.
- Monitor the potential impacts of climate change to maintain the integrity and resiliency of the Natural Heritage System and adjust management activities accordingly.
- Consider the potential impacts of climate change that may result in an increase of the risk associated with natural hazards.

Live Grey – Proposed Policy Highlights

Live Grey captures some of the key areas that influence living standards and quality of life in Grey County. There are many factors that can lead to someone feeling included, healthy, culturally interested and supported by their community. The following are some highlights of the new policies being proposed under Live Grey:

- Sharing the *Healthy Development Checklist* created in partnership with the Grey Bruce Health Unit and developers to address healthy community design, including public health and safety needs;

- Providing housing opportunities to moderate and lower income households. The County would like to achieve a minimum target of 30% of new housing, or units created by conversion, to be affordable in each member municipality. Local municipalities will be encouraged to set a minimum target similar to the County for affordable units;
- The County will encourage local official plans to require a minimum of 30% of all new total residential development within Primary Settlement Areas to be medium and high density;
- Direct new social housing units towards designated Primary Settlement Areas to ensure residents live close to essential services and supports, promoting the flexibility and ease in carrying out a healthy lifestyle;
- The County is generally permissive of second units provided development meets zoning provisions outlined by the local municipalities. In settlement areas without full municipal services, a review of well water records or septic system details, by the designated authorities, may be necessary prior to granting a building permit;
- County planning staff will consider low-density housing options for aging populations in rural areas, provided servicing requirements can be met as outlined in Section 8.9.1 and safe roadway access can be maintained year-round
- Housing ownership affordability can be defined as housing where the purchase price is at least 10 percent below the average purchase price of a resale unit in Grey County or annual housing expenses do not exceed 30% of gross household income.
- Encourage local municipalities to create a *Parks and Recreation Master Plan* to introduce ways that the County can connect members of the community to recreational activities and sports. This can help promote healthier communities.
- Ensure cultural events and recreational activities are held in accessible venues or environments.
- Continue work towards creating a climate change action plan that will coordinate County efforts to encourage resilient, sustainable development and mitigate climate change effects within our communities. Encourage local municipalities to consider participation in Partners for Climate Protection.
- The County encourages local municipalities to implement public engagement strategies for planning matters where they are the approval authority.

Move Grey – Policy Highlights

Move Grey considers how we move people, goods, information, and services into, out of and through the County. It is critical we have transportation, services, and technology in place to support the needs of those in Grey County. What follows are the policy highlights under Move Grey:

General Transportation Policies

- Complete Transportation System (CTS) and elements of the CTS

- Prioritization should be given to pedestrians, transit, cyclists and the movement of goods over those of single occupant vehicles
- Emergency Detour Routes
- Required number of accesses for new developments
- Complete Streets policies
- New development will be designed to integrate with the complete transportation system

Road Policies

- Provincial Highway policies are similar to current Official Plan
- County Roads
 - Functional classification of County Roads – County Arterial, County Collector and County Local Road
 - Accommodating a variety of transportation modes on County Roads
 - Right of way widths/road widening policies
 - Paved shoulders on most/all County Roads
 - Improving pedestrian safety for County Roads in settlement areas/built-up areas
 - Potential planned County Road corridors
 - Setbacks from County Roads
 - Connecting Links

Transit Policies

- Develop a County-wide transit system
- New development must include age-friendly and transit supportive design elements
- Encourage growth and development, land use patterns, densities and mix of land uses within settlement areas along existing or future transit corridors
- Maintain and improve inter-community transit and transit links outside of Grey

Airports

- Controlling development in the vicinity of airports to reduce the potential for land use conflicts
- Recognizing that Wiarton-Keppel Airport is federally regulated
- Encourage opportunities to better utilize airports

Ports/Harbours/Marinas

- Encouraging the retention and promotion of the Owen Sound Port and other harbours and marinas
- Encouraging further efforts to attract more ships to utilize the Owen Sound Port
- Encourage continued operation of the other harbours and marinas
- Planning for land uses in the vicinity of ports, harbours and marinas

Rail Corridors

- Preserving the County CP Rail Trail
- Utilizing County CP Rail Trail as a utility corridor
- Encouraging the conversion of abandoned railway corridors for trails

Services

- Primarily the same as the current Official Plan policies, including servicing hierarchy
- Remove the five lot limit and instead require servicing options study
- Encouraging local municipality to work together to provide municipal sewer and water services
- Considering new innovative systems and servicing technology
- New direction on stormwater management as it pertains to design and climate change
- Most utility policies are similar to what exists in the current Official Plan
- Support the provision of high quality telecommunications services throughout the County – broadband/fibre and cellular service
- Fibre or conduit for future fibre installations should be included in all new developments
- When reconstructing County roads or the CP Rail Trail, the County will consider installing fibre or conduit for future fibre in order to connect with the overall fibre network. A fibre/conduit specification will be developed in consultation with SWIFT along with an ownership model.
- Discouraging lot creation for telecommunication towers
- Encouraging municipalities to develop local telecommunication tower siting protocols

Other Technological Considerations

- Charging stations
- Future transportation options – drones, driverless vehicles, car-pooling and car-sharing, shared economy, bike sharing

Managing our Waste

- Encourage local municipalities to promote mandatory waste diversion programs
- Encourage strategies that reduce potential waste
- Encourage the consideration of new waste management technologies
- Handling of food waste
- Abandoned Landfill Sites have been classified into three categories based on the Historic Landfill Study
 - Cleared Sites
 - D-4 Recommended to Clear Site
 - Previously Evaluated Sites
- Encouraging local municipalities to complete a D-4 study for those sites still requiring a D-4 to clear

Protecting Our Drinking Water

- Commercial water taking policies – similar to what exists in the current Official Plan
- New policies to incorporate Sourcewater Protection Plan Policies

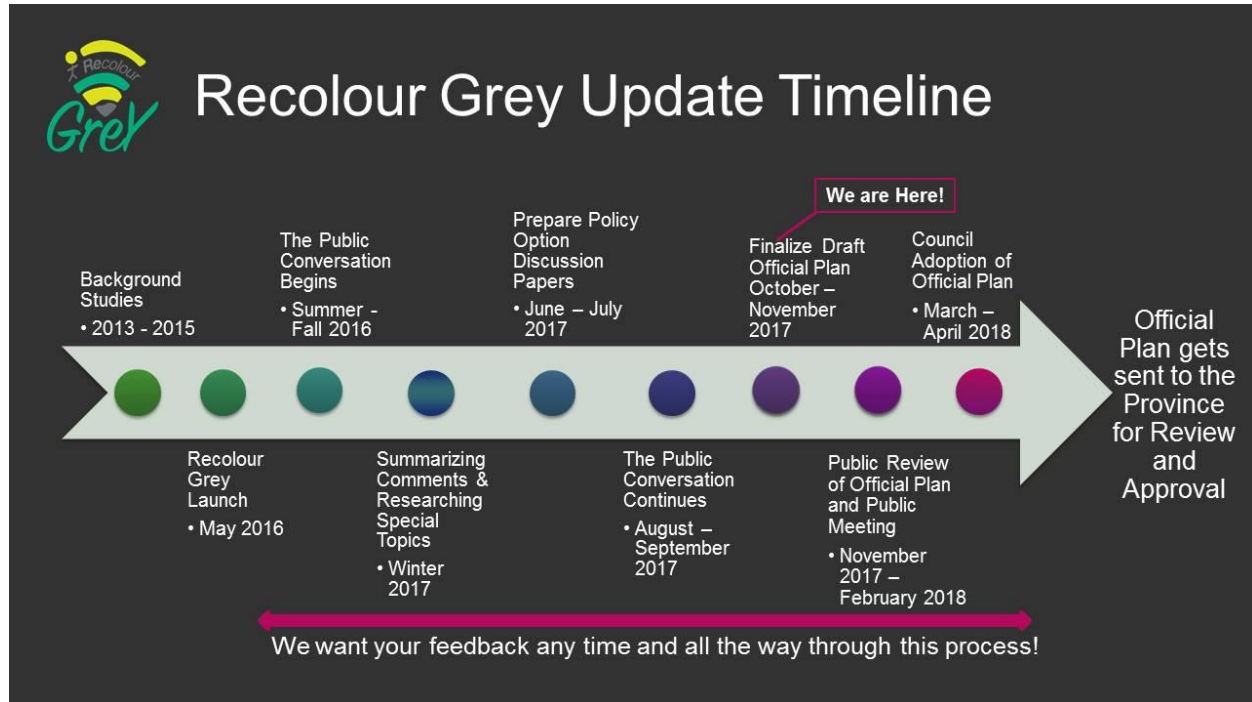
Mapping Changes

The following are mapping changes that have made to the schedules and appendices of the new draft Official Plan:

- Significant Woodlands being updated using 2015 Air Photos and other data sources
- Combining Tertiary Settlement Areas into Secondary Settlement Areas
- Cores and Linkages – Natural Heritage Systems Study Mapping
- Updated Wellhead Protection Areas and Intake Protection Zones
- Updated Hazard Lands data (using most current layers from CA's)
- Updated NEP data based on 2017 NEP
- Adding Significant Valleylands
- Functional Classification of Roads
- Potential Planned County Road Corridors
- Combined Space Extensive Commercial and Industrial
- Updated Landfills Mapping – Historic Landfill Study

- Most current provincial data – ANSI's, PSW's, Licensed Pits and Quarries, Other Wetlands, etc.

Recolour Grey Timeline



Financial/Staffing/Legal/Information Technology Considerations

A significant amount of staff resources has gone into Recolour Grey. The work has been a true team effort with all planning staff being involved in the community engagement process as well as developing the draft of the new Official Plan. The work has been truly rewarding and we have learned a lot from the many conversations we have had with community members. We look forward to further conversations with the community following the release of the draft of the Official Plan.

Link to Strategic Goals/Priorities

One of the Strategic Initiatives identified in the Corporate Strategic Plan is to update the County Official Plan and implement policies to meet needs over the next 20 years. The draft of the new Official Plan has been designed to address this strategic initiative.

Attachments and Background Information

[Draft New Official Plan](#)

[Draft Schedules A, B and C](#)

[Draft Appendices A, B, C and D](#)

[Draft Secondary Schedules](#)

Additional Background Information

[Recolour Grey Workshop Comment Summary Report](#)

[Recolour Grey Workshop Comment Summary](#)

['What We've Heard Summary Report'](#)

[Cultivate Grey Discussion Paper](#)

[Develop Grey Discussion Paper](#)

[Natural Grey Discussion Paper](#)

[Live Grey Discussion Paper](#)

[Move Grey Discussion Paper](#)

Respectfully submitted by,

County Planning Staff

Director Sign Off: *Randy Scherzer*