



# WHAT WE'VE HEARD SO FAR

SUMMARY REPORT

[www.grey.ca](http://www.grey.ca)



# WHAT WE'VE HEARD SO FAR



---

## WHAT IS RECOLOUR GREY?

Recolour Grey is the name for the review of the County's Official Plan. Recolour Grey is a community driven process, led by the Grey County Planning department.

## WHO DESIGNED THE SNAZZY RECOLOUR GREY LOGO?

The Recolour Grey logo came from a design competition with the LaunchPad Youth and Technology Centre in Hanover. We are thrilled with this design, which was a collaboration from a number of youth. Our excitement for this winning entry will see all things Recolour Grey branded with this logo (reports, pens, pamphlets, colouring contests, etc.). We also subscribe to the thinking that if it's worth branding it's worth over-branding!





# OFFICIAL PLAN

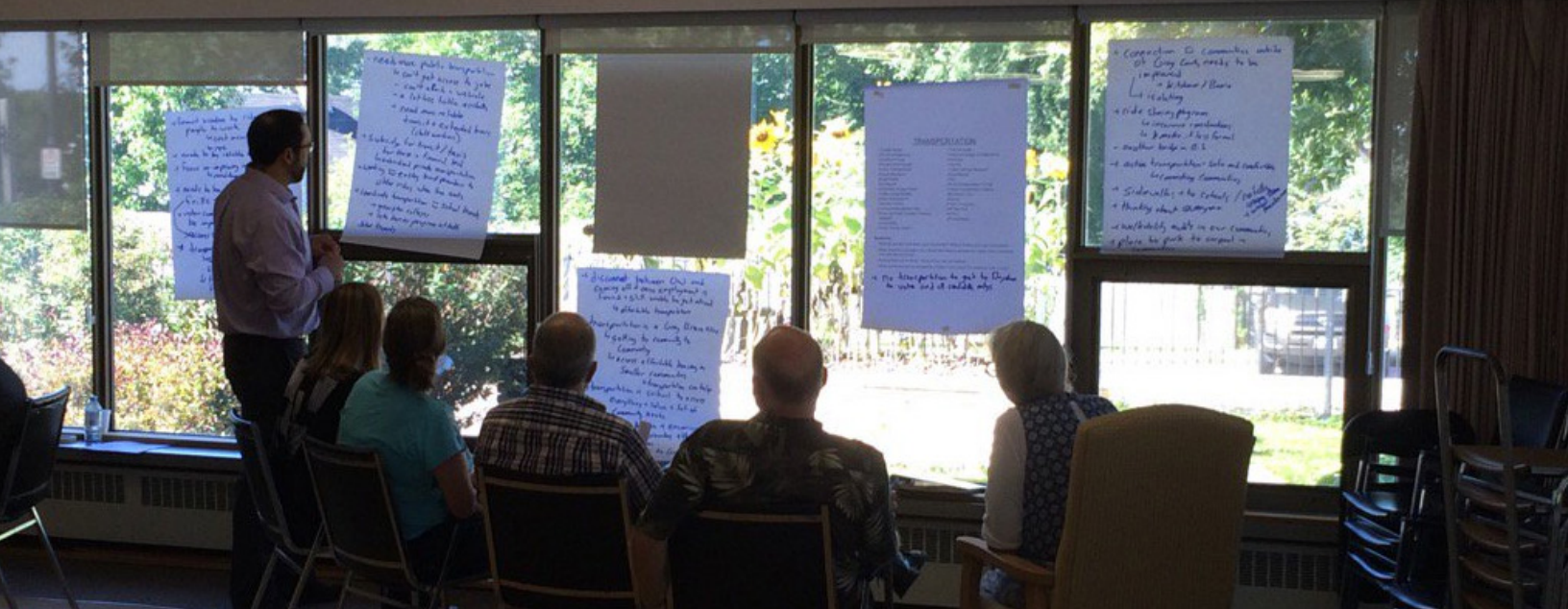
---

## WHAT'S AN OFFICIAL PLAN?

The **County Official Plan** sets goals related to development, communities, and our natural resources. This Plan divides the county into different land uses (agricultural, wetland, settlement area, etc.) and sets policies for each designation.

The Official Plan is active for 20 years and is revised every five years to ensure it is effective and relevant. Now is a perfect time to “recolour” the plan to ensure it’s meeting the expectations of Grey County’s diverse communities.

The success of Recolour Grey relies on meaningful public input and everyone can contribute. It doesn’t matter if you are young or old, a resident of Grey or a visitor. We want your input to help us preserve what matters most and to grow opportunities for the next 20 years.



# OFFICIAL PLAN

## WHY ARE CHANGES NEEDED?

Over the past number of years of working with the Official Plan, we have flagged policies that need recolouring. During this time some other studies and technical reports have been completed that recommend changes to the County Plan. These reports include:

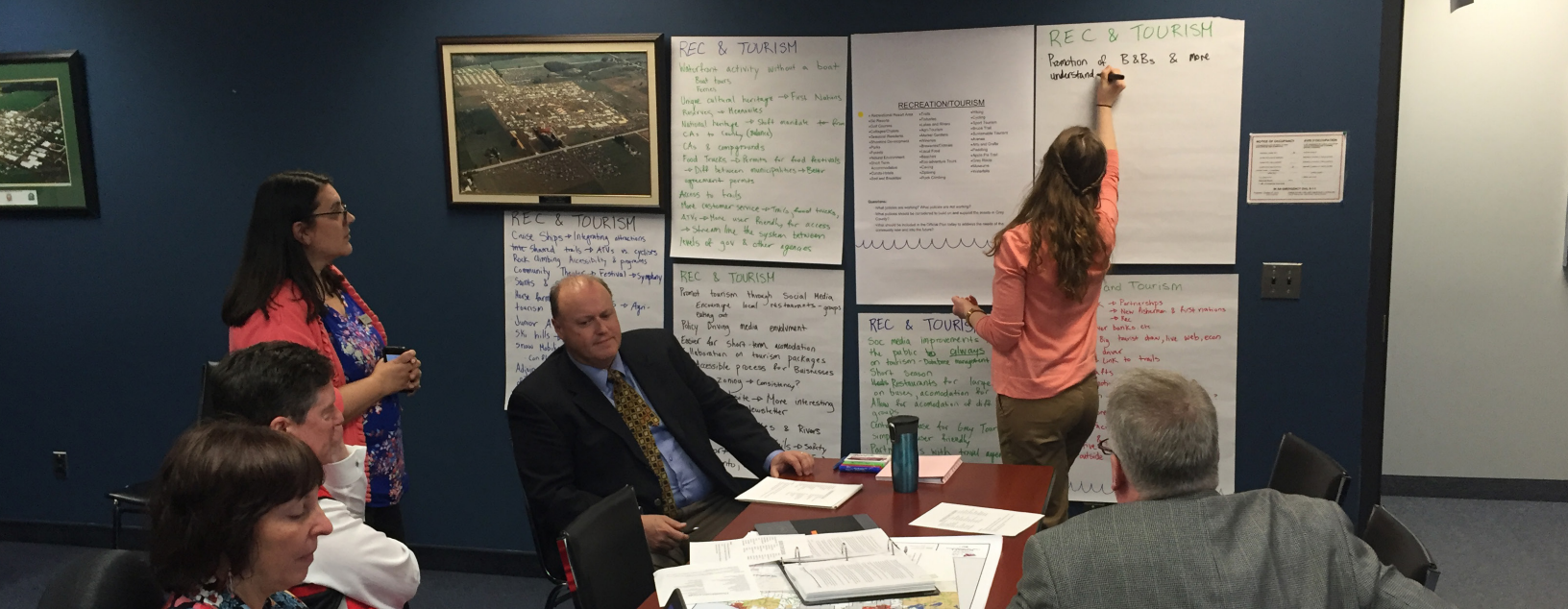
- Transportation Master Plan
- Updated Growth Management Strategy
- Historic Landfill Study
- On-Farm Business Study
- Green in Grey Natural Environment Study
- Updated Housing Study
- Age Friendly Planning Report
- Minimum Agricultural Lot Sizes Study

Other topics to be included in the review are Drinking Water Source Protection Plans and the Provincial Policy Statement 2014.

In addition to the changes we identified, and the above background reports, we want to hear from you on what changes are needed. What's important to you moving forward? How would you like to see the County grow? What would you like to protect? Where do you see yourself and the County in 5, 10, 15, or 20 years?

Recolour Grey started with a kick-off meeting of County Council on May 19<sup>th</sup> 2016. At that meeting, Council and public attendees shared their ideas on how the County should grow in the next 20 years.





# OFFICIAL PLAN

## CATCH ME UP – WHAT ELSE HAS HAPPENED SO FAR?

Summer and fall of 2016 were spent at community events talking to people about their vision for the County. During this time, we received hundreds of comments on Recolour Grey. Over the winter of 2017 we have been reviewing all of these comments to determine where further research or changes are needed. We've sorted through all of the comments received and grouped them into five themes.

## THE FIVE THEMES

The five overall themes for the comments are:

- Live Grey
- Cultivate Grey
- Develop Grey
- Move Grey
- Natural Grey

There were also some comments received which were outside of the scope of planning, which is the 'other' category. Planning staff will be sharing the comments in the other category with stakeholders and community groups who have an interest or responsibility in those fields.

A brief explanation of each of the five themes is provided below, as well as a summary of the major comments received to date in each of the topics.



# LIVE GREY

Live Grey considers components that are crucial to healthy living in Grey County. These elements can be divided into four subcategories:

1. Housing – includes the amount, type, location, condition, and affordability of housing across the County.
2. Community inclusion and engagement – considers all age groups and cultures in the County, including fostering positive environments for youth, older adults, Lesbian, Bisexual, Gay, Transgendered, and Questioning (LBGTQ), new Canadians, and First Nations / Metis in planning our communities.
3. Culture – looks at both recognizing and protecting Grey's history, while supporting the arts and cultural growth moving forward.
4. Healthy communities – considers those elements that affect the health of our communities, including how the design of our communities impacts our ability to remain active, and prosper in a healthy environment.

We want Grey County to be an inclusive healthy community for all, whether they are life-long County residents, newcomers, or tourists. We want to be sure everyone has a place to work, play, and live, in a manner that suits their desires and lifestyle.





# CULTIVATE GREY

Cultivate Grey considers the rural and agricultural areas outside of our towns, cities, and villages. Planning for these areas takes into account:

1. Protection of farmland.
2. Food production and support for the local food movement.
3. Growing the rural economy through innovation and on-farm businesses.
4. Other resource development including aggregates, and forestry.

Grey County is mostly rural, but rural Grey County is an exciting place to be. Innovation in the farm sector, as well as thriving resource sectors contribute heavily to the County's economy. We want to encourage this rural growth, while preserving the environment and the 'rural way of life' which attracts many people to Grey.

The County heard a number of comments from the public regarding renewable energy policies. The County Official Plan has no role in regulating renewable energy, based on the *Green Energy Act*. Any existing renewable energy references will be removed from the Plan.





# DEVELOP GREY

Develop Grey focuses on our settlement areas including towns, cities, villages, and areas along the shoreline or ski hills. Subcategories under Develop Grey include:

1. Economic development
2. Employment
3. Downtowns
4. Growth projections, targets, and management

In order to preserve the natural elements of our County, we try to focus much of our growth into our settlement areas. To remain competitive in a global marketplace we need to ensure that we create a great place for businesses to start, grow, and prosper. We want our settlement areas to be places where people enjoy living, working, playing, or visiting.







# MOVE GREY

Move Grey looks at how we move people, goods, information, and services into, out of and through the County. In a rural geography as large and diverse as Grey County, movement can be a challenge. Move Grey considers:

1. Transportation via air, boat, car, truck, or public transit.
2. Active Transportation including by foot, bicycle, skis, snowshoe or other means.
3. Servicing including water, sewers, and utilities.
4. Information and technology needs including the County's broadband network.

In order to support the needs of our residents, tourists, and businesses, it is critical that we have the transportation, servicing, and technology in place to grow and thrive.





# NATURAL GREY

Natural Grey focuses on the environment. The natural beauty of Grey County is a major reason why people choose to live in, or visit the County. Key elements under Natural Grey include:

1. Tourism and recreation
2. Protection of environmental features and systems
3. Climate change preparedness
4. Parks

Grey County needs to be supportive of not just our people, but of our plant and wildlife species as well. We need areas for people to interact with nature, while not overwhelming nature. The County also needs to consider our changing climate, and do our part to reduce our impacts on climate change.







## A SUMMARY

Throughout the Recolour Grey process we've heard hundreds of comments from the community. To better organize these comments into manageable groupings, we've sorted them into five themes:

1. Live Grey
2. Cultivate Grey
3. Develop Grey
4. Move Grey
5. Natural Grey

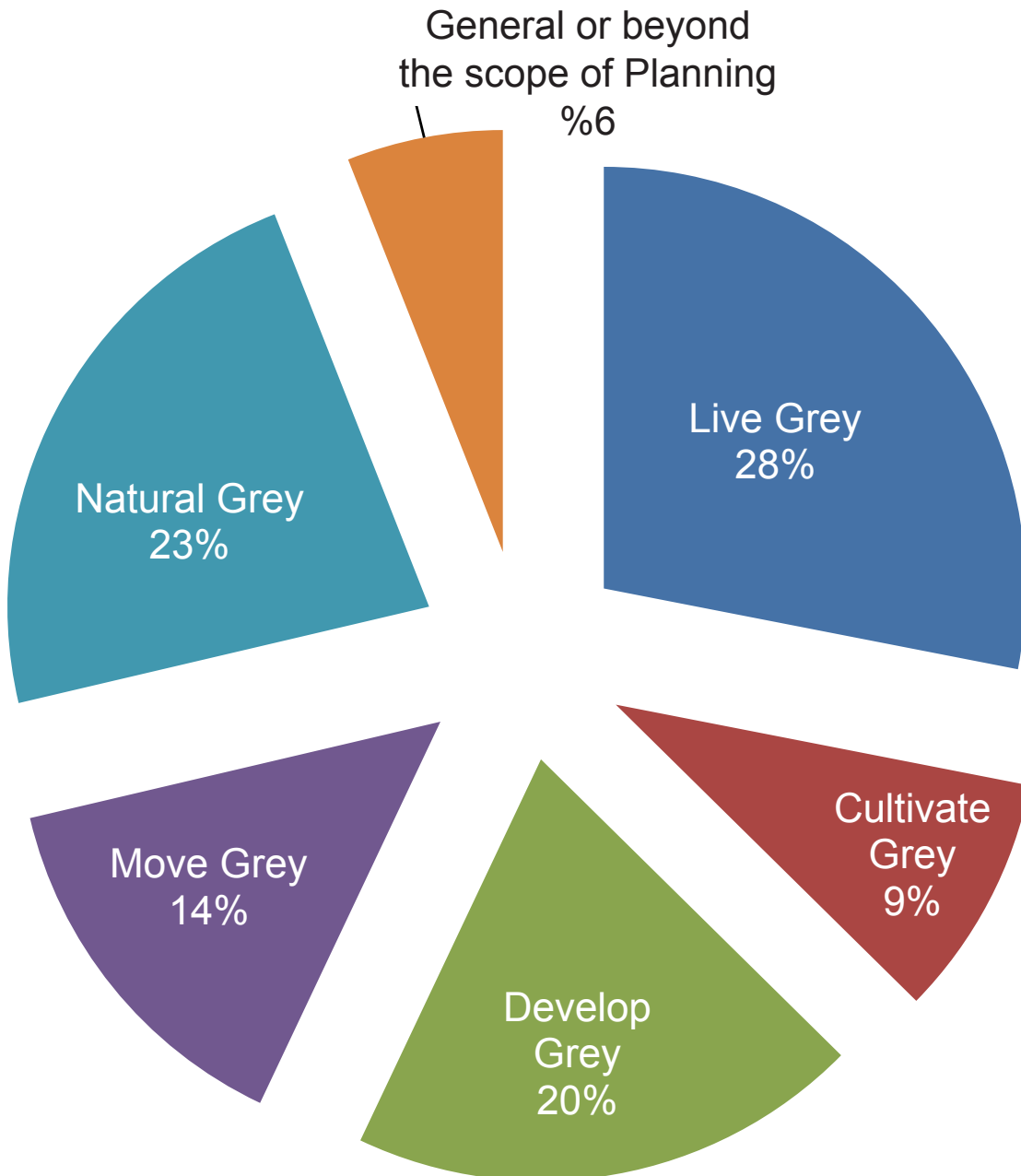
We also placed some comments into a 6<sup>th</sup> category that falls outside of the scope of planning. Within each of the five themes, we've also identified a number of subthemes, to further refine these broad topics.

What follows is a summary of the comments we heard during the first phase of Recolour Grey. The comments in this summary chart are those items reoccurring that we heard repeated numerous times, rather than every individual comment received. All individual comments are being considered through the Recolour Grey process, but for the sake of brevity they have not been included in this chart.

Each theme includes the major subthemes, and some minor subthemes, to illustrate the complete scope of the comments we received.

Grey County Planners love pie charts (and pie), so each comment summary comes with a pie chart, showing the percentages of comments received by topic.

# COMMENTS RECEIVED BY THEME







# LIVE GREY

Under Live Grey, we received the following comments.

## Housing

- Allow for smaller and experimental housing types
- Need more affordable housing (rental and ownership) using tools such as inclusionary zoning or incentives to ensure affordable housing is built

## Community Inclusion

- Keep youth in Grey by having activities, facilities, and supports for them
- Need to support seniors by ensuring accessible communities for those with mobility issues, aging in place, and providing services needed by the aging population
- Social interaction and mental health should be considered in the Plan

## Culture

- Need more recreational, historical, and cultural facilities in our communities
- The small town/rural feel of our communities should be preserved

## Healthy Communities

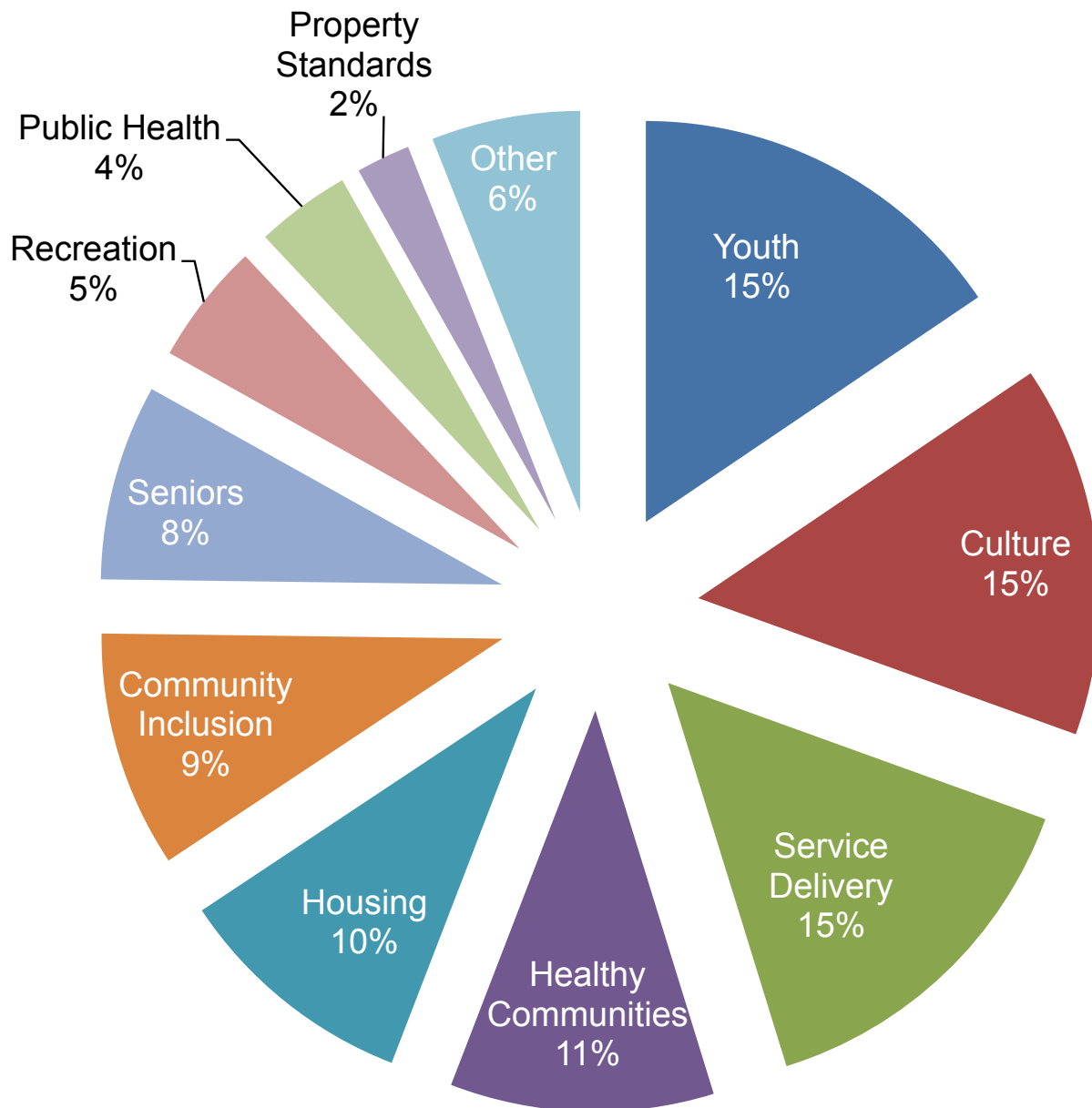
- Consider those in the community without automobile access
- Grey County needs more parks, dog-parks, splash-pads, community gardens, and access to beaches
- Complete streets for walkable and bicycle friendly communities

## Miscellaneous Live Grey

- Need to attract people to live and work in the area
- Need to attract industry and employment opportunities
- No further hamlets should be removed from the mapping or reduced



## LIVE GREY - SUBTHEMES







# CULTIVATE GREY

Under Cultivate Grey, we received the following comments.

## Protection of Farmland

- Consider smaller farm lot sizes e.g. 50 acres versus 100 acres
- Need to control rural severances
- Protect farmland from pits/quarries
- All rural and agricultural land should have the same level of protection

## Food Production and Local Food

- Need to consider food security
- Allow for more niche and local food farms
- Support for bees and apiaries
- Support for farmers markets and local food production / distribution

## Growing the Rural Economy

- On-farm businesses should be supported but also limited in scale and in scope
- Need for more agri-tourism to help educate people about farming, and reduce future land use conflict

## Other Resource Development

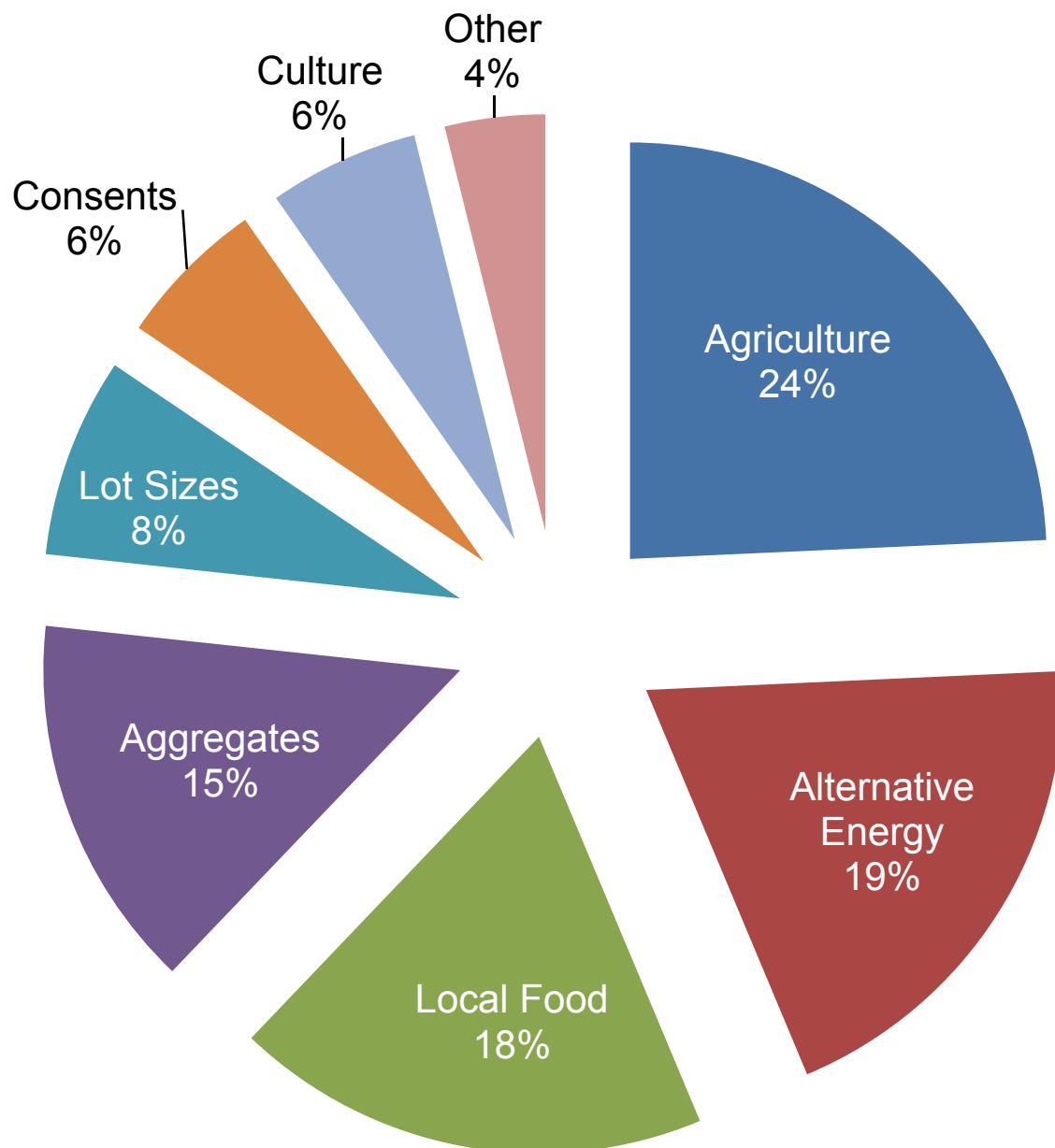
- Need the ability to be able to refuse a pit
- Concerns over impacts from pits/quarries, including traffic, dust, noise, impacts on roads

## Miscellaneous Cultivate Grey

- No more wind or solar farms
- Need systems for crops which are left unpicked to be shared with those in need



# CULTIVATE GREY - SUBTHEMES







# DEVELOP GREY

Under Develop Grey, we received the following comments.

## Economic Development

- Need to attract more people to the area and retain our youth
- More food options – Grey should become a ‘foodie’ destination
- Need Community Improvement Plans and incentives for development

## Employment

- Need for more jobs, industry, retail, and innovation (knowledge economy)
- Brownfield development should be further supported

## Downtowns

- Downtown revitalization is needed, including more downtown living opportunities
- Need affordable places to live and shop

## Growth

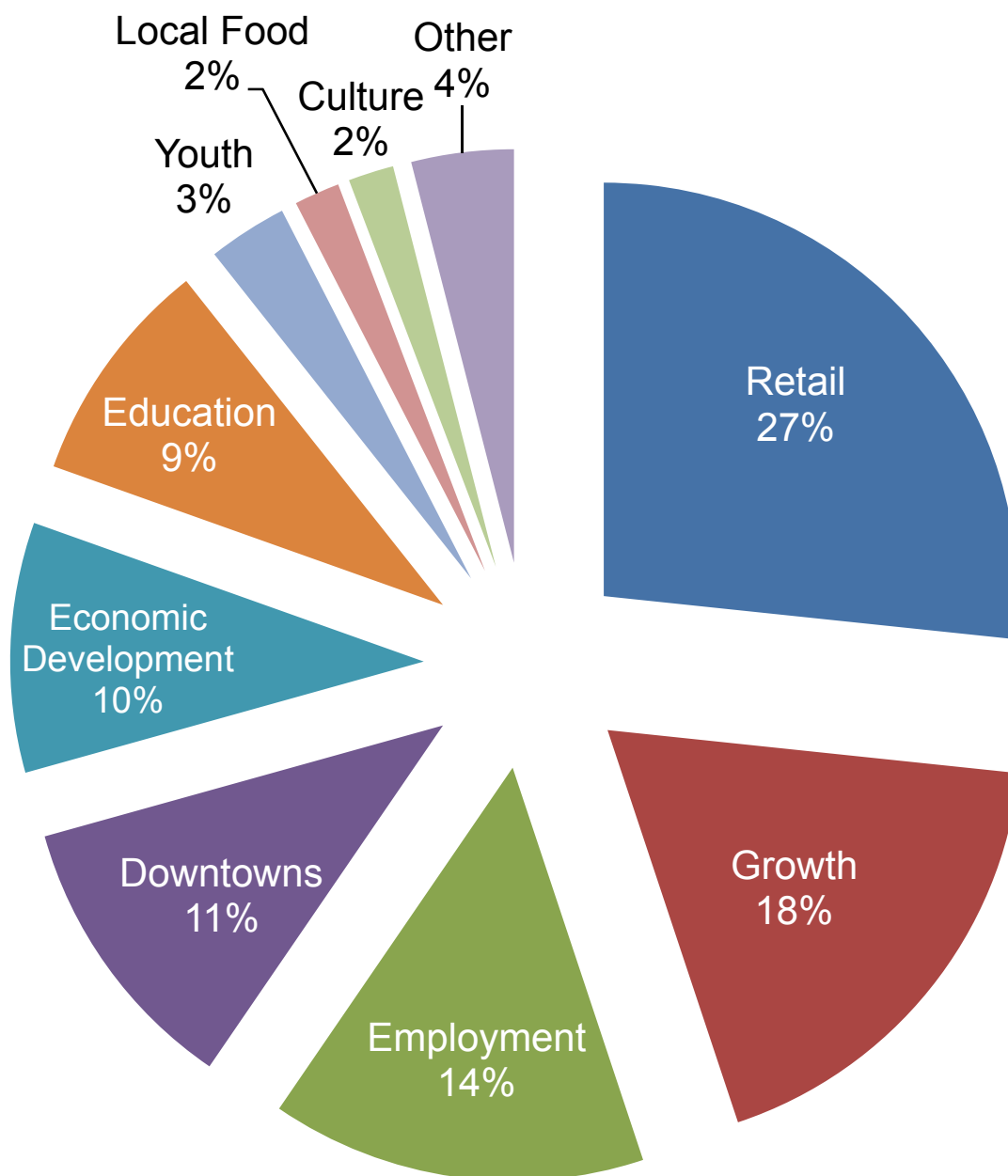
- Do not destroy the beauty of the area by adding too much development and people
- We need to stop sprawl into our farm areas
- Support growth large / small settlement areas, with on-farm business growth too
- Mixed use development and intensification are needed
- The official plan is too restrictive on growth in smaller communities

## Miscellaneous Develop Grey

- Too many layers of bureaucracy between County, Municipalities, Conservation Authorities and the Niagara Escarpment Commission
- Rural schools are and could further become community hubs
- Need less expensive resort accommodations and recreational choices



# DEVELOP GREY - SUBTHEMES







# MOVE GREY

Under Move Grey, we received the following comments.

## Transportation by Vehicles

- Increased need for transit in and between communities (including to the Greater Toronto Area), to tourist destinations, and a rural bus service
- Need innovative transit solutions such as using empty school buses, or Uber
- Need to better use our harbours and existing airports, and bring back rail
- Regulations around all-terrain-vehicles on roads / trails are needed
- Some additional roads need to be paved and Provincial Highways widened

## Active Transportation

- More bike lanes are needed on all roads including Provincial Highways
- Walkable communities are desirable to improve accessibility for all

## Servicing

- Need natural gas to communities / industry, as hydro rates are too high
- Water and sewer are needed to support development

## Information and Technology

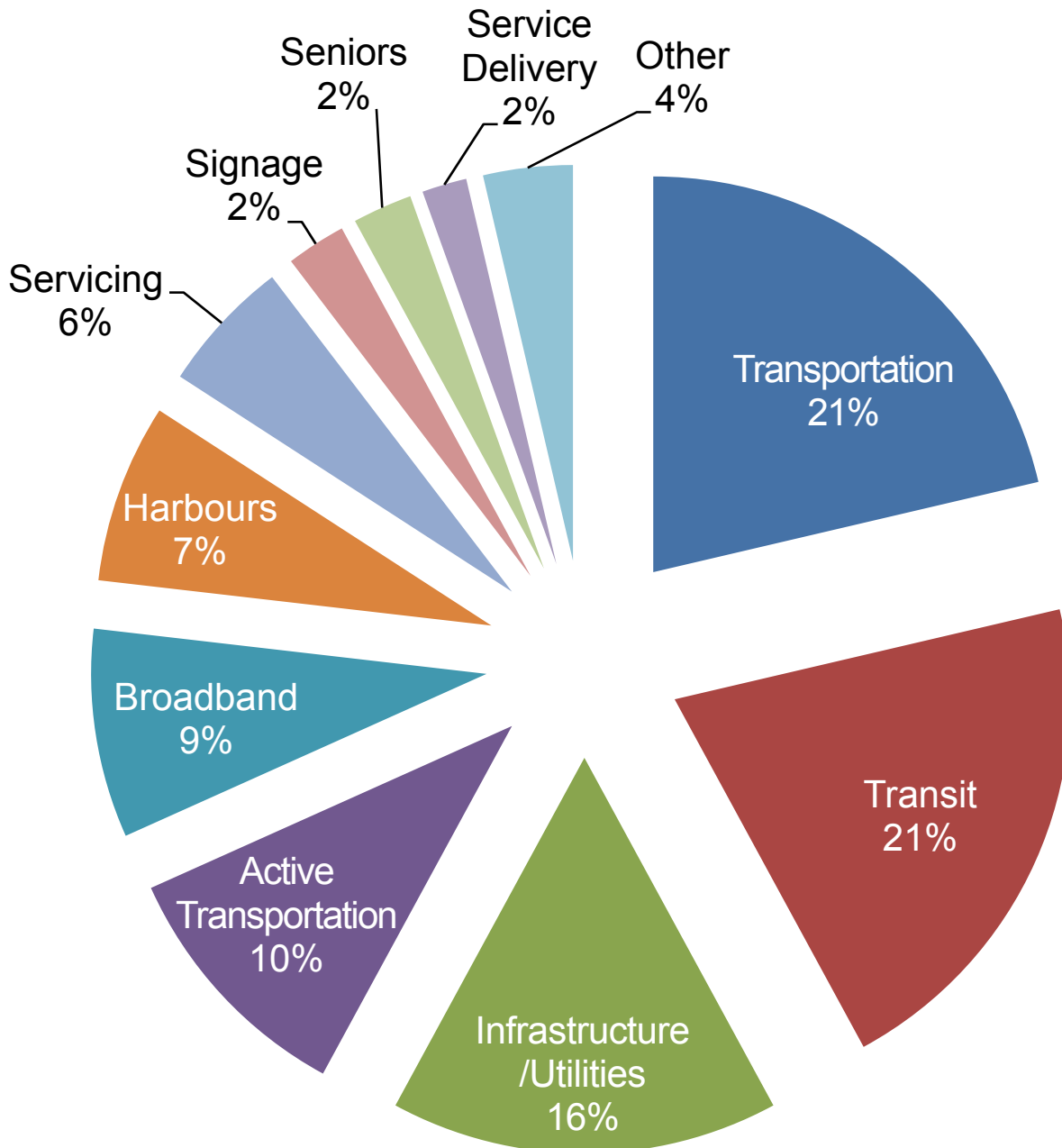
- High speed internet is needed at affordable rates in rural areas and settlement areas
- Charging stations for electric cars are needed

## Miscellaneous Move Grey

- Need better signage for safety, wayfinding, cultural / historical, etc.
- Impacts from pits and quarries on roads, need to increase the aggregate levies
- Road safety concerns around cycling, Mennonite vehicles and larger farm equipment
- Mapping to show bike lanes, paved roads, gravel roads, and unmaintained roads



## MOVE GREY - SUBTHEMES







# NATURAL GREY

Under Natural Grey, we received the following comments

## Tourism and Recreation

- More low-cost recreational activities are needed for youth or families
- Increased public access to shorelines is needed and fishing should be promoted
- Increase tourism marketing and programming in Grey
- Coordinate multi-user groups in natural areas / trails e.g. ATVs, conservationists, etc.

## Protection of Environmental Features and Systems

- Woodlot policies and mapping need to be clear
- Concerns over species at risk and invasive; both that the policies are overly restrictive, and that the species are not being protected enough
- Consider impacts on water quality and quantity to protect shorelines and wetlands
- Balance development with natural areas, to ensure nature does not get overrun

## Climate Change

- Flooding concerns
- Focus on 'green' development and climate change or fossil fuel reduction targets

## Parks

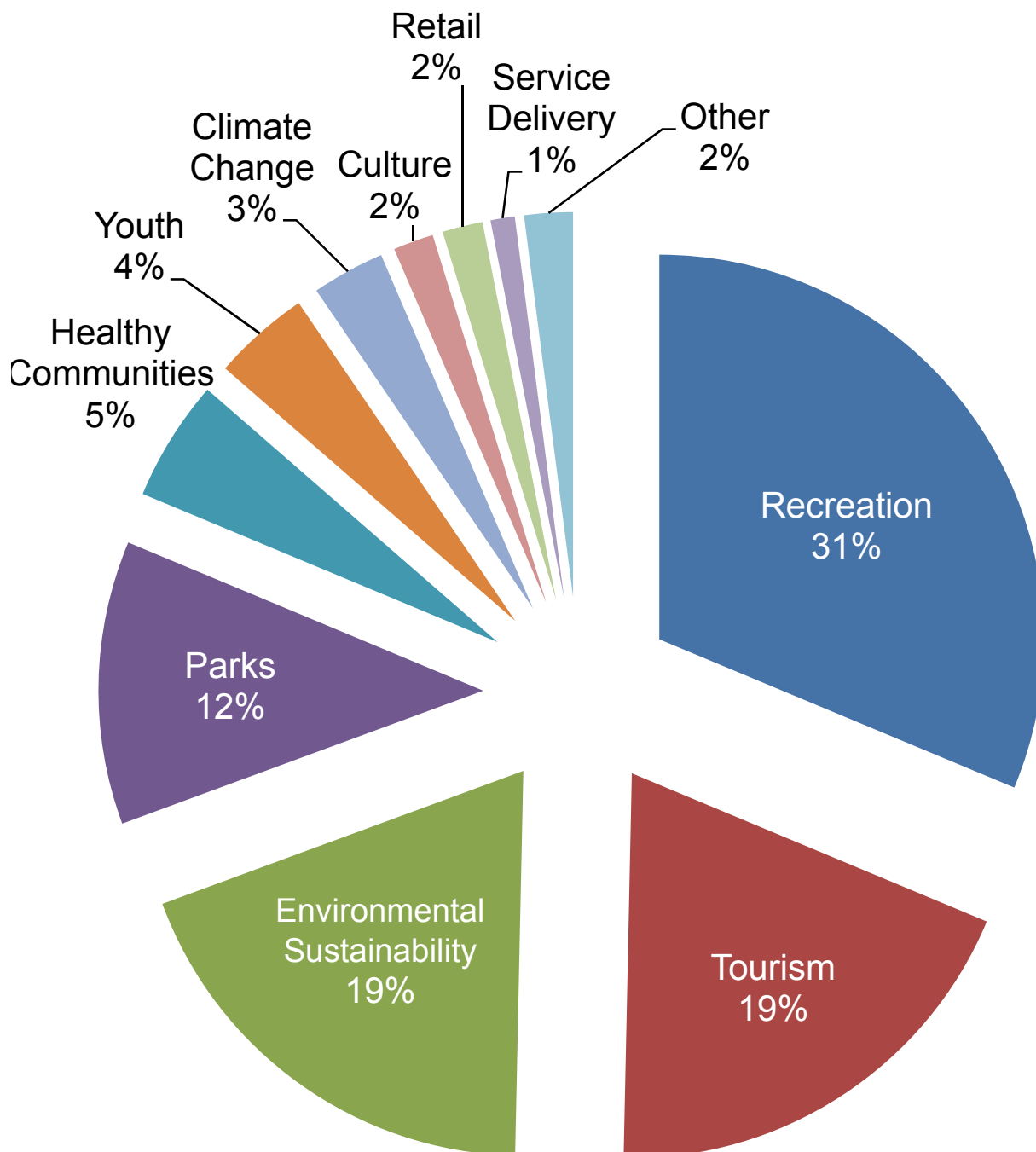
- Parks are important and more dog parks and trails are needed
- Wonderful natural attributes including parks, recreational activities, and dark skies

## Miscellaneous Natural Grey

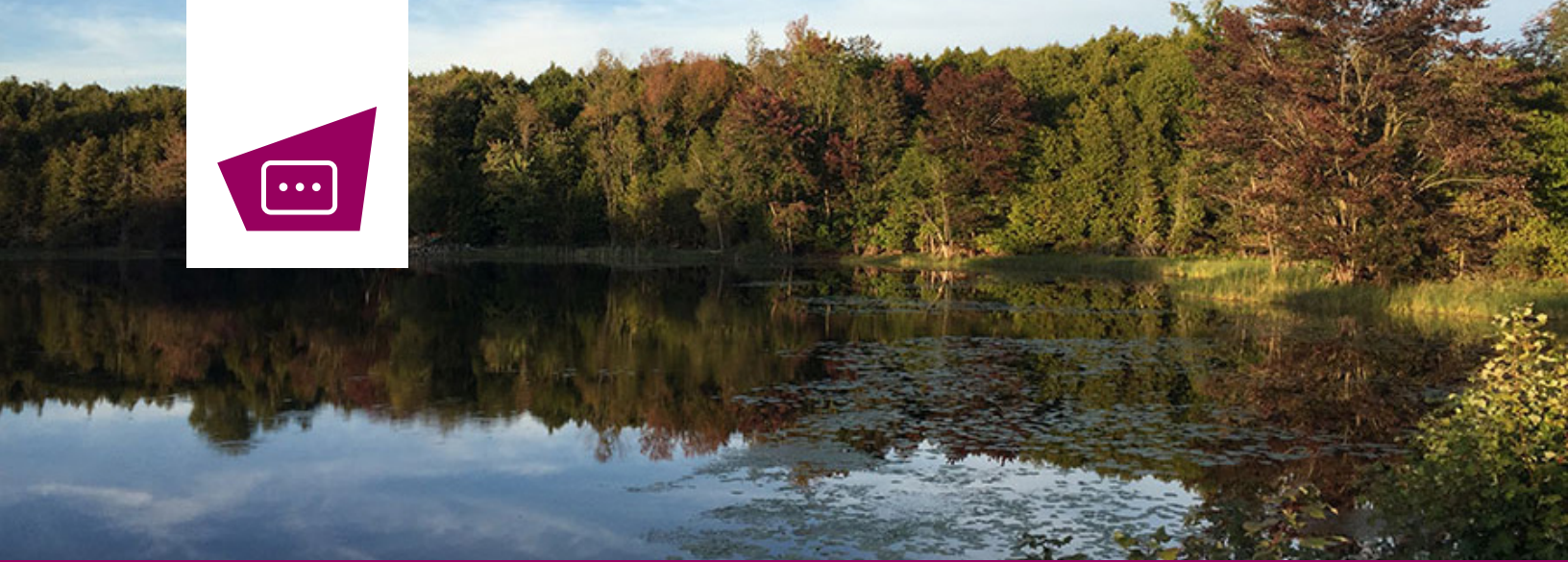
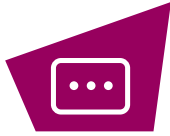
- Coordinate with the Niagara Escarpment Commission (NEC) and Conservation Authorities to minimize restrictions and bureaucracy
- Look for innovative waste solutions



# NATURAL GREY - SUBTHEMES







## OTHER GREY

Beyond the scope of Planning, we received the following comments.

### Miscellaneous

- Love the County nothing needs to change
- Suggestions for improvements to the planning process
- Concerns over the County logo or County signage
- Need better attitudes towards, and treatment of youth
- Comments on other municipalities or municipal programs outside of Grey
- NEC should disband
- Plain language is important

No pie chart available as no further subthemes were identified (or the pie chart was eaten).







## WHAT'S NEXT?

### WOW – THAT'S A LOT TO TAKE IN, ARE THESE 'CHANGES' OR A NEW OFFICIAL PLAN?

The intent of Recolour Grey was to look at changes to the current Official Plan. We now think that a new Official Plan is needed. Based on the work that's been done to date, and the nature of the changes suggested, a new Plan would be the easiest approach. Rather than tweaking the old Plan to incorporate everybody's feedback, it will be beneficial to start with a 'blank canvas' and write new policies to meet the County's needs for the next 20 years. We want the new Plan to be easier to read and understand by anyone.

### WHAT'S NEXT FOR RECOLOUR GREY?

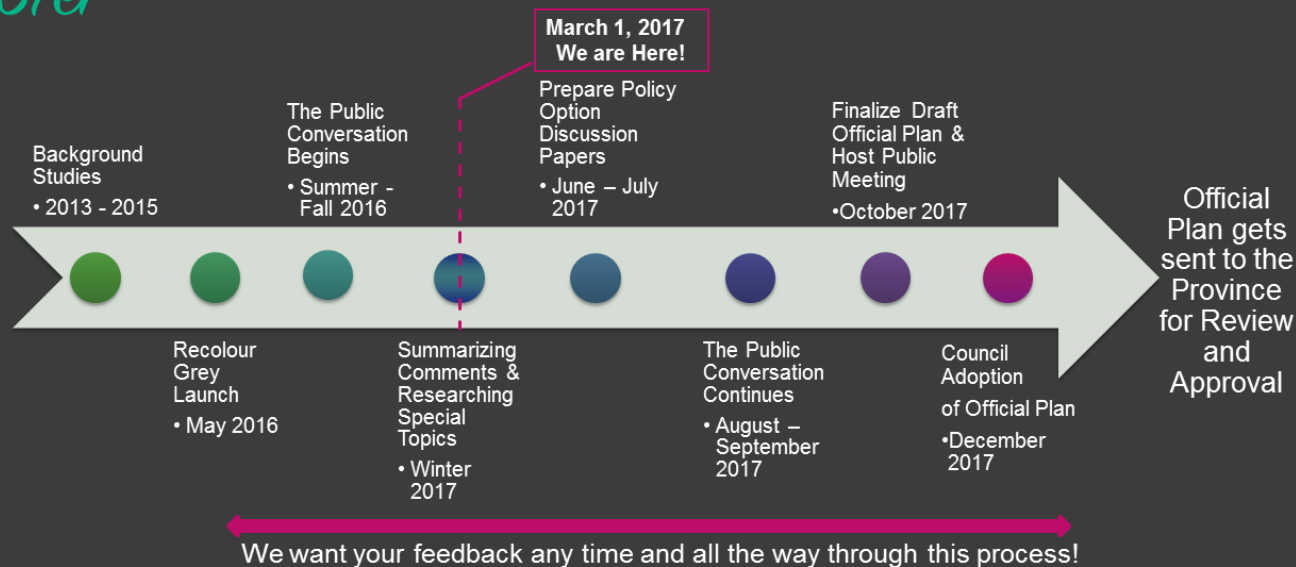
**In the Spring of 2017 County Planning staff will be releasing discussion papers for each of the five Recolour Grey themes, with some policy options for consideration by the public and Grey County Council. Prior to releasing these discussion papers, we are sharing this summary of the comments received to date. If we've missed anything please let us know!**

Following the discussion papers we will be sharing draft Official Plan policies for people to review and comment on. In the summer of 2017 we will be back out in the community looking for more opinions on what needs to be changed in the new Official Plan.

Our goal is to ask County Council to approve the new Official Plan late in 2017. After Council has approved the Plan, it then gets sent to the Province for their approval.



# Recolour Grey Update Timeline



## STAY CONNECTED

Stay connected with Recolour Grey as the process continues. Check our website regularly at [www.grey.ca/recolourgrey](http://www.grey.ca/recolourgrey), follow [@RecolourGrey](https://twitter.com/RecolourGrey) on Twitter, and like [Recolour Grey](https://www.facebook.com/RecolourGrey) on Facebook. We will provide regular updates and you will have more opportunities to share your feedback.

