

# Recolour Grey

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## *Draft County Official Plan*

**Final Version – September 2018  
(Changes after release of May 2018 Revised Draft)**

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# 1 INTRODUCTION

## 1.1 Why we Plan?

We plan for people, whether they be community members or visitors. With this in mind, our goal through this Plan is to foster healthy, happy communities.

Land use planning affects almost every area of life. It helps to decide where our communities, homes, businesses and factories should be built; where parks and schools should be located; and where roads, sewers and other essential services should be installed.

Land use planning manages our land and our resources. It helps each community set goals about how it will grow and develop. It also works out ways of reaching these goals while balancing social, economic and environmental interests. Land use planning balances the interests of individual property owners with the wider interests and objectives of the entire community, and the *Province*.

Good planning leads to healthy orderly growth and the provision of services. It also promotes community interaction, happiness, and social equity. Planning thinks long-term about spaces, including how people use them, and how we can improve them to create a better quality of life for everyone. It also supports the economy, by having business ready policies that promote economic *development*. Planning benefits all of us and helps us to have the kind of community we want.

## 1.2 Purpose of the Plan

The *Planning Act* requires the *County* to prepare an Official Plan. The *County* Official Plan is a legal document that contains goals, objectives and policies to manage and direct physical (land use) change and monitor its effects on the cultural, social, economic and natural environment within the regional community.

Land use planning is a shared responsibility between the *County* and local municipalities. This responsibility is grounded in the idea that residents are best served by effective *County* and municipal partnerships and collaboration, including the *development* and review of their respective official plans. This plan incorporates the policy and regulatory framework established by the *Province*, outlined in the Provincial Policy Statement and other provincial legislation.

The Plan also serves as a guide for *infrastructure* planning to support and accommodate forecasted population and economic growth consistent with the Growth Management Strategy.

Although Official Plans are land use plans, this Plan shall be read as a plan for people. In interpreting the policies of this Plan, users should also consider the people, the land, and the interactions between them. Creating healthy communities, enhancing quality of life, fostering a strong local economy, preserving our environment and resource lands, encouraging social interaction, and providing efficient transportation networks, are all crucial elements of this Plan.

The Plan is a guiding document for directing growth for the next 20 years. It represents an important shift in shaping *Grey County* towards a more balanced community structure. It will build a strong, long standing planning policy framework that will support substantial growth and change. The policies included in this Plan will help to achieve a better *County* for all that live and visit here. This Plan needs to continuously consider and adjust to the evolving needs and interests of the community.

### **1.3 How was the Plan Created?**

The Plan was created through extensive community consultation. Planning staff spent over a year gathering input from members of the public at local municipal events, community group meetings, and at local Council sessions. A number of background studies and research papers were also completed since 2012 which have also helped to guide this new Plan. Some of these studies were completed with the assistance of university students.

The Plan was created collaboratively with the community. Our goal was to use plain language to ensure it was easy to understand and for residents and visitors to know the impact of the Plan. This community vision will also help guide future changes to the Plan.

The collective research and input received from the consultation resulted in five main themes and where policy changes were focused. The themes are; Cultivate Grey, Develop Grey, Natural Grey, Live Grey, and Move Grey. These themes are further explained under the Visions and Principles section.

### **1.4 Overview of Grey County**

*Grey County* is located in Southwestern Ontario along the shores of Georgian Bay. The community is home to a stable resident population estimated at more than 96,070 and a workforce of over 52,000 strong as of 2016.

*Grey County* is framed by breathtaking landscapes of Georgian Bay, lush river valleys, and the renowned wonders of the Niagara Escarpment. *Grey County* pairs the sophistication and convenience of urban living with the timeless charm of small town and rural Ontario.

Geographically large, Grey *County* offers a wide variety of urban and rural amenities and lifestyles. The *County* has many areas of natural beauty and recreational assets. Also as a result of the area's geography, Grey *County* has a very strong agricultural sector - in fact, the *County* is Ontario's leading apple producer and the number one farm to consumer retailer based on the 2016 Census.

The *County* of Grey is a family of distinctive communities which values its heritage, natural beauty, clean healthy environment, and rural lifestyle. Grey *County* is committed to sustainable, affordable growth through progressive and well-managed planning for the future.

The challenge with the *County* Official Plan is that the geography of Grey *County* is so vast and encompasses the following nine very unique municipalities:

- Township of Chatsworth
- Township of Georgian Bluffs
- Municipality of Grey Highlands
- Town of Hanover
  
- Municipality of Meaford
- City of Owen Sound
- Township of Southgate
- Town of The Blue Mountains
- Municipality of West Grey

The policies within this plan are intended to meet the needs of each community going forward on a twenty-year planning horizon. Most local municipalities have their own Official Plan, and we need to complement these policy documents to capture the unique identities, issues, and solutions that makes sense for each community.

Throughout the public consultation process for this new Plan, Grey *County* residents were eager to seize opportunities that lay ahead and it is important that this Plan responds to Grey *County*'s new and changing context. This Plan is designed to address and prepare for what we will face in the years ahead.

#### **1.4.1 Our Opportunities:**

##### **1) Aging Demographics**

The population of Grey *County* is growing. One of the more prominent demographic trends in the area is population aging. When compared to provincial statistics, the median age within Grey *County* is older. This represents a planning opportunity for the community, where the *County* needs to consider an age-friendly approach to *development*, design, and decision-making.

## **2) Supporting Young Families, Youth and Newcomers**

We need to consider the reasons why we have fairly high out-migration of youth and the implications this may have on our community in the future. The needs of our youth and young families must be valued to ensure we improve population retention. Newcomer attraction will be key in addressing our workforce needs. It will be important to consider how we can accommodate the needs of those who migrate to Grey *County* in the future. A few of these needs include attainable housing, *recreation*, and childcare. Our planning approach intends to be inclusive, with the hopes of better informing how we build environments that provide for youth, young families, and newcomers to the area.

## **3) County Transportation**

Throughout the Recolour Grey process, there were numerous comments received regarding the importance of transportation. The *County* will look to maintain and improve existing road *infrastructure* to ensure safety of all users. We also need to consider how can we truly support active and public transportation, and make it an attractive and viable choice for movement within and outside the *County*.

## **4) Farmland Protection**

In order to protect our farmland, we need to direct most *non-agricultural development* to our *settlement areas*. It will be essential to ensure we promote compact growth that will enable Grey *County's* communities to save money on *infrastructure* and operating costs. Compact communities reduce energy consumption, decrease air emissions, allow for quality mobility choices and significantly reduce consumption of *prime agricultural lands*.

## **5) Agricultural Opportunities**

Agriculture is an important aspect of the *County's* economy and it will be critical for the *County* to continually adapt to changes in this industry. The Ministry of Agriculture, Food and Rural Affairs *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* will be used to assist in determining the appropriate types of *development* within the *Countryside*. This guideline offers opportunities for farmers to diversify their income by developing agricultural-related uses and *on-farm diversified uses*.

## **6) Economic Changes**

There have been many changes to our economy over the last few decades. Changes in manufacturing, product demand, and technology have all had an impact on the economy. Grey *County* residents would like to see traditional economic sectors regenerated and would like to explore new economic opportunities where Grey *County* may have a competitive advantage.

## **7) Challenges of Affordability**

Housing prices are an ongoing challenge in most communities in Ontario, as they continue to fluctuate and generally increase. Policy makers, government officials, developers and other stakeholders in community *development* need to prioritize housing affordability in Grey County. Some of the opportunities to do so include housing *intensification*, secondary *dwelling* units in existing homes and mixed use *development*.

#### **8) Complete Communities**

It is important to design and build our communities to support people's needs by providing equitable and convenient access to an appropriate range of services, *infrastructure* and facilities. Complete communities are about providing;

- A mix of employment opportunities,
- Local services,
- A full range of housing,
- Access to public transportation and *active transportation* opportunities, and
- Community *infrastructure* such as affordable housing, schools, *recreation* and open space for our residents.

It is about creating complete communities to support people's daily needs for all age groups. Complete communities encompasses place-making that creates livable communities by providing an identifiable character, a sense of place and a high quality of life.

#### **9) Climate Change**

Adapting to a changing climate requires taking action to protect our natural, built, and social environments. How can we plan our County to mitigate impacts on climate change and reduce the *negative impacts* expected from extreme weather conditions? What strategies do we need to develop to achieve greater resiliency, safety, and well-being? It will be important to consider climate change when planning for the future and to promote *development* that is environmentally sustainable.

#### **10) Natural Environment and Cultural Heritage**

The natural and cultural environments are important aspects to Grey County and are reasons why many people value this area. We need to protect our natural and cultural environments to benefit future generations, as they serve as important components to the County's rich biodiversity and culture. It is necessary to promote activities and *development* that work well with the landscape and support the tourist industry.

#### **11) Tourism & Recreation**

The topography in Grey County is suited to the *development* of four season resorts and shorelines which host marinas and other water-related businesses. Within the guidelines outlined in this Plan, the *development* of such *recreation* uses and related *development* can provide settings which enhance the tourism economic sector in the

*County* and attract visitors from around the world. The *County's* tourism goal is to **“increase sustainable tourism revenues through managing and marketing Grey County as a tourism destination”**. Tourism is connected to all sections of this Plan and relies on coordinated community *development* to solidify the *County's* reputation as a destination of choice for Ontario. The following are principles to support tourism and *recreation* opportunities throughout the *County*:

- The *County* will work co-operatively with tourism and *recreation* groups and operators to contribute to economic prosperity and higher quality of life in our communities;
- The *County* will encourage implementation of the *County's* Tourism Destination *Development* Action Plan;
- Municipalities are encouraged to develop positive and creative planning policies to accommodate tourism and *recreation*-oriented *developments*, including methods of expediting the approval of tourism and *recreation*-oriented *developments*;
- Recognize the economic importance of the tourism and *recreation* industry to the *County*, and the role these industries play in attracting visitors and new migrants;
- Tourism and *recreation* businesses are encouraged to work together to promote their facilities and the *County's* tourism and *recreation* industry;
- The *County* will promote the *development* of eco-tourism in natural heritage areas within their carrying capacity;
- The *County* will promote the *development* of agri-tourism in the rural areas, so long as it does not interfere with agricultural operations;
- The *County* encourages the *development* of attractions, especially those with capacity for year round use which will assist in developing Grey *County* as a regional tourism destination;
- The success in attracting tourism and *recreation developments* to the *County* should be monitored to assist in determining the types of *developments* which could be attracted in the future;
- Support public and private programs that improve customer service excellence for businesses involved in tourism and *recreation*;
- The *County*, tourism/*recreation* groups and businesses and the local municipalities are encouraged to work to advance the eco-tourism, agri-tourism, and cultural heritage tourism opportunities available in the *County* and support *linkages* to surrounding regional cultural facilities;
- The *County* will support the growth and expansions of existing tourism and *recreation developments*.

## 1.5 Vision & Principles

The vision of this Plan mirrors that from the *County's* Corporate Strategic Plan where *Grey County* looks ***“to be the place where people feel genuinely at home and naturally inspired – enjoying an exceptional blend of active healthy living and economic opportunity”***. We believe that this vision can be centralized around five main themes: Cultivate Grey, Develop Grey, Natural Grey, Live Grey, and Move Grey. These themes set the foundation and policy direction in this Plan.

- 1) **Cultivate Grey:** Cultivate Grey considers the rural and agricultural areas outside of our towns, cities, and villages. These areas make up the bulk of the land in the *County* and are important to *Grey County's* residents, businesses, and visitors. *Grey County* will aim to make planning decisions that value:
  - Farmland protection;
  - Food production and support for the local food movement;
  - Growing the rural economy through innovation and on-farm businesses;
  - Resource *development* including aggregates and forestry.
- 2) **Develop Grey:** Develop Grey focuses on our *settlement areas*, where the majority of population growth, essential services, and businesses will be located. To remain competitive in a global marketplace, we need to show excellence when promoting *Grey County* as a place for supportive business *development*. The *County* wants to focus policies that strengthen:
  - Economic *development* and the economic health of the *County*;
  - Employment opportunities;
  - Downtowns as a recognized place for economic growth;
  - Land allocation needs to accommodate population growth.
- 3) **Natural Grey:** 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. We will ensure policies focus on the following key areas:
  - Tourism and *recreation*;
  - Protection of environmental features and systems;
  - Climate change preparedness;
  - Availability and access to parks.
- 4) **Live Grey:** 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. Our intent for policy direction will be to address the following main areas:

- Healthy community needs (i.e. involve public health officials, provide active streetscapes, encourage sustainability of services, and promote the Healthy *Development Checklist*);
  - Community inclusion amongst youth, aging, indigenous peoples, multi-cultural groups, and all other residents of Grey *County*;
  - Housing needs from an affordability standpoint and encourage mixed-use *development*;
  - Cultural heritage resources, including built heritage, *cultural heritage landscapes*, archaeological sites, and areas of archaeological potential.
- 5) **Move Grey:** Move Grey looks at how we move people, goods, information, and services into, out of, and throughout the *County*. It is critical we have transportation, services, and technology in place to support the needs of those in Grey *County*. As a community, we want to continue to support and provide:
- Accessible air, boat, car, truck, and public transit;
  - *Active transportation infrastructure*;
  - Servicing, including water, sewers, *utilities*, and reliable telecommunication and broadband networks;
  - Waste management and protecting our drinking water.

Although the *Land use types* are in separate sections, they all are interconnected and need to work together to create a vibrant place to live, work, learn, invest and play.

## 2 MANAGING OUR GROWTH

From 2011 to 2016, Grey *County* has grown with a small population increase and a small decline in employment. Housing growth on the other hand has been outpacing population growth which is an outcome of our aging population as well as some of the housing being associated with seasonal growth (i.e. second homes/cottages). The growth which has been occurring in the *County* has been unevenly distributed among the nine local municipalities with some municipal populations having declined between 2011 and 2016 while others grew.

How and where we grow is an important consideration for this Plan. We heard different comments from the community about growth and *development*. Some residents are hoping to see more growth and change while other residents told us that they love the *County* the way it is and do not want to see anything 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 *settlement areas* where there are existing services and *infrastructure* (e.g. water and sewer services, schools, hospitals, *recreation* facilities, etc.) to support more growth. This Plan continues to encourage the majority of growth within our *settlement areas*. Growth can occur in our rural areas where it fits well with our natural, resource, and farming areas.

The Provincial Policy Statement requires that the *County*, in consultation with local municipalities:

- Identify, coordinate and allocate population, housing and employment projections for local municipalities;
- Identify areas where growth will be directed;
- Identify targets for *intensification* and *redevelopment* within each local municipality including minimum targets that should be met before the expansion of *settlement area* boundaries can be considered; and
- Identify and provide policy direction for the local municipalities on matters that cross municipal boundaries.

The *County* must determine how much each local municipality will grow within the planning framework and timelines, and identify where this growth should occur. *Land use types* in the Plan identify where growth should go and what needs to be considered before growth can happen in those areas. It also means that the *County* must identify

targets for how much we should intensify and redevelop (growing inward and upward) within the Settlement Area *Land use types*.

The *County* 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 Provincial Policy Statement requires the *County* to work with local municipalities to identify, coordinate, and allocate population, housing, and employment projections. The Growth Management Strategy identified the growth projections for each local municipality which are identified in Tables 1 to 3 below.

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.

## **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.

Between 2009 and 2014, Grey *County* attracted 20,161 persons through in-migration and lost 18,652 to out-migration, with net-migration resulting in an increase of 1,509 persons<sup>1</sup>. The 25 to 44 age cohort accounts for the majority of migrants moving into and out of Grey *County* with the 45 to 64 age cohort accounting for the greatest net gain<sup>1</sup> (*source*<sup>1</sup> – *Migration Characteristics and Trends Grey County, Four County Labour Market Planning Board, September 2016*).

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 2038.

As outlined in the tables 1-3, we anticipate that there will be a total of 109,190 people by 2038, a total of 45,580 households, and total employment of 45,350 people in 2038. In comparison, as of 2016 we had a total of 96,070 people, 39,590 households, and 40,890 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 growth in terms of number of seasonal housing units.

**Table 1: Permanent Population Growth Projections and Allocations to 2038**

Forecast Total Population Growth - 2018 to 2038 (including 2016 Census Results and Census Net Undercoverage), County of Grey by Local Municipality								
Municipality	Total Population						2018-2038	
	2016	2018	2021	2031	2036	2038	Net Change	Compound Annual Growth Rate
Blue Mountains	7,190	7,260	7,660	8,600	8,980	9,100	1,840	1.1%
Chatsworth	6,790	6,800	6,880	7,120	7,220	7,260	460	0.3%
Georgian Bluffs	10,730	10,780	11,050	11,710	11,980	12,080	1,300	0.6%
Grey Highlands	10,040	10,110	10,520	11,450	11,820	11,940	1,830	0.8%
Hanover	7,870	7,890	7,980	8,320	8,450	8,490	600	0.4%
Meaford	11,250	11,290	11,530	12,180	12,440	12,520	1,230	0.5%
Owen Sound	21,850	21,910	22,250	23,330	23,810	23,950	2,040	0.4%
Southgate	7,530	7,620	8,090	9,100	9,500	9,620	2,000	1.2%
West Grey	12,820	12,870	13,140	13,850	14,130	14,230	1,360	0.5%
<b>County of Grey</b>	<b>96,070</b>	<b>96,530</b>	<b>99,100</b>	<b>105,660</b>	<b>108,330</b>	<b>109,190</b>	<b>12,660</b>	<b>0.6%</b>

**Table 2: Household Growth Projections and Allocations to 2038**

Forecast Household Growth - 2018 to 2038 (including 2016 Census Results) County of Grey by Local Municipality								
Municipality	Total Households						2018-2038	
	2016	2018	2021	2031	2036	2038	Net Change	Compound Annual Growth Rate
Blue Mountains	3,280	3,320	3,540	4,000	4,190	4,250	930	1.2%
Chatsworth	2,555	2,570	2,610	2,710	2,750	2,750	180	0.3%
Georgian Bluffs	4,265	4,290	4,430	4,710	4,830	4,870	580	0.6%
Grey Highlands	3,900	3,930	4,130	4,520	4,670	4,710	780	0.9%
Hanover	3,335	3,350	3,420	3,590	3,650	3,670	320	0.5%
Meaford	4,820	4,850	4,990	5,270	5,390	5,430	580	0.6%
Owen Sound	9,630	9,670	9,920	10,420	10,650	10,710	1,040	0.5%
Southgate	2,710	2,740	2,940	3,300	3,450	3,490	750	1.2%
West Grey	5,080	5,110	5,260	5,550	5,660	5,700	590	0.5%
<b>County of Grey</b>	<b>39,575</b>	<b>39,830</b>	<b>41,240</b>	<b>44,070</b>	<b>45,240</b>	<b>45,580</b>	<b>5,750</b>	<b>0.7%</b>

**Table 3: Employment Growth Projections and Allocations to 2038**

Forecast Total Employment Growth - 2018 to 2038 (including 2016 Census Results) County of Grey by Local Municipality								
Municipality	Total Employment						2018-2038	
	2016	2018	2021	2031	2036	2038	Net Change	Compound Annual Growth Rate
Blue Mountains	4,570	4,600	4,720	4,880	4,990	5,060	460	0.5%
Chatsworth	1,380	1,380	1,420	1,450	1,500	1,530	150	0.5%
Georgian Bluffs	3,350	3,370	3,480	3,560	3,680	3,720	350	0.5%
Grey Highlands	4,090	4,120	4,250	4,380	4,490	4,550	430	0.5%
Hanover	4,870	4,890	4,990	5,040	5,120	5,210	320	0.3%
Meaford	3,420	3,440	3,560	3,660	3,780	3,830	390	0.5%
Owen Sound	14,100	14,200	14,760	14,880	15,320	15,550	1,350	0.5%
Southgate	1,820	1,840	1,950	2,080	2,180	2,200	360	0.9%
West Grey	3,290	3,310	3,430	3,520	3,650	3,700	390	0.6%
<b>County of Grey</b>	<b>40,890</b>	<b>41,150</b>	<b>42,560</b>	<b>43,450</b>	<b>44,710</b>	<b>45,350</b>	<b>4,200</b>	<b>0.5%</b>

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: Growth Outlook for Seasonal Recreational Units to 2036**

Growth Outlook for Seasonal Recreational Units Grey County by Local Municipality, 2016 - 2036			
Municipality	Estimated Seasonal Recreational Units		
	2011	2036	Net Change
Blue Mountains	3250	4300	1050
Chatsworth	390	440	50
Georgian Bluffs	770	900	130
Grey Highlands	1500	1770	270
Hanover	0	0	0
Meaford	670	760	90
Owen Sound	0	0	0
Southgate	270	310	40
West Grey	580	670	90
<b>Grey County</b>	<b>7430</b>	<b>9150</b>	<b>1720</b>

Based on the growth projections at this time for the *County* as a whole, it would appear that we have enough Settlement Area *Land use types* identified (mapped) to accommodate the anticipated growth. There are however, specific settlement areas that are either currently or may experience land shortage in the near future e.g. Hanover, Dundalk, Markdale and others. On-going monitoring and consideration needs to be given to addressing these issues. 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. Boundary adjustments to any Community *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 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* 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 most hamlets. 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 growth. Two other *land use types* include Recreational Resort Areas and Inland Lakes and Shoreline areas which may experience a larger percentage of our seasonal growth.

### **3 DEVELOP GREY**

#### **3.1 Growing our Economy**

While the Official Plan cannot itself create *development* or job opportunities, it can have *development* supportive policies in place that encourage sustainable *development* and an investment-ready environment across the *County*.

The Official Plan assists in ensuring land use compatibility and encouraging sustainable *development* that protects the environment and natural resources. *Development* consistent with the Provincial Policy Statement is to be promoted and encouraged in all local municipalities, while having policies that are flexible to support competitive and innovative balance.

Designating land for *development* in accordance with current commercial, industrial, and residential growth rates (i.e. planning based on past performance) only permits areas with a history of growth to continue to grow. Grey *County* residents, however, have expressed a desire for properly planned growth that is not based strictly on past performance. The population and employment projections prepared in support of this Plan have considered a range of factors including past trends, future prospects, and servicing capabilities.

Natural resources play a key role in the economic *development* of the *County*. Planning for these areas includes:

- Managing the use of these resources to achieve economic and environmental benefits balanced with attractive living environments;
- Managing the *development* and use of these resources so they do not conflict with one another;
- Sustainable policies that ensures wise use of the land base.

Under these guidelines, tourism and *recreation development* can take advantage of specific Grey *County* landforms which include topography and shorelines suited to the *development* of resorts and other tourism related businesses.

#### **3.2 Economic Objectives:**

- 1) Ensure the *County's* natural and cultural resources and environment are protected and developed in a balanced approach to support the tourism and *recreation* sector, and for the benefit of citizens.

- 2) Economic *development* and planning policies should be flexible and adaptive to support an open and competitive investment climate and encourage an entrepreneurial spirit.
- 3) Encourage a diverse economy while recognizing and promoting economic specialization in areas such as tourism, agriculture, manufacturing, retail, etc.
- 4) Support a wide range of business activities, including business activities that are adaptive to new technologies and the sharing economy.
- 5) Ensure available lands, services, and zoning policies are in place to attract a wide range of investment and businesses.
- 6) Support *infrastructure* and its renewal, since it is necessary to support long term economic growth which includes traditional *infrastructure* like roads, bridges, gas, electricity but also new and emerging technologies (i.e. telecommunication, broadband, drones, and autonomous vehicles).
- 7) Consider energy conservation when assessing private and public sector proposals.
- 8) Direct businesses requiring municipal water and sewer services to commercial and business areas that have those services available.
- 9) Encourage and promote opportunities to work with the First Nations and Metis in seeking mutually beneficial and socially and environmentally sustainable economic *development* opportunities.
- 10) Long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

### **3.2.1 Encouraging Economic Growth:**

- 1) The *County* will work with local municipalities to meet the physical needs of businesses, which include working towards:
  - a) Flexible and diverse zoning and serviced sites are available to support a range of industrial and commercial activities;
  - b) All of Grey *County* is adequately served by telecommunication and broadband facilities;
  - c) Industrial areas are designed in a way so that future *development* lands can support expansions, have access to major transportation routes, and have full

services including hydro, sewage and water, gas, telecommunication and broadband;

- 2) The designation of new lands for industrial and commercial purposes will be done in such a way to ensure the new uses are *compatible* with existing *development* and do not detract from existing areas of economic activity.
- 3) The *County* will plan for the maintenance and improvement of modern *infrastructure* systems including roads, railways, airports, harbours, pipelines, telecommunications and broadband networks to service existing and future employment centres.
- 4) Home-based work is recognized as an important component of the local economy that needs to be better integrated into communities. Local municipalities are encouraged to ensure that land use regulations do not unreasonably limit the ability of residents to operate small, appropriately sized businesses from their homes.
- 5) Enhancing the economic base of the *Countryside* is encouraged through local policies that provide for suitable and *compatible* commercial and industrial activity.
- 6) The *County*, together with local municipalities and stakeholders will continue to explore opportunities to establish and promote *recreation* and tourism throughout the *County*.

### **3.2.2 Supply of Lands:**

- 1) Grey *County* will ensure that sufficient land is designated and available to accommodate an appropriate range and mix of employment opportunities (including industrial, commercial, and institutional uses) and that the supply is adequate to meet future demand for up to 20 years. The *County* and local municipalities may plan beyond 20 years for the long-term protection of *employment areas* provided that lands are not designated for development beyond the 20 year planning horizon.
- 2) An adequate supply includes maintaining a range and various sizes of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

### **3.2.3 Conversion of *Employment Areas***

A *comprehensive review* shall be required for the conversion of *employment lands* within *employment areas* to non-employment uses. For the purposes of this subsection, *employment areas* includes clusters of business and economic activities,

including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. The *comprehensive review* for conversion of *employment areas* shall demonstrate that:

- 1) There is a need for the conversion;
- 2) The municipality will meet its employment forecast allocation;
- 3) The conversion will not adversely affect the overall viability of the employment area, and achievement of the *intensification* target, density targets, and other policies of this Plan;
- 4) There is existing or planned *infrastructure* to accommodate the proposed conversion;
- 5) The lands are not required over the long term for employment purposes for which they are designated;
- 6) Cross-jurisdictional issues, if any, have been considered.

#### **3.2.4 Variety of Employment:**

- 1) The *County* will encourage a variety of employment opportunities in various locations. Opportunities for industrial, commercial, and recreational activities will be supported in appropriate locations. The majority of opportunities will occur in primary *settlement areas* where full municipal services are available. Other locations, including lands in the *countryside*, will be considered where they offer advantages to business such as larger sites, compatibility or proximity to resources or major transportation facilities, or for which current zoning within *settlement areas* prohibit a use (e.g. abattoir).
- 2) Land shall be set aside in *settlement areas* to provide employment opportunities which will keep pace with residential growth.

#### **3.2.5 Countryside Employment Opportunities:**

- 1) The main employment generator in the rural areas will be resource based industries such as tourism, agriculture, aggregate operations, forestry, and *on-farm diversified uses* (e.g. rural manufacturing).
- 2) Businesses required to serve agriculture will be allowed where they are needed in close proximity to farms subject to Cultivate Grey policies [5.2](#), [5.3](#), [5.4](#).

- 3) The *Countryside* can also contribute sites for employment based on the ability to provide larger lots, larger buffers for compatibility, and proximity to rural resources or access to major roads.
- 4) The *Countryside* may also contribute employment opportunities through the *development* of tourism and *recreation* opportunities.

### **3.2.6 Home Occupations**

The applicable policies of this Plan will be used in locating *employment areas* to minimize the impacts on prime agricultural and *special agricultural*, and mineral aggregate areas.

- 1) Grey *County* promotes the trend towards more home based occupations and will facilitate new home occupations through planning policy.
- 2) In *Settlement areas*, home occupations will be small in size and normally restricted to the occupants on the property. Compatibility with surrounding residential *development* is a primary consideration.
- 3) In the Rural, Agricultural and *Special Agricultural land use types*, home occupations may differ from those permitted in *Settlement Areas* (see [Table 7 for further clarification](#)).

### **3.3 Settlement Area Land Use Types**

Grey *County* is comprised of diverse areas, including Agricultural, *Special Agricultural*, Rural, and several different types of *settlement areas*. Growth within the *County* needs to be managed to minimize *adverse effects* on the *natural heritage system*, heritage resource features, and agriculture and be phased to coincide with the availability of appropriate types and levels of services. The protection of existing investments in *infrastructure* by maximizing their use, where possible, is desired. This is why the policies of this Plan position *settlement areas* as the focus of urban growth and encourage appropriate *development* in all municipalities. *Development* that does not negatively impact natural resources and is *compatible* with surrounding land uses is promoted.

Policies of this Plan will promote *development* forms and patterns which minimize land consumption and servicing costs. This will help ensure *development* is compact in form and promotes the efficient use of land and provision of water, sewer and transportation, and other services. It will be important to encourage the *development* of mixed use settlements and to create healthy, sustainable communities.

*Settlement areas* include cities, towns, villages, and hamlets, as well as, growth areas along our shorelines and in our recreational areas. *Settlement areas* within the *County*

vary in terms of size, density, population, economic activity, diversity, and intensity of land uses, service levels, and types of *infrastructure* available.

The vitality of *settlement areas* is critical to the long-term economic prosperity of our communities. *Development* pressures and land use change vary across the *County*. It is in the interest of all communities to use land and resources wisely, to promote efficient *development* patterns, protect and conserve resources, promote green spaces, ensure the effective use of *infrastructure* and *public service facilities*, and minimize unnecessary public expenditures.

Section [2](#) of this Plan describes its allocation of growth to the *County's* local municipalities. In most cases, there is sufficient approved, planned, and potential unit supply and *employment areas* supply to accommodate the growth projections without the need for any settlement area boundary expansions. Where a municipality has demonstrated through a *comprehensive review or an updated comprehensive review*, the *County* will consider changes to the settlement area boundaries. The policies also specify targets for the distribution of permanent population growth to *settlement areas*, and for *intensification* within *settlement areas*. A *comprehensive review or an updated comprehensive review* will be required prior to a settlement area boundary expansion.

*Comprehensive reviews* will be considered which cross municipal boundaries, in order to serve the growth needs of both municipalities. If partnerships are not possible or are not working for municipalities then municipalities may need to explore other options including the pursuit of municipal boundary changes.

The majority of growth will be directed to *settlement areas*. *Development* within *settlement areas* will occur on full municipal services, where available. For the purposes of this Plan, the *County Plan* establishes five main *land use types* for areas of concentrated *development*:

- 1) **Primary Settlement Areas** – larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth
- 2) **Secondary Settlement Areas** – Towns, Villages and larger Hamlets which generally have *significant* populations and a wide range of uses and amenities. These areas accommodate limited residential growth as well as new community facilities and employment uses. *Development* within these *settlement areas* may be limited due to external, physical, or policy constraints and lack of *infrastructure*.
- 3) **The Inland Lake and Shoreline** *land use type* applies to areas of concentrated *development* around inland lakes and the Georgian Bay shoreline.

- 4) **The Recreational Resort Area** *land use type* applies to areas within the Town of The Blue Mountains and the Municipality of Grey Highlands which exhibit a mix of seasonal and permanent residential and recreational growth on full municipal services. While these *settlement areas* are fully serviced they do not contain the same range of uses as a traditional urban centre or Primary Settlement Area and are instead focused on a recreational component as the basis for *development*. Detailed *development* policies are contained within Section [3.8](#) of this Plan and the applicable Local Official Plans.
- 5) The **Sunset Strip Area** and the **Industrial Business Park** apply to two specific areas in Grey County. Detailed policies for these two *land use types* can be found in Sections [3.9](#) and [3.10](#) respectively.

**Table 5: Distribution of the County's Settlement Areas**

Primary Settlement Area	Secondary Settlement Area	
Dundalk (2q)	Allan Park (3p)	Holland Centre (3e)
Durham (3l)	Annan (1o)	Holstein (2o)
Georgian Villas/Cobble	Ayton (3n)	Hopeville (2p)
Beach (1q)	Badjeros (2k)	Keady (1k)
Hanover/West Grey (3j and	Balmy Beach(1e)	Kemble (1c)
3k)	Berkeley (3f)	Kilsyth (1j)
Markdale (2f)	Big Bay (1b)	Kimberley (2e)
Meaford (1n)	Bognor (1m)	Leith (1p)
Neustadt (3m)	Brooke (1h)	Massie (3o)
Owen Sound (1h)	Cedarville (2t)	Maxwell (2j)
Thornbury/	Ceylon (2l)	Oxenden (1a)
Clarksburg (2a)	Chatsworth (3a)	Priceville (2m)
	Crawford (3i)	Ravenna (2d)
	Creamery Hill(1h)	Rockford (1l)
	Cruickshank(1g)	Rocklyn (2c)
	Desboro (3c)	Shallow Lake (1f)
	Dornoch (3g)	Singhampton (2i)
	Dromore (2r)	Springmount (1i)
	East Linton (1d)	Swinton Park (2s)
	Elmwood (3h)	Varney (2n)
	Eugenia (2g)	Walter's Falls (3b)
	Feversham (2h)	Williamsford (3d)
	Flesherton (2l)	Woodford (1r)
	Heathcote (2b)	

The Household Growth Targets for the County are shown on Table 2 within Section [2](#) of this Plan and will be utilized to guide decisions by County and Local Councils in focusing growth to the *settlement areas*.

### 3.4 General Policies Affecting Settlement Area *Land Use Types*

- 1) In order to support achieving the growth allocation targets established in Table 2, this Plan sets an overall *intensification* target for new growth at 15%. Table 6 establishes residential *intensification* targets for Primary and Secondary *Settlement areas* within local municipalities. *Intensification* is defined in Section [9.18](#) of this Plan.
- 2) In updating the local official plans to conform to this Plan, local municipalities will:
  - a) Undertake inventories and studies of *settlement area* capacities to accommodate *intensification*, including consideration of *infrastructure* and *public service facilities*, the identification of areas best suited for *intensification*, and the policy measures required to enable and support attaining the identified targets. The analysis should determine whether a high level of *intensification* can be achieved and adopt the Table 6 figures or the higher level targets as minimum targets for *intensification*;
  - b) Develop policies and/or guidelines to ensure that new *development* does not conflict with the surrounding *development*;
  - c) Develop and adopt policies to support achievement of the specified *intensification* targets prior to or concurrent with new *development* within designated growth areas.
- 3) Local official plans, secondary plans, plans of subdivision and condominium plans shall ensure a proper and orderly street pattern facilitating safe motor vehicle, bicycle and pedestrian travel, efficient use of services, and a variety of housing and *development* opportunities within *Settlement Area land use types*. Consideration should also be given to the orientation of the streets and *dwelling* units in order to ensure energy efficiency, convenient access to retail facilities, schools, recreational facilities, and services via motor vehicle, bicycle and pedestrian travel. Street design and layout should also promote healthy community design.
- 4) Local official plans and/or secondary plans should allocate *land use types* or sufficient land area to accommodate *development* potential for a minimum of ten years to a maximum of 20 years.
- 5) For those *settlement areas* within the Niagara Escarpment Plan, a request to amend the Niagara Escarpment Plan to re-designate the land and/or to expand the *land use types* of Minor Urban Centre, Urban Area or Escarpment Recreation Area may only be made at the time of review of the Niagara Escarpment Plan.

- 6) *Development* within growth areas should occur adjacent to the existing built-up area and will have a compact form, mix of uses, and densities that allow for the efficient use of land, *infrastructure*, and *public service facilities*.
- 7) Local municipal official plans will establish and implement phasing policies to ensure:
  - a. That specified targets for *intensification* and redevelopment are achieved prior to, or concurrent with, new *development* within designated growth areas; and
  - b. The orderly progression of *development* within designated growth areas and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs as per Section [8.9](#).
- 8) Urban *development* land use patterns will not be permitted in areas adjacent to a Settlement Area *land use type* without the expansion of a settlement area boundary. Expansion of a settlement area on *partial services* and private services will be discouraged.
- 9) It is the policy of this Plan to accommodate appropriate *development* in *settlement areas* in accordance with the servicing policies of this Plan as outlined in Section [8.9](#).
- 10) Growth should be *compatible* with historic features or areas, archaeological sites, and properties with potential or identified as having *significant* cultural heritage value or interest, *cultural heritage landscapes*, or *areas of archaeological potential* by ensuring adverse impacts to heritage resources are mitigated through conservation or preservation in advance of *development*.
- 11) Where growth is proposed in the vicinity of licensed Mineral Resource Extraction Areas, where appropriate, methods of minimizing land use conflicts should be applied.
- 12) New *non-farm sized* lot creation within 500 metres of a Primary Settlement Area boundary will not be permitted. Minimum farm lot sizes are included in Section 5 and defined in section [9.18](#) of this Plan.
- 13) The provincial *Minimum Distance Separation Formulae* does not apply within the Settlement Area *land use types* of this Plan. The provincial *Minimum Distance Separation Formulae* does apply to new or expanding *settlement areas*.
- 14) It is a policy of this Plan that *development* of communities occur with a wide range of housing types, including detached, semi-detached, townhouse, and

apartment units, be provided, along with a mix of affordable housing, including second units and special needs housing, range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs. Targets in relation to this objective are stated in Section [4.1](#) of this Plan. Local municipal official plans and zoning bylaws must facilitate the provision of a range of housing types and affordable housing.

- 15) *Development* within the built-up areas may be of higher density to achieve the policy directives of this Plan but should be *compatible* with adjacent residential areas. The local municipalities may explore means to ensure compatibility through measures such as transitional densities, built form, and land uses.
- 16) Settlement form and building design must consider conservation in energy, water and wastewater management, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of *natural heritage features and areas*, public safety including the impact on crime prevention, and the preservation of public access to shorelines.
- 17) Local municipalities are encouraged to preserve and revitalize traditional main streets, downtowns, and commercial areas.

Renewed investment is encouraged in downtowns to support retention and *development* of retail, personal service, office, entertainment, tourism and specialty shopping activities to meet local, regional, and tourist needs. The viability of the downtown should be reinforced through continued efforts that provide a mix of residential, institutional, and community activities, and the *development* of riverfront, or Bay front and downtown as a tourist destination.
- 18) In areas where the establishment, operation, or maintenance of a septic system would be a *significant* drinking water threat (see Section [8.11](#) and Appendix A), new lots created either through severance or subdivision under the *Planning Act* shall only be permitted where the lots will be serviced by municipal services.
- 19) Local municipalities are encouraged to include local official plan policies that identify priority *employment areas* and *transitional industrial areas*. 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*. Municipalities are encouraged to develop official plan policies for the transformation of these *transitional industrial areas* to other land uses.

- 20) To accommodate growth within *settlement areas*, *intensification* (Section 3.4.1) should be considered prior to considering *comprehensive reviews* (Section 3.4.2) and *municipal boundary restructuring* (Section 3.4.3).

### 3.4.1 *Intensification*:

**Table 6: Minimum Targets for Residential *Intensification***

<b>Municipality</b>	<b>Primary Settlement Area</b>	<b>Secondary Settlement Area</b>
Chatsworth	N/A	5%
Georgian Bluffs	10%	5%
Grey Highlands	10%	5%
Hanover	15%	N/A
Meaford	10%	5%
Owen Sound	15%	N/A
Southgate	10%	5%
The Blue Mountains	10%	5%
West Grey	10%	5%

- 1) Each local municipality that has a local official plan must develop an *intensification* strategy and implement the strategy through its official plan policies in order to phase in and achieve the above noted *intensification* targets of this Plan. Through the strategy, local municipalities must:
  - Promote and facilitate *intensification* and efficient use of land in built-up areas;
  - Identify *intensification* areas to support the achievement of the *intensification* target;
  - Promote the *development* of mixed use spaces within settlements;
  - Identify areas appropriate for revitalization and *redevelopment* ;
  - Identify the type and scale of *development* appropriate for the *intensification* areas;
  - Identify means to mitigate the effects of *intensification* on residential areas within intensification areas including consideration of transitional densities, built form, and land uses;
  - Identify means to protect residential areas outside of *intensification* areas;
  - Develop cost-effective and land efficient *development* standards;
  - Identify a program for monitoring the achievement of the *intensification* targets and evaluate the ongoing feasibility of achieving the targets.

### 3.4.2 **Settlement Area Expansions (*Comprehensive Reviews*):**

- 1) The *County* may identify a *settlement area* or allow the expansion of a *settlement area* designation only at the time of a *comprehensive review* or an *updated comprehensive review* and only where it has been demonstrated that:

- a) It is based on a review of population and growth projections and which reflect projections and allocations by the *County*; and considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial, *County*, and local interests;
- b) Sufficient opportunities for growth are not available through *intensification*, *redevelopment* and *designated growth* areas to accommodate projected needs over the identified planning horizon;
- c) The *infrastructure* and *public service facilities* which are planned or available are suitable for the *development* over the long term, are financially viable over their life cycle, which may be demonstrated through asset management planning; and protect public health and safety and the natural environment;
- d) Expansion will be considered primarily in the *Rural land use type*; and where it can be demonstrated that no alternative exists, expansion into other *land use types* may be permitted. No expansion will be permitted into *Special Agricultural land use type* areas. In the case of *Agricultural land use type* areas, it must be demonstrated that there are no reasonable alternatives which would avoid *prime agricultural areas*, and no alternatives exist on lower priority agricultural lands;
- e) The area of the proposed *development* can be adequately serviced;
- f) Impacts on agricultural operations adjacent or close to *settlement area* expansions are mitigated to the extent feasible and expansion of the new or expanding *settlement area* is in compliance with the provincial *minimum distance separation formulae*;
- g) Impacts on licensed aggregate operations, and *Aggregate Resource Areas* are mitigated to the extent feasible;
- h) Growth can be accommodated without unacceptable impacts on the natural environment as defined in Section [7](#) of this Plan, surrounding land uses, and within the constraints imposed by servicing;
- i) Cross jurisdictional issues are considered, where cross jurisdictional is interpreted to mean neighbouring municipalities both within *Grey County*, as well as neighbouring counties; and
- j) Sufficient water quality, quantity and assimilative capacity of receiving surface watercourse / water body and/or aquifer are available to accommodate the proposed development.

- 2) Where *settlement area* designation expansions are needed to meet projected *development* needs as outlined above, the decision on direction or location of *settlement area* expansions must be based on:
  - a) An analysis of servicing and transportation facilities, ensuring the efficient use and expansion of servicing *infrastructure* including potable water, sanitary sewage collection and treatment, sidewalks, trails, and transit;
  - b) Assessing land availability, where *Rural land use types* are the preferred lands for expansion, and if there are no reasonable alternatives, *Agricultural land use types* can be considered. In determining the most appropriate directions for an expansion into an *Agricultural land use type*, an *Agricultural Impact Assessment* should be undertaken that evaluates the potential impacts on agriculture, including agricultural operations, *agricultural uses*, and *prime agricultural areas* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts. Expansion into *Special Agricultural land use types* is not encouraged, and will only be considered as a last resort, where all other avoidance and mitigation measures have been exhausted;
  - c) Protecting natural features and *ecological functions* within the *natural heritage system*;
  - d) Avoiding hazardous lands and *hazardous sites*;
  - e) Ensuring that aggregate and agricultural resource *development* potential is not compromised by the expansion;
  - f) Evaluating potential cultural heritage resources and conservation of *significant built heritage resources*, *significant heritage landscapes* and *significant archaeological resources*, all in keeping with the policies of this Plan.
- 3) In undertaking a *comprehensive review* or an *updated comprehensive review*, the level of detail of the assessment should correspond with the complexity and scale of the proposed *settlement area* boundary alteration. To re-establish previously designated *settlement area* lands, a scoped *comprehensive review* or scoped update to a comprehensive review will be considered.
- 4) Local municipalities will work with the *County* to manage the land inventory within settlements across the *County* to include sufficient land for residential, commercial, industrial, institutional, and recreational growth for a period of up to 20 years, including opportunities for *intensification*, redevelopment, and future

growth areas. The timing and availability of *municipal water services* and sanitary sewage treatment capacity to service up to the 20 year growth projection must be considered and may require phasing of the *development* in accordance with service availability.

### **3.4.3 *Municipal Boundary Restructuring* (annexation)**

*Municipal Boundary Adjustments* are not a simple procedure, but may be considered an option for municipalities to extend their municipal boundaries if all other options are exhausted. As mentioned in 3.4(20), the order of priority to accommodate growth entails the following: *intensification*, *comprehensive review*, and lastly *municipal boundary adjustments*.

The Municipal Act, 2001, S.O. 2001, c.25, as amended, describes the *municipal boundary restructuring* process.

In accordance with the *Planning Act*, RSO, 1990 there is no appeal process for an amendment to a by-law if the amendment or part of the amendment proposes to implement a *municipal boundary restructuring*.

### **3.5 *Primary Settlement Areas***

Primary Settlement Areas are areas suitable for high *intensification* targets, public transit services, and have full municipal services. Municipalities with primary *settlement areas* will, in their official plans, identify and plan for *intensification* within these areas. The *development* of high quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

- 1) Primary *Settlement Areas* as identified in Table 5 and shown on Schedule A of this Plan include existing major urban *settlement areas* on full municipal services
- 2) Land use policies and *development* standards in areas designated Primary *Settlement Areas* will be in accordance with local official plans and/or secondary plans
- 3) This Official Plan promotes the *development* of Primary Settlement Area *land use types* for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the *County*. Lands may be designated to accommodate the growth projected in Tables 1, 2, and 3 of this Plan;

- 4) Where there are existing partially serviced or non-serviced areas in Primary *Settlement Areas*, *development* must proceed in accordance with approved local official plans or official plan amendment policies;
- 5) For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum *development* density of 25 units per *net hectare* will be achieved for new *development*. For all other Primary *Settlement areas*, a minimum *development* density of 20 units per *net hectare* will be achieved for new *development*. The *County* 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;
- 6) *Intensification* opportunities are strongly encouraged within Primary *Settlement Areas*. Municipalities must develop and adopt *intensification* strategies to ensure that the residential *intensification* targets identified in Section [3.4.1](#) of the Official Plan are met. *Intensification* strategies in Primary *Settlement Areas* shall enable:
  - a) Brownfield redevelopment;
  - b) 'As-of-right' permissions in official plans and zoning by-laws for *second units* (see Section [4.2.5](#));
  - c) The *development* of vacant and/or *underutilized lots* within previously developed areas;
  - d) The expansion or conversion of existing buildings.

New construction through *intensification* should occur in a manner that takes into account the existing built and physical environment and is *compatible* with the surrounding land uses.

### **3.5.1 Existing Exceptions**

- 1) Georgian Villas (Cobble Beach) *development* located on property described as Lots 28 to 24, Concession 3 (geographic Township of Sarawak) in the Township of Georgian Bluffs is recognized as a Primary Settlement Area on Schedule A. Georgian Villas (Cobble Beach) will be developed in accordance with OPA #32 entitled "Secondary Plan for Georgian Villas Inc." included as Section 10 to this Plan.
- 2) Prior to any *development* occurring on Part Lots 95, 96 & 97, Concession 1 NETSR (geographic Township of Artemesia), a secondary plan or an updated Municipality of Grey Highlands Official Plan shall be completed. All new *development* on Part Lots 95, 96 & 97, Concession 1 NETSR (geographic Township of Artemesia) in the settlement area of Markdale (Municipality of Grey

Highlands) shall adhere to the secondary plan and/or Municipality of Grey Highlands Official Plan requirements.

- 3) Lands identified as Future Secondary Plan Area on Schedule A – Map 3 and Secondary Schedule Map 3j and described as Part Lots 8, 9, 10, 11, 12, 13 and 14, Concession 1 South of the Durham Road (SDR), Geographic Township of Bentinck, Municipality of West Grey shall be utilized primarily for uses existing as of the date of *adoption* of Official Plan Amendment No. 80 to the Grey County Official Plan (March 3, 2009). Limited infilling between existing uses on the existing lots may be permitted where the infill *development* would not contribute to future municipal servicing problems or would not prejudice future *development*.

A Secondary Plan entitled “Hanover / West Grey Secondary Plan” exists on the *adjacent lands* described as Part Lots 8, 9, 10, 11, 12, 13 and 14, Concession 1 South of the Durham Road (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.

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:

- a) The lands designated for new *development*, by *land use type*, shall not exceed the growth requirements of the Town of Hanover and the existing “Hanover / West Grey Secondary Plan” area for a 20 year planning horizon;
- b) Any lands to be added to the “Hanover / West Grey Secondary Plan” shall not be designated or zoned for *development* purposes;
- c) A phasing plan has been established for new *development*, including future road and *infrastructure*;
- d) The subject lands can be serviced by municipal water and municipal sewer services within the planning horizon;
- e) The subject land uses cannot first be accommodated within the Town of Hanover or the Hanover / West Grey Secondary Plan through redevelopment or *intensification* of their existing land supply;
- f) 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;
- g) Impacts on the Natural Environment are minimized, consistent with the Provincial Policy Statement.

In determining the amount of land to be designated for future *development* and included within the secondary plan expansion area, the supply and growth in the Town of Hanover shall be assessed. An update to the *comprehensive review* conducted for the existing Hanover / West Grey Secondary Plan, or a new *comprehensive review*, shall be required prior to the expansion of the existing secondary plan area.

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 *comprehensive review* 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 *land use type* applies, until the Plan is amended to take the lands out of the Future Secondary Plan Area.

### **3.6 Secondary Settlement Areas**

Secondary *Settlement Areas* are settlements areas that have lower density targets and have a limited range of uses and amenities compared to Primary *Settlement Areas* and have partial or private services. These areas accommodate limited residential growth as well as new community facilities and employment uses.

- 1) Secondary *Settlement Areas*, as identified in Table 5 and shown on Schedule A of this Plan include existing community areas which may have significant populations and/or a wide range of uses and amenities. Secondary *Settlement Areas* are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.
- 2) Permitted uses in the areas designated as Secondary *Settlement Areas* are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.
- 3) Where *partial services* exist in a Secondary Settlement Area, *development* shall only be permitted to allow for the *development* of vacant and/or *underutilized lots*, as well as the creation of lots, subject to satisfying the following requirements:
  - a) The *development* is within the *reserve sewage system capacity* or *reserve water system capacity*;
  - b) Site conditions are suitable for the long-term provision of such services;
  - c) The *development* is within the existing settlement area;

- d) Allow for infilling and minor rounding out of existing *development* (see Section [8.9.1\(10\)\(c\)](#)).
- 4) New commercial or dry industrial uses in Secondary *Settlement Areas* shall only be permitted if it can be shown that the proposed uses can be accommodated by individual on-site private services with no adverse environmental effects. For Secondary *Settlement Areas* that are partially serviced by a municipal water system, it shall be demonstrated that the system has capacity to accommodate the *development* and the site is capable of accommodating an on-site private sewage system.
- 5) Adequate buffering will be maintained between commercial and industrial uses and any residential, open space, recreational or institutional use within Secondary *Settlement Areas*.
- 6) *Intensification* opportunities are encouraged within Secondary *Settlement Areas* in order to promote the *development* of healthy communities. Municipalities will develop and adopt *intensification* strategies to ensure that the residential *intensification* targets identified in Section [3.4.1](#) of the Official Plan are met. *Intensification* strategies in Secondary *Settlement Areas* shall enable:
  - a) *Brownfield* redevelopment;
  - b) 'As-of-right' permissions in official plans and zoning by-laws for *second units* (see Section [4.2.5](#));
  - c) The *development* of vacant and/or *underutilized lots* within previously developed areas;
  - d) The expansion or conversion of existing buildings.

In order to determine if *intensification* can be permitted on private services, it must be demonstrated that the proposed use can be accommodated with no adverse environmental effects. *Intensification* proposed on *partial services* shall satisfy the requirements identified in Section [8.9](#) of this Plan.

### **3.6.1 Existing Exceptions**

- 1) In the Secondary Settlement Area of Holstein identified of Schedule 'A' of this Plan, notwithstanding the provisions of Section [3.6](#) to the contrary, no *development* that uses water, creates sanitary sewage, or negatively impacts flood control systems will be permitted to occur within the boundary of the Secondary Settlement Area of Holstein until:
  - a) A hydro geological study has identified, and the appropriate authorities implemented, the steps necessary to ensure that:
    - drinking water is safe

- sanitary sewage is treated and safely disposed of
  - no sewage plume leaves any property in groundwater unless that groundwater and plume meet the standard of the Ontario Drinking Water guideline
  - appropriate flood control systems are in place and remain intact
- b) Appropriate official plan policies are in place, through an approved secondary plan or approved local official plan, including policies to address growth management, services, the staging of *development*, if necessary; and
- c) A zoning by-law coming into force. The extent and type of *development* within the boundary of the Secondary Settlement Area of Holstein has been included within Section 5.5.3 of the Township of Southgate Official Plan. The *Aggregate Resource Areas* shown on Schedule B and Section [5.6](#) will not apply within the Secondary Settlement Area of Holstein as established by this Plan.
- d) Nothing in this Plan will prevent the inclusion of policies in the Official Plan of the Township of Southgate permitting the extension of a municipal water system and a municipal sanitary sewer and treatment system to serve *development* within the limits of the Service Area identified on Secondary Schedule *land use type* Map 2o, Holstein.
- 2) In the Secondary Settlement Area of Chatsworth identified on Schedule A; of this Plan, provincial *Minimum Distance Separation formulae* requirements shall apply to lands described as Part Lot 3, Concession 1, Division 1 & 2, geographic Township of Sullivan, Township of Chatsworth, as identified on Secondary Schedule 3a.
- 3) In the Secondary Settlement Area of Dromore as identified on Schedule A to this Plan no new lot creation will be permitted within the area identified on Secondary Schedule Map 2r as a Special Policy Area save and except for additions to existing lots of record.
- 4) In the Secondary Settlement Area of East Linton as identified on Schedule A to this Plan, all new plans of subdivision/condominium will be required to be serviced by municipal water services and municipal sewage services.

### **3.7 Inland Lakes and Shoreline Areas**

- 1) The extensive shorelines within the *County* have historically attracted significant seasonal residential and related tourism *development*. More recently, shoreline areas have attracted a greater amount of permanent residential *development* and /or the conversion of seasonal residences into year-round housing. Historically,

shoreline areas have been developed on private individual services on small lots. Ecologically, shorelines perform and contain a variety of natural functions and features, including supporting water quality. They are also important components of the *natural heritage system*. The ecological sensitivity and importance of shorelines together with the implications of extensive permanent residential *development* on the *ecological functions* of shorelines and the growth management strategies of municipalities needs to be further assessed. The *County* will work with local municipalities, conservation authorities, and other affected stakeholders to determine the most appropriate management approach for new *development* within these areas.

- 2) The Inland Lakes and Shoreline *land use type* on Schedule A is applied to areas of concentrated *development* in the vicinity of inland lakes and shorelines. The shoreline areas throughout the *County* will be guided by local official plan policies that consider the following:
  - a) The need to establish clusters of neighbourhoods as identifiable communities;
  - b) The likely demand for housing in these areas over the planning period, and the designation of a suitable inventory of *development* land;
  - c) The establishment of a logical *development* pattern;
  - d) Phasing and staging of residential *development* to monitor potential impact to a waterbody;
  - e) Provision of community services, including parks and *recreation* facilities;
  - f) Access to the shoreline, including appropriate infrastructure (e.g. parking, boat launch, public washrooms, etc.);
  - g) The feasibility of full municipal services, and where full services aren't feasible, the potential impact to water quality from the placement of septic systems should be considered;
  - h) The promotion of tourism;
  - i) The integration with the *County natural heritage system* and local municipal natural heritage features;
  - j) Conservation of shorelines and mitigation of impacts to these ecologically important areas;
  - k) The ability to meet Provincial Water Quality Objectives;
  - l) Promoting the maintenance of a naturalized shoreline and limiting disturbance to the vegetative buffer to the minimum amount required for water access.
- 3) Permitted uses in the Inland Lakes and Shoreline areas must be limited to low-density residential *dwelling*s, bed and breakfast establishments, home occupations, marinas, *resource based recreational uses*, convenience

commercial, and public uses. Any new *development* will need to address the requirements of the servicing section of this plan, Section [8.9](#).

- 4) Expansion of the Inland Lakes and Shoreline *land use type* around the inland lakes will not be permitted without an approved *comprehensive review* as per Section [3.4.2](#) of this Plan, as well as an approved secondary plan or official plan amendment. In addition to the provisions of Section [9.3](#), a *lake carrying capacity study* must also be required for any expansion of the Inland Lakes and Shoreline *land use type*, exclusive of the Georgian Bay shoreline. As well, the adequacy of potable water supply and sewage treatment and disposal must be demonstrated. For the definition of a *lake carrying capacity study* refer to Section [9.18](#) of this Plan.
- 5) Local municipalities abutting Georgian Bay are encouraged to provide public access to the lakeshore. Consideration should also be given to trails and *active transportation* opportunities to help promote a healthy community. Local municipalities abutting Georgian Bay must establish policies and By-law provisions for *development* fronting onto the lakeshore which addresses Section [7.2\(9\)](#).
- 6) Expansion of the Inland Lakes and Shoreline *land use type* is not permitted in the *Special Agricultural land use type*. In addition, the creation of new or expanded uses in the *Prime Agricultural Areas* must meet the criteria outlined in Section [5.2](#), including compliance with Provincial *Minimum distance separation formulae*, and the completion of an Agricultural Impact Assessment.

### **3.8 Recreational Resort Areas**

- 1) The Recreational Resort Area *land use type* as shown on Schedule A of this Plan applies to *settlement areas* which have developed as a result of site specific amendments to the *County of Grey Official Plan* and/or local official plan consisting of a defined *development* area, specific recreational amenities, residential *development* (including second units as per Section 4.1.5) and serviced with full municipal services (sewer and water).
- 2) New *development* in the Recreational Resort Area *land use type* must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service *infrastructure*, and by accommodating existing un-serviced *development* areas and areas with *development* potential within the existing *land use type* or in *settlement areas*.
- 3) As these areas form an integral part of our communities, complete community design elements described in Section 1.4.1 should be considered to enhance social and community cohesion.

- 4) Expansion of the Recreational Resort Area *land use type* is not permitted in the *Special Agricultural land use type*. In addition, the creation of new or expanded uses in the *Prime Agricultural Areas* must meet the criteria outlined in Section [5.2](#), including compliance with Provincial *Minimum distance separation formulae*, and the completion of an Agricultural Impact Assessment.
- 5) The Recreational Resort Area *land use type* will strive to enhance recreational and tourism related activities by:
  - a) Encouraging the maintenance and expansion of existing *recreation* and tourism related facilities;
  - b) Encouraging new land uses that will promote existing or require the establishment of new *recreation* and tourism facilities which diversify opportunities for all possible forms of *recreation*, in a manner consistent with the preservation of the natural environment as defined in Section [7](#) of this Plan;
  - c) Supporting the dedication/acquisition of land for long-term public benefits within the existing *land use type* or community area;
  - d) Supporting the creation of public-private partnerships;
  - e) Meeting the *development* criteria for *resource based recreational uses* as described in Section 5.4.2(9)

For those Recreational Resort Areas located within the Niagara Escarpment Plan, the policies of Section [6.1](#) must also apply. With respect to the Castle Glen lands that are designated as Recreational Resort Area on Schedule A – Map 2, the Castle Glen Secondary Plan shall apply to the future *development* of these lands.

### **3.9 Sunset Strip Area**

#### **3.9.1 Overview**

The Sunset Strip area is located in the Township of Georgian Bluffs on the stretch of Provincial Highway between the *settlement areas* of Springmount and the City of Owen Sound. The predominant use of the land within this *land use type* on Schedule A must be for dry commercial uses serving the traveling public or uses not required to be within a serviced settlement area.

The *main street* of most settlement centres supports considerable volumes of traffic into and through the urban centre which often require goods and services such as automobile service, food, and other items. The travelling public can best be served by providing appropriate highway commercial areas with access and visibility from this major road.

In addition, certain commercial uses, due to their nature, require large sites to accommodate their associated buildings, storage, and parking requirements which are either not available or suitable within the downtown area of the community.

The Sunset Strip Area is based on the Urban Area *land use type* of the Niagara Escarpment Plan. The objective of the Urban Area *land use type* is to minimize the impact and further encroachment of urban growth on the Escarpment environment. New *development*, new lots, and the enlargement of existing lots shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural, or Mineral Resource Extraction Areas.

### **3.9.2 Objectives**

The objectives for the Sunset Strip Area are as follows:

- 1) To provide commercial services for the travelling public;
- 2) To provide sites for commercial use which require large lots for buildings, storage and parking that cannot locate in the downtown area;
- 3) To provide, on a limited basis, convenience facilities to serve the daily needs of the local residents.

### **3.9.3 Permitted Uses**

- 1) Permitted uses for the Sunset Strip Area on Schedule A of the Plan include:
  - a) Existing flower shops;
  - b) Motor vehicle repair shop or body shop, including auto parts shop;
  - c) Motor vehicle sales and services establishments;
  - d) Existing shopping centre;
  - e) Pet food and pet supplies store, which does not include the sale or grooming of pets;
  - f) Retail warehouses;
  - g) Business/professional office;
  - h) Banks;
  - i) Paint supplies shop;
  - j) Variety and convenience stores;
  - k) Beer store, but not to include any location where beer is made or prepared on-site;
  - l) Liquor Control Board of Ontario (LCBO) or wine shop, but not to include any location where wine is made or prepared on-site;
  - m) Personal service shop, but not to include barber shops, hairdressing shops beauty parlors, dry cleaning where the cleaning is done on-site, or a coin operated laundry or similar use;
  - n) Warehousing or storage uses;
  - o) Building supply outlets;

- p) Nurseries or landscaping supply sales.
- q)
- 2) In addition to the uses permitted in (3.9.3(1)), new uses would be permitted subject to satisfying all of the following criteria:
  - a) The uses require accessible sites to serve their market area;
  - b) The uses serve demands from highway traffic;
  - c) The uses require a large parking or outdoor storage area or require a large volume single purpose building;
  - d) The location of the proposed use in a general industrial block or general retail block in an urban centre is not feasible due to its storage area or building volume requirements; and
  - e) New fuel distribution uses will not be permitted in areas where soil or topographic conditions make the environment particularly *sensitive* to fuel spills such as shallow overburden, groundwater recharge, and *wellhead protection areas*

#### **3.9.4 Development Criteria**

The *development* of lands for the Sunset Strip Area uses must satisfy the following:

- 1) Existing retail commercial establishments with a minimum floor area of less than 2,300 square metres and existing non-retail commercial uses within an existing shopping centre may be redeveloped for retail uses and for other uses permitted in this *land use type* provided that the building size and servicing requirements remains substantially unchanged.
- 2) New retail/commercial buildings within the Sunset Strip Area must have a minimum floor area of 350 square metres.
- 3) In co-operation with the appropriate road authority, access to any road must be carefully regulated to ensure the safe movement of vehicular, cycling, and pedestrian traffic.
- 4) Site design standards will be encouraged which provide aesthetically acceptable *development*. Where the proposed use is adjacent to residential areas, open space, recreational, or institutional use, appropriate measures must be taken to provide adequate setbacks, buffering, landscaping and screening to control design elements which may detract from the residential area.
- 5) The use must be dry in nature. A dry use is one which could exist without the necessity of a municipal water and municipal sewage system to accommodate it, and is one where only waste water discharges are from employee washrooms and/or waste water used for cooling or pressure testing of equipment, the washing of accessory vehicles, and similar ancillary uses. All uses must meet the

requirements of the appropriate approval authority with respect to the water taking, waste water discharge, solid waste disposal, and all emissions to the atmosphere including noise and vibration.

- 6) An adequate and potable supply of water must be available and it must be the responsibility of the applicant to provide a report on the adequacy of the water supply.
- 7) Soils must be suitable to support an individual sewage treatment and disposal system, subject to the approval of the appropriate authority.
- 8) Adequate drainage and outlets must be provided for stormwater run-off (see Section [8.9.2](#)). Approval of a drainage plan will be required from the appropriate approval authority.
- 9) Any *development* application which proposes to utilize direct access onto the Highway must be approved by MTO. Common or shared entrances, rather than separate entrances for each establishment are strongly encouraged and applicants for new *development* who propose individual entrances are required to justify why common entrances could not be used. Any *development* application which proposes to utilize direct access onto existing roads must provide justification for such access for consideration and approval by the appropriate approval authority, which may include a Traffic Impact Study.
- 10) Commercial and industrial uses must be designed and any lighting or signs arranged to blend in with and be *compatible* with surrounding uses.
- 11) Site plan control, as exercised under Section 41 of the *Planning Act*, R.S.O. 1990, as amended, must be utilized for all new *development*.
- 12) The minimum lot size must be determined in the local zoning By-law, and shall be a size suitable to accommodate the permitted use.

### **3.10 Industrial Business Park**

The Industrial Business Park *land use type*, as shown on Schedule A of this Plan, applies to those lands just north of Mount Forest off of Highway 6 in the Municipality of West Grey. The primary use of these lands must be for dry industrial uses.

#### **3.10.1 Permitted Uses**

- a) Fuel distribution;
- b) Agricultural bulk sales establishment;
- c) Warehousing;
- d) Transport terminal;
- e) Dry manufacturing;

- f) Business or professional centre;
- g) Heavy equipment sales and rental;
- h) Industrial mall;
- i) Bulk sales establishment;
- j) Brewery or retail outlet; and
- k) Building supply outlet.

### **3.10.2 *Development* Criteria**

The *development* criteria listed in Section [3.9.4](#) applies except for 3.9.4(1) and 3.9.4(2).

## 4 LIVE GREY

### 4.1 Housing Policy

#### Supply

The *County* will ensure that residential growth can be accommodated for a minimum of 10 years through residential *intensification*, redevelopment and if necessary, lands which are designated and available for new residential *development*.

Municipalities must maintain land with servicing capacity sufficient to provide at least a three year supply of residential units available through: lands suitably zoned to facilitate residential *intensification* and redevelopment, and land in draft approved and registered plans.

#### Variety

The *County* will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.

This plan encourages housing opportunities that address the needs of seniors and persons with physical, sensory, and mental health disabilities. We want people to be able to remain in a neighbourhood as housing needs change over time. It will be important to consider experimental housing types (i.e. life lease, cooperative housing, or “life-style” communities). These neighborhoods and facilities should be oriented as being age-friendly and encouraged within urban settings with appropriate services.

New residential *developments* will be promoted at densities which efficiently use available servicing (subject to Section [8.9](#)) and are appropriate to site conditions and existing patterns of *development*.

In considering working towards barrier-free environments, create solutions that respect the cultural heritage value and promote the protection of property. It is important to , recognize that heritage properties may require unique accessibility plans to ensure that alterations do not adversely affect the *heritage attributes*. Council encourages this practice for publicly and privately-owned heritage buildings that are open to and used by the public, and for private residences.

#### Residential *Intensification*

This Plan contains policies encouraging *intensification* mainly in Primary *Settlement Areas* but also, to a lesser extent to Secondary *Settlement Areas*. The strategic approach to *intensification* intends to retain small town character and revitalize downtown areas through:

- 1) Supporting increased densities in newly developing areas with a broad mix of housing types and integrated mixed-use *developments*, accessible housing and integrated services, and housing forms;
- 2) Facilitating *intensification* in all areas within *settlement areas* including adaptive re-use or redevelopment of sites that previously had *development* and underutilized lands;
- 3) Encouraging the addition of housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;
- 4) Encouraging *intensification* within Primary *Settlement Areas* along major roadways and arterial roads;
- 5) Conserving built heritage, *cultural heritage landscape*, and *archaeological resources* where feasible, as built up areas are intensified and infilled, promoting construction distinguishable from, while *sensitive* and complementary to, existing built fabric and the overall streetscape attributes;
- 6) Encouraging *intensification* which results in new rental accommodation;
- 7) Sharing the *Healthy Development Checklist* created in partnership with the Grey Bruce Health Unit with developers and lower-tier municipalities to address healthy community design including public health and safety needs embedded within residential *intensification*, redevelopment, and new residential *development*. Some areas of consideration within this checklist include:
  - Supporting mixed land use by integrating a variety of residential *development* within 800 meters of retail, recreational centers, parks and public spaces;
  - Including a variety of affordable housing options and prioritizing those available for low income households;
  - Committing to the preservation of the *natural heritage system* by maintaining existing trees, soil integrity, and landscaping using native species;
  - Including cycling *infrastructure*, such as bike lanes, paved shoulders, bicycle parking, and signage.

Developers will be asked to consider the checklist as part of the application process. *County* planning staff will review the information provided and recommend any changes.

- 8) Considering additional tools to measure and track impacts of larger *developments* on vulnerable or marginalized populations in terms of reducing chronic disease and risk of injury. For example, the use of *Health Impact Assessments* can identify the potential unintended health impacts of a *development* proposal. The *County* may require a *Health Impact Assessment* to be prepared by qualified professionals at the expense of the developer;
- 9) Directing *development* to be cost effective, environmentally sound, sustainable, and *compatible* with existing uses;
- 10) Ensuring adequate *infrastructure* is, or will be, established to serve the anticipated *development*.

## 4.2 Affordable Housing

The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government. Affordable housing is a much broader term and includes housing provided by the private, public, and not-for-profit sectors as well as all forms of housing tenure (i.e. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing, or market homeownership.

The Housing Continuum – Canadian Mortgage Housing Corporation (CMHC)



Secondary suites (i.e. accessory apartments), semi-detached, duplex, townhouse, and low rise apartment units will provide the bulk of affordable housing opportunities and will primarily be provided within *settlement areas* with appropriate levels of servicing. The *County* also recognizes the need for affordable housing within Recreational Resort Area *land use type*, to assist housing those employed in the tourism industry. In the Rural areas, secondary suites (i.e. accessory apartments) will be the most likely means of increasing housing affordability stock in Grey *County*. The *County* supports:

- a) A range of affordable housing *development* in proximity to cultural hubs and downtown centres to increase residents' mobility and accessibility to goods and services, healthy food retailers, commercial areas, employment, medical and health facilities, *recreation*, transit, and trails;
- b) Utilization of incentive programs, Community Improvement Plans, community planning permit systems, supportive zoning by-laws, strategic reductions of *development* fees, and/or alternative site-*development* standards (either offered through the *County* or local municipalities) that reduce the cost of construction and maintenance of services for affordable housing units;
- c) *Bonus zoning* as a means to encourage developers to include the provision of affordable housing. The *County*, along with local municipalities should recommend that any residential *development* application seeking an increase in approved density or height of the site, to include a percentage of additionally approved units as affordable or the equivalent in the form of other lands or cash-in-lieu. All money received by the municipality through Section 37 agreements will be paid into a special account and spent only for community facilities, services, and other matters specified through by-law.
- d) Integration of affordable housing units within the existing community fabric;
- e) Maintaining and improving existing housing stock, encouraged through local maintenance and occupancy by-laws;
- f) The goal of 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 local municipality. Local municipalities are encouraged to have regard for the Grey *County* Housing and Homelessness Plan (2014-2024) when setting targets in their local official plan. Local municipalities will be encouraged to set a minimum target similar to the *County* for affordable units;
- g) Lower tier municipalities adopting inclusionary zoning practices, as changes to the Planning Act related to inclusionary zoning and associated regulations came into effect April 12, 2018. Municipalities can tailor their inclusionary zoning program to suit local contexts and must outline their requirements for inclusionary zoning in official plan policies and implement them through zoning by-laws. An assessment report will also be required prior to implementing inclusionary zoning.
- h) Broadening definitions within zoning by-laws for allowable forms of housing and increased densities within residential and mixed-use areas.

#### **4.2.1 Affordable Home Ownership**

Housing ownership affordability is defined by the *PPS* as the least expensive of the following:

- a) Housing where the purchase price is at least 10 percent below the average purchase price of a resale unit in Grey *County* or,
- b) Annual housing expenses do not exceed 30% of gross household income (i.e. before tax household income) .

#### **4.2.2 Affordable Rental Housing**

Affordable rental housing means a unit where rent is the least expensive of the following:

- a) At or below the average market rent in Grey *County* or,
- b) Rent prices do not exceed 30% of gross household income
- In order to ensure the ongoing supply of rental units within the *County*, the conversion of rental units to condominium style ownership may be permitted only where the proponent can address the following criteria:
  - a) The availability of affordable housing in the municipality and neighbouring municipalities;
  - b) The availability and vacancy rates of rental housing in the municipality or neighbouring municipalities;
  - c) The suitability of the site to accommodate affordable or rental housing;
  - d) The location of the site in proximity to services;
  - e) The physical condition of the building stock to be converted to condominium and the requirements for building upgrades

The City of Owen Sound is the approval authority for any condominium conversions within the City boundaries.

- The demolition of rental units is discouraged, except where full replacement of rental units is being proposed.

#### **4.2.3 Social and Special Needs Housing**

“Social and Special Needs Housing” is considered “non-market” housing, and refers to housing that is provided or owned only by public or private non-profit organizations; targeted towards a specific at risk population, including: people who have specific needs beyond economic needs, unemployed, physically and intellectually disabled, those experiencing mental health and addictions, those with mental health illnesses, the terminally ill, victims of domestic violence, as well as public long-term care facilities.

Grey *County* is primarily responsible for supplying, maintaining, and administering social and special needs housing, although there are additional suppliers including not-for-profits and private sector companies. There is a recognized need for the *County* to take leadership in ensuring Social housing needs are met. The *County* will actively look to:

- 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;
- Work alongside local municipalities to consider reducing minimum lot sizes, frontages, setbacks, or parking requirements on a case-by-case basis for proposed social or special needs housing in Primary *Settlement Areas*;
- Consider the different existing and future housing needs of each local municipality separately, and recognize that new social housing units should be targeted towards certain municipalities, as assessed through one or more of the following criteria:
  - a) Those municipalities with the largest affordable housing supply shortages;
  - b) Those municipalities that already possess the services and amenities necessary for supporting residents of social and special housing units;
  - c) Those municipalities with existing low ratios of social housing units compared to the *County* average;
  - d) Those municipalities that are forecast to experience the greatest amount of population and housing growth.
- Increase the supply of social and special needs housing units that are reflective of existing waiting list and trends in new applications, with an appropriate mix of 1, 2, and 3 bedroom units, targeting seniors, young adults, families, and single adults.
- Prioritize offering safe and regularly maintained and repaired social and special needs housing.

#### **4.2.4 Tiny Homes**

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.

*County* planning staff encourage local municipalities to defer to *Ontario Building Code (OBC)* requirements for minimum gross floor area coverage.

In keeping with Official Plan goals and opportunities of developing complete communities (Section 1.4.1) and *complete streets* (Section 8.2), minimum lot size standards should be updated, alongside zoning to allow for more compact *development*. This will facilitate cohesive community design, where people's needs are easily accessible and convenient. *County* 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.

#### **4.2.5 Second Units**

*Second units* are also known as secondary suites, basement apartments, and accessory apartments. They are self-contained residential units with private kitchen, bathroom, and sleeping facilities within a main residence or structures additional to a *dwelling* (e.g., above garages).

*Second units* increase the supply and range of affordable rental accommodation while offering homeowners additional incomes. Further they provide alternative housing options for the elderly, young adults, and populations looking for smaller living quarters; increase the efficiency of the housing stock and offer affordable housing options.

The *Planning Act* requires that official plans and zoning by-laws permit second units:

- In detached, semi-detached and row houses if an accessory building or structure does not contain a second unit;
- In a building or structure accessory to those housing types, provided that the primary *dwelling* does not contain a second unit.

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. The *County* is generally permissive of *second units* provided *development* meets zoning provisions outlined by the local municipalities. In *settlement areas* or the *countryside* 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 *countryside* secondary suites shall be within the farm cluster. *Second units* shall not be permitted in the Hazard Lands *land use type*, and may be allowed in the flood fringe overlay subject to *conservation authority* review.

#### 4.2.6 Garden Suites

*Garden Suites* are portable, self-contained *dwelling*s without a basement. As defined by the Planning Act, a *garden suite* is 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. They must generally be located within or in proximity to the farm buildings and/or main residence on a property. Servicing is typically connected to the principal residence services, of which, sufficient capacity to service the *garden suite* must exist. Within *settlement areas*, permanent *second units* will be encouraged instead of temporary *garden suites*.

The *County* will encourage *development* of *garden suites*. Council or the local municipality will require a temporary use by-law to be passed to allow the temporary use of land for *garden suites*. This by-law must not exceed 20 years, but council may through by-law grant further periods of not more than three years each. At the end of 20 years, consideration by council could be given to making a garden suite permanent.

In adopting a temporary use by-law, council must have regard for:

- Compatibility with the surrounding land uses, and approved *development*;
- Access and parking for the intended temporary use;
- An assessment of the impact of the intended temporary use on the social, physical, and economic well-being of the municipality.

*Garden Suites* shall not be permitted in the Hazard Lands *land use type*, and may be allowed in the flood fringe overlay subject to *conservation authority* review.

#### 4.2.7 Seniors Housing

The *County* will promote opportunities for flexible, experimental seniors housing to assist in accommodating for an aging population. As populations age their housing needs change. Grey *County* is focused on providing a variety of options that would account for their psychological, physical, and social needs.

Some of the accommodation options supported include: 'adult lifestyle communities' and 'adult day programs', which both typically look at opportunities to enhance recreational amenities, social supports, and are health oriented. Facilities such as senior citizen homes, nursing homes, and rest homes will be supported in urban areas where other supportive services exist. *County* planning staff are of the opinion that life lease opportunities and cooperative style housing offer facilitated living arrangements and are supported by the *County*.

*County* planning staff will consider low-density housing options for aging populations in *Secondary Settlement Areas*, provided servicing requirements can be met as outlined in Section 8.9.1 and safe roadway access can be maintained year-round.

#### **4.2.8 Short-Term Accommodation**

The *County* recognizes the need to identify and have regard for short-term accommodations. There are many different types, some of which include bed and breakfast establishments, care homes, farm vacation homes, and *dwellings* rented for short term periods, but do not include motels or hotels. Short-term accommodations (rented less than 30 days at a time) are at times being operated similar to commercial hotel operations. The *County* acknowledges that this may pose land use conflicts for surrounding residential areas and could have long-term implications on the available rental market. There are recognized benefits to allowing these types of short-term uses, although we recommend local municipalities implement regulating policies to address any potential long-term concerns.

### **4.3 Our Community**

Over half of Grey *County's* population lives in rural areas, whereas the remaining population is living in *settlement areas* between 1,000 and 29,999 people. Rural and *settlement area* environments have unique challenges for obtaining healthy living environments. Some of the focus areas for Grey *County* will be to encourage *active transportation infrastructure*, safe and accessible public open spaces, access to healthy affordable local foods, limiting exposure to environmental hazards, and offering appealing neighbourhood design through greenspace, urban art, and street furniture. The built environment has *significant* influence towards creating and maintaining a healthy lifestyle. Residents and visitors to Grey *County* should feel supported in adopting healthy lifestyles.

#### **1) Healthy Environments**

The *County*, along with all local municipalities shall consider the following healthy planning policies as an integral part of review for all Planning Act applications:

- Circulate public health officials and relevant stakeholders on subdivision/condominium applications, and other major *development* projects to ensure healthy built environment features are being reviewed with high importance.
- *County* planners are encouraged to provide developers a copy of the *Healthy Development Checklist* during pre-submission consultation meetings. (*Link to Healthy Development Checklist will be provided in final version of Official Plan*).

- Support safe and accessible community design for all ages. Have consideration for CPTED (Crime Prevention through Environmental Design) and AODA (Accessibility for Ontarians Disability Act) principles.
- Identify age-friendly and dementia friendly environment needs, and work towards becoming an age-friendly and dementia-friendly *County* through offering supportive *infrastructure* and services for all ages.
- Understand the effects of tourism on the environment throughout the *County*, and ensure there is appropriate and safe *infrastructure* to support year-round and seasonal populations.
- Capitalize on the abundance of local foods in the *County*, and its ability to grow a strong affordable food system facilitating access to healthy foods and to eliminate food scarce areas. The *County* will promote community gardens, local markets, urban agriculture, and other local food initiatives.
- The *County* will require the provision of shade, either natural or constructed, to provide protection from sun exposure, mitigate urban heat island effects within our *settlement areas*, and reduce energy demands. We want to promote shade and UVR (Ultraviolet Radiation) protection within our communities.
- Include *active transportation infrastructure* (i.e. sidewalks, bike lanes, trails, and pathways) while giving consideration for *complete streets* (Section 8.2) within both the rural and urban landscape of the *County*. Design this *infrastructure* to work jointly with surrounding amenities in order to increase access and connectivity in order to minimize travel distances between destinations.
- Minimize adverse health effects (such as respiratory inflammation) of odour, air pollution, water pollution, noise or vibration, and other contaminants with *sensitive land uses*. Further, consider buffering and appropriate separation distances from industrial operations, airports, transportation infrastructure and corridors, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, energy generation facilities and transmission systems, and resource extraction activities, to reduce any land use compatibility concerns.
- Direct *development* away from natural hazards that may pose a potential health or safety risk for residents.

#### **4.4 Public Engagement and Notice**

Public engagement helps inform and educate the public about planning activities and gives them a chance to share feedback. Public participation strategies will be prepared by the *County* and municipalities for public projects and by the applicant for private projects when creating or making major changes to any of the following:

- Official plan
- Secondary plan

- Zoning by-law
- Plan of subdivision
- Condominiums, with the exception of condominium exemption
- Community improvement plan

Grey *County* is the approval authority for most local official plans, changes to the Grey *County Official Plan* and all plans of subdivision / condominium except for those for the City of Owen Sound. The graph below further highlights the planning approval process in Grey *County*.

Municipality	Approval Authority		
	Consents, Minor Variances, Site Plans, Zoning By-laws, Zoning By-law Amendments & Community Improvement Plans	Official Plans & Amendments	Plans of Subdivision / Condominium
Chatsworth	Yes	N/A	No
Georgian Bluffs	Yes	Township adopts but the <i>County</i> approves	No
Grey Highlands	Yes	Municipality adopts but the <i>County</i> approves	No
Hanover	Yes	Town adopts but the <i>County</i> approves	No
Meaford	Yes	Municipality adopts but the <i>County</i> approves	No
Owen Sound	Yes	City approves most amendments but <i>County</i> approves new plans, five year reviews, and boundary expansions	Yes
Southgate	Yes	Township adopts but the <i>County</i> approves	No
The Blue Mountains	Yes	Town adopts but the <i>County</i> approves	No
West Grey	Yes	Municipality adopts but the <i>County</i> approves	No
Grey <i>County</i>	N/A	<i>County</i> approves most amendments but the <i>Province</i> approves new plans and five year reviews	Yes for all municipalities except Owen Sound

This part of the Plan discusses how and when the public can expect to hear about planning proposals. Minimum standards for public engagement are defined within the *Planning Act*. Grey County has also decided to include more ways to make these processes inclusionary, accessible, and transparent. The County encourages local municipalities to implement public engagement strategies for planning matters where they are the approval authority.

Any land use planning decision made by the County will include details as part of the notice of decision clearly explaining how public feedback impacted the decision. This should also be included in all local municipal reports to enhance consistency in municipal decision making.

### **1) Public Meetings and Notices**

Public meeting and notice procedures for planning applications are discussed further below.

### **2) Required Public Meeting(s)**

County Council or a Committee of Council, or the local municipality will hold at least one public meeting. During this meeting the applicant and any member of the public may express their views on a planning proposal(s).

In addition, if a *comprehensive review* of the plan is being undertaken, or the plan is being amended in relation to a community planning permit system, County Council will ensure at least one open house is held. The open house will give the public an opportunity to review and ask questions about the required information and material. The open house will be held at least seven days prior to the initial public meeting.

### **3) Timing of Notices**

Within 15 days after providing notice of acceptance of a complete application for applications made under the *Planning Act* requiring public notice, County planning staff will send a Notice of Complete Application to the persons and public bodies assigned under the *Planning Act*, and make the required information and material available to the public, including posting the material on the County website.

In the case of a change to the official plan, or the *adoption* or change of a community improvement plan or zoning by-law, or the approval of a plan of subdivision, condominium with the exception for condominium exemption, Notice of Public Meeting will be given a minimum of 20 days prior to the date of the public meeting.

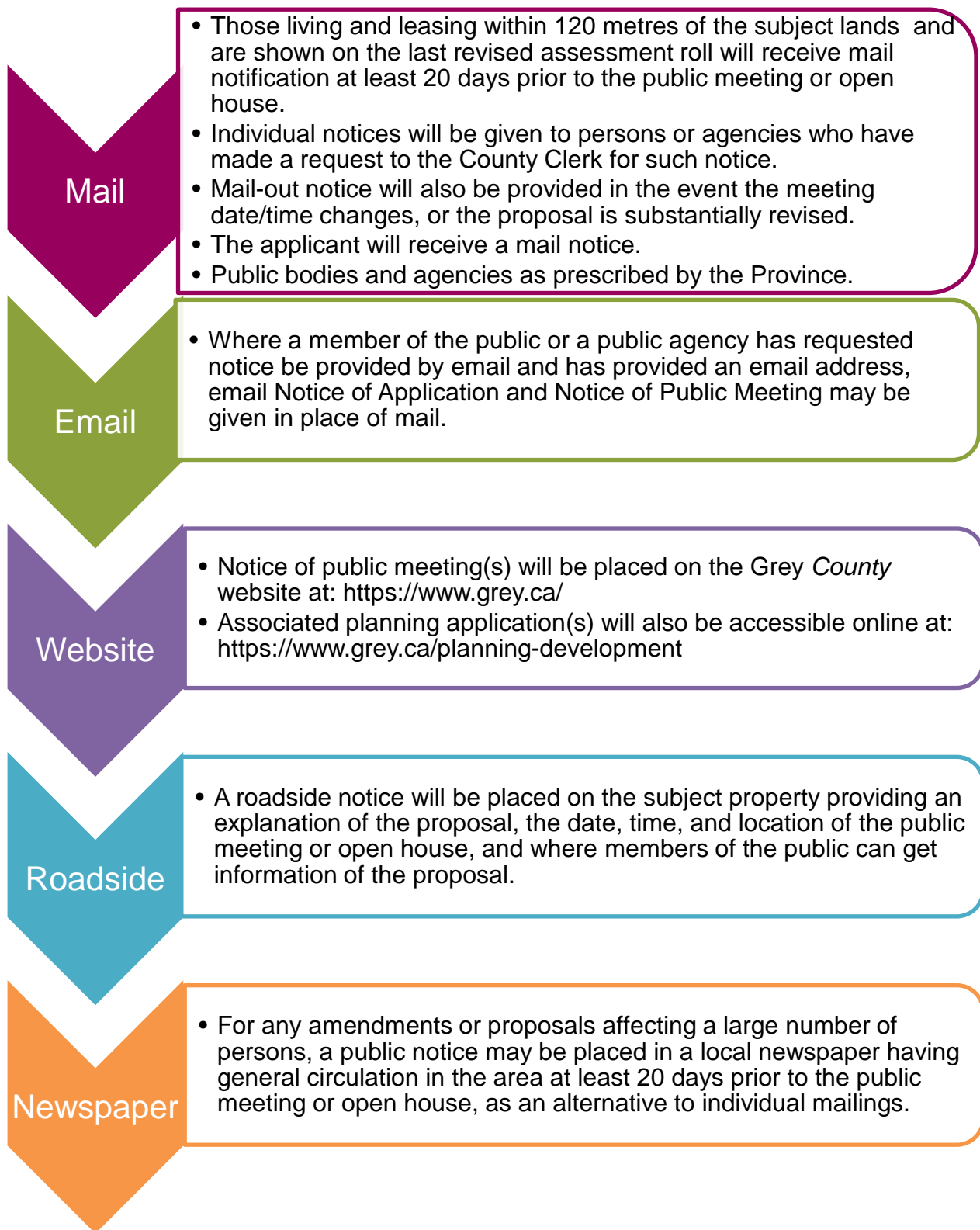
### **4) Other**

When a planning proposal or amendment requires changes to more than one document, Council may hold a public meeting to consider the proposed changes together. Public notification procedures will be in accordance with subsections below, and may be a joint notice.

The *adoption* of any enacting by-law will not take place until the next regular Council meeting. However, where there is no objection, or where there is no unresolved objection, or the objections have been withdrawn, the enacting by-law may be passed by Council immediately following the public meeting.

## **5) Method of Notice**

Notice of application and notice of public meeting will be given by any number of the following options depending on the situation:



## 6) Neighbouring Municipalities and First Nations Communities

- Within Grey *County* there are several Indigenous populations that have traditional territory: Six Nations of the Grand River, Métis Nation of Ontario, Historic Saugeen Métis, Huron-Wendat, Beausoleil First Nation, and Saugeen Ojibway Nation. This Plan encourages collaboration among the Indigenous People's in Grey *County* to work towards a shared vision of land policies and current practices. We want to acknowledge the cultural differences, but identify the possibilities of working together.
- *County* planners and *County* Council will engage First Nations and Metis for all Grey *County* Official Plan amendments, local official plan or secondary plan amendments and plans of subdivision or condominiums. Local municipalities are also encouraged to set up arrangements to engage with First Nations and Metis on local *Planning Act* applications for matters of mutual interest and concern.
- The Saugeen Ojibway Nation and Six Nations of the Grand River must be consulted about those lands identified in Appendix C and for other *Planning Act* matters if requested. The Saugeen Ojibway Nation is preparing a study for traditional interior routes, former settlements and land uses. This study will be considered once it is available. Appendix C does not constitute part of this Official Plan.
- When Grey *County* initiates an Archaeological Management Plan, the identified First Nations and Metis groups will be notified and invited to participate in the process.

## 7) Forego public notification for minor technical changes to an amendment

*County* Council may forego public notification and public meetings when:

- a) The Clerk determines there was a minor technical error or omission in an amendment which has undergone full public review;
- b) Correcting punctuation or formatting, altering language, or correcting clerical, grammatical, or typographical errors;
- c) Inserting footnotes or similar annotations to indicate the origin and approval of each provision;
- d) The jurisdiction of any road, as identified on Schedule A and Appendix D or defined in Section [8.3](#) should be altered.

If municipalities amalgamate, the *County* will redefine the *land use types* and names of the new municipality (ies) on Schedule A.

## 8) Land Force Central Area Training Centre

- All planning applications must be circulated in accordance with policies outlined within this section to a five kilometre radius of the boundaries of the Land Force Central Area Training Centre boundary as shown on Schedule A. These applications may include but are not limited to: consents, minor variances, zoning by-laws and amendments, official plans and amendments, subdivisions and condominiums, and site plan control by-laws.

## **4.5 Our Culture**

Grey *County* is home to a lot of art, entertainment, theatre, and creative spaces. Culturally rich and diverse environments are key ingredients to creating supportive, well-connected communities. There are also *significant* economic benefits tied to culture that add to the overall prosperity of an area. Money flows through local businesses, creating more jobs and enhancing quality of life for those living in Grey *County*. We want to promote the success of our businesses in order to attract and retain the best and brightest but to also complement our thriving tourism sector. Grey *County* has many successes to be proud of, and we need to continue to strengthen and celebrate our culture in the area.

### **1) Supporting cultural programming and strategies to create innovation, creativity and entrepreneurialism**

- Advance eco-tourism, agri-tourism, and cultural tourism opportunities in the *County* and support linkages to surrounding regional cultural facilities.
- Identify sustainable strategies that enhance our natural and cultural heritage, as part of a greater initiative to build resilient environments.
- Acknowledge the changing cultural dynamic within the *County*, with new immigrants to Canada offering new traditions and cultural events. Create awareness and appreciation for culture through education and outreach initiatives.
- Recognize the need to be flexible when accommodating cultural activities and encouraging artistically focused spaces. Support cultural activities through permitted uses, building forms, and public spaces within the *County*.
- Municipalities may consider *bonus zoning* to offer an incentive for the provision of public art.

### **2) Manage and maintain our cultural assets and public spaces**

- Encourage adaptive reuse of existing buildings that could serve as desirable spaces to attract and retain talent to the area.

- Promote cultural events and recreational activities in accessible venues or environments.
- Maintain and design main streetways, ideally in the downtowns of our communities so they can be transformed to support pedestrian friendly street festivals/events on weekends, or during low-peak traffic.
- Identify and create inventory of underutilized spaces that would be fitting venues for cultural events. Support local libraries, closed schools, and community centres as suitable locations to become local cultural hubs.
- Promote design of public spaces that showcase public art, creative spaces, and natural heritage and *archaeological resources*. Coordinate awareness for these spaces through implementing wayfinding strategies, connecting to existing trails, and other *active transportation* routes.

#### **4.5.1 Our Culture Heritage**

The *County* of Grey has a rich and diverse cultural heritage, including a range of elements from our past that hold unique heritage value. Examples are comprised of archaeological sites, buildings, and structural remains; rural, village, and urban districts or landscapes of historical and architectural value; artifacts and art. The *County* also values folklore, traditions, language, and knowledge.

Cultural heritage is essential to protect and preserve as it provides a glimpse into our unique past and adds to the overall quality and character of our *County*. The *County* recognizes the importance of its cultural heritage resources and in managing them in a responsible manner. Many of these resources, including those from the six Indigenous groups in Grey *County* (Six Nations of the Grand River, Metis Nation of Ontario, Historic Saugeen Metis, Huron-Wendat, Beausoleil, and Saugeen Ojibway Nation) are assets to our area.

These features are not easy to rebuild or are irreplaceable, which is why we should provide the upmost care and conserve this record for future generations.

#### **1) General Cultural Heritage Policies**

- Local municipalities are encouraged to develop policies which promote the conservation of heritage resources in land use and *development* decisions.
- Local municipalities are encouraged to identify cultural heritage resources by establishing and maintaining a register of properties situated in the municipality that are of cultural heritage value or interest. Local municipalities will include on

their register all properties designated under Part IV, V or VI of the *Ontario Heritage Act* and including but not limited to:

- a) Cultural heritage resources of interest to the *County*;
  - b) Cultural heritage resources identified in provincial or federal inventories;
  - c) Additional cultural heritage resources that the council of the local municipalities believe to be of cultural heritage value or interest;
  - d) *Areas of archaeological potential*, and archaeological and historical resources identified by the Province.
- Local municipalities are encouraged to include all licensed, private abandoned or legally closed cemeteries in their heritage property register. Local municipalities are encouraged to consider the designation of these cemeteries in order to retain them in their original condition and location.
  - The *County* and local municipalities must ensure adequate screening for archaeological potential and, where warranted, archaeological assessment on all plans of subdivision and condominiums, zoning amendments, site plans, and consents and consult with appropriate government agencies, including the Ministry of Culture, Tourism and Sport, and the Ministry of Government and Consumer Services (Cemeteries Regulation Unit) when an identified marked or unmarked cemetery is affected by land use *development*. The provisions of the *Heritage Act* and the *Funeral, Burial and Cremation Services Act* must apply.
  - The *County* and local municipalities must also ensure adequate screening for *significant* built heritage properties and *significant cultural heritage landscapes*.
  - *Development* proposals must conserve *significant* built heritage properties and *significant cultural heritage landscapes*.
  - The *County* will conserve and manage its heritage resources and *cultural heritage landscapes* when undertaking public works, managing public facilities or of heritage interest, or otherwise directly undertaking *development* or *infrastructure* projects which may have *adverse effects* on heritage resources.
  - *Development* and *site alteration* may be permitted on *adjacent lands* to a *protected heritage property* where proposed *development* and *site alteration* has been evaluated through a Heritage Impact Assessment or an archaeological assessment demonstrating that the *heritage attributes* of the *protected heritage property* will be *conserved*.

For the purposes of Section 4 of this Plan, ‘*adjacent lands*’ means those lands, neighbouring to a specific *protected heritage property*, where it is likely that *development* or *site alteration* would have a negative impact on *protected heritage property*. The *adjacent land* widths listed below are approximate values to be used in this Plan. Different values may be established through a local official plan supported by a technical study prepared by a qualified cultural heritage professional.

<u>Feature of Area</u>	<u>Adjacent Land Width</u>
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<i>Protected heritage property</i>	50 metres
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Mitigative measures and/or alternative *development* approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*. This would be addressed through the preparation of a conservation plan. Local municipalities must identify the *heritage attributes* of the *protected heritage property* and establish an appropriate buffer area to the heritage property based on the *heritage attributes*.

- The *County* may look to use Community Improvement Plans and associated financial incentives to assist municipalities in their efforts to preserve and protect cultural heritage.
- The *County* shall require a Heritage Impact Assessment to be conducted by a qualified professional whenever a *development* has the potential to affect a *protected heritage property* or *significant* cultural heritage resource.
- The *County* and local municipalities shall ensure that it has accurate and adequate architectural, structural, and economic information to determine the feasibility of rehabilitation and reuse versus demolition when considering demolition applications for designated heritage properties. All cultural heritage resources to be demolished or significantly altered are subject to a Heritage Impact Assessment and documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alteration: such documentation shall be the responsibility of the applicant in consultation with relevant heritage committees.

## 2) **Archaeological Resources**

- The *County* will undertake an *Archaeological Management Plan* to identify and conserve the *County’s* archaeological heritage. The *Archaeological Management Plan* may be subject to review and must be updated in conjunction with a

*comprehensive review* of the Official Plan. Indigenous groups within the area will be invited to participate in the process. The objectives of the *Archaeological Management Plan* will be to:

- a) Guide *development* away from lands that have archaeological significance;
  - b) Assist local municipalities when reviewing *development* applications;
  - c) Provide a detailed inventory of known archaeological sites and previously assessed archaeological areas;
  - d) Digitally map areas of archaeological significance;
- Local municipalities are encouraged to utilize zoning to prohibit any use of land and the erecting, locating or using of any class or classes of buildings or structures on land that is the site of a known *significant* archaeological resource in accordance with Section 34(1)3.3 of the Planning Act.
  - *Development* and *site alteration* must not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been *conserved*. Preservation of the *archaeological resources* on site is the preferred method, but in some cases, conservation can occur by removal and documentation. This will be done in accordance with archaeological licensing provisions of the *Ontario Heritage Act*.
  - Where *significant archaeological resources* are preserved on site, conservation may be secured through a heritage easement agreement, designation under the *Ontario Heritage Act*, zoning provisions and/or other planning or heritage conservation tools.
  - Where First Nations and Metis groups *significant archaeological resources* are to be preserved on site, the proponent and the consultant archaeologist must consult with the appropriate First Nation to identify approaches to commemorate the site.

## 5 CULTIVATE GREY

### 5.1 Introduction to the *Countryside*

Grey County's *countryside* is made up of farmlands, recreational areas, and resource areas. Farming and resource production are important pillars of the County's economy and tourism. Farmers are stewards of our land, ensuring its health, and sustainability for generations to come. The *countryside* is important to the County and is a primary reason why many people have chosen to visit, live, or relocate to Grey County.

Within the Official Plan, the County maps the following *land use types*;

- Agricultural – large pockets of prime quality farmland, where agricultural land uses such as *livestock*, cash crop, and local food farming are the predominant uses.
- *Special Agricultural* – unique micro-climates of farmland around Georgian Bay and the Niagara Escarpment, where specialty crops such as apple and grape production thrives.
- Rural – a mix of farm, resource, forestry, and recreational lands scattered across the County.
- Mineral Resource Extraction – sand and gravel pits, as well as stone quarries, which are licensed by the Ministry of Natural Resources and Forestry.
- *Aggregate Resource Areas* – lands with *high quality* sand and gravel resources (often referred to as aggregate resources), which may be needed for future resource extraction.

Each of the above *land use types* feeds the County's economy and contributes to the high quality of life enjoyed by Grey County residents. In each of the above *land use types*, the primary economic driver is the land, both at and below the surface. A number of people make their living based on the attributes of these lands, and still more enjoy the beauty and recreational opportunities afforded by such landscapes.

Through the Official Plan, the County needs to balance the protection of these lands with the need for continued growth. While residential *dwelling*s can be built in a variety of *land use types* in this Plan, there are only certain lands that can sustain agriculture, or resource uses. For some of the *countryside land use types*, the greatest threat to our rural character is too many people, and large numbers of incompatible uses close to agriculture or resource extraction. Housing and *non-agricultural uses* will be primarily directed to settlement area *land use types*. Limited residential *development* and non-agricultural growth and recreational uses to benefit the *countryside* and the economy, will be considered in accordance with the policies of this Plan.

While not a designated *land use type*, forestry uses are found in the Agricultural, *Special Agricultural*, Rural, *Aggregate Resource Areas*, and Mineral Resource Extraction *land use types*. Forestry is another important resource economy to the *County*. Similar to farming, when trees are harvested in a sustainable fashion, it makes use of the current resource, while also preserving the resource for future generations. Forestry, agriculture, and aggregate uses can exist harmoniously with one another.

In the mid-1990's and early 2000's the *County* undertook two mapping exercises to identify key agricultural and aggregate resources. These mapping exercises relied on a mixture of Provincial mapping layers, as well as local knowledge from those working on and extracting from the lands. The mapping of these lands does not always align with property or municipal boundaries, as it also considers soil and below the surface materials. Individual properties may have multiple *land use types* on them, and some *land use types* may be overlapping e.g. an *Agricultural land use type* may overlap with an *Aggregate Resource Area land use type*. While no mapping is perfect, *Grey County* has made significant efforts to ensure the mapping is as accurate as possible.

Provincial mapping showing Bedrock and Shale Resource Areas has also been included in Appendix E.

Quality agricultural and aggregate resources are also found beyond the mapped boundaries of these *land use types*, but generally in smaller pockets or on constrained lands. In order to consider both the resources and the potential for land use incompatibility, this mapping is not generally changed on a property-by-property basis, but rather is done *county-wide*. Although an individual piece of land may not be agriculturally productive, or have sand and gravel resources on it; allowing for non-agricultural *development* on a given piece of land could also impact neighbouring lands which may be productive, by creating an incompatible land use.

*Grey County* supports *normal farm practices* and this Plan must meet the *Farming and Food Production Protection Act* (or any successor thereto). The *County* recognizes that *normal farm practices* create noise, dust, light, vibration, smoke, flies, and odours; from *livestock*, heavy machinery, and/or harvesting. *Grey County* also supports stone, aggregates, and forestry uses across our *countryside*. *Grey County* will place a priority on farm and resource uses, over non-agricultural uses in the *countryside*, while still maintain these areas as a place to work, play, and live. This Plan will attempt to balance farm and resource uses with other competing land uses, and encourage all uses to be undertaken in a sustainable fashion.

## **5.2 Agricultural Land Use Type**

In the mid 1990's *Grey County* Council and staff worked with the Ministry of Agriculture, Food and Rural Affairs to develop an alternative land evaluation system for determining

the highest priority agricultural lands. The *Agricultural land use type* is not just traditional Class 1, 2, or 3 agricultural land classifications, but also includes the larger blocks of good agricultural land under active production, generally in blocks of 160 hectares or larger, as shown on Schedule A. This is intended to prevent the fragmentation of active agricultural land and to reduce the potential for nuisance complaints and farm limitations posed by *non-agricultural uses*. Within this *land use type*, the agricultural land base and the long-term viability of agriculture and the agri-food sector will be maintained and enhanced.

The *Agricultural land use type*, as shown on Schedule A, also contains policies for the protection of *Aggregate Resource Areas* identified on Schedule B to this Plan.

### 5.2.1 Uses Permitted Policies

- 1) Permitted uses in the *Agricultural land use type* include:
  - a) All types, sizes and intensities of *agricultural uses*, and normal farm practices, including accessory uses (see Table 7);
  - b) *Agricultural-related uses* (see Table 7);
  - c) *On-farm diversified uses* (see Table 7);
  - d) Marihuana/Cannabis production in accordance with any Federal laws and subsection (3) below (see Table 7);
  - e) Forestry;
  - f) Conservation uses;
  - g) Institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via *active transportation* or horse and buggy, subject to [policy 5.2.2\(4\)\(b\)](#);
  - h) Sand and/or gravel operations proposed within *Aggregate Resource Areas* on Schedule B to this Plan;
  - i) Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B;
  - j) Wayside pits and quarries;
  - k) Portable asphalt or concrete plants used for a specific public use contract.
- 2) Municipalities may require a zoning by-law amendment for items (c), (d), (f), (g), and (h) above, including requiring additional technical studies, at the discretion of the *County* or municipality, or associated legislation e.g. the *Aggregate Resources Act*.
- 3) Municipalities may choose to permit or place municipal restrictions on accessory uses to Marihuana/Cannabis production within the *Agricultural, Rural, or Special Agricultural land use types*. While the growing of Marihuana/Cannabis is considered an *Agricultural use*, other uses associated with production, such as

laboratories, processing, shipping, etc. may be considered an *on-farm diversified use* and limited in size and scale. Criteria may be established within municipal official plans or zoning by-laws regarding these additional *on-farm diversified uses*, accessory to Marihuana/Cannabis production.

- 4) Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a *surplus farmhouse* severance. Where a new *dwelling* is permitted, Provincial *Minimum distance separation formulae* is applied to the new house. If there is no building area available which meets *MDS I* setbacks, then the house will be as far from the neighbouring *livestock* facility or *manure storage* facility as possible. In the case of lots created after March 1, 2017, *MDS I* shall be met to the proposed house.
- 5) A permanent second house on a farm property for full-time farm labour purposes is also permitted, where adequate reasoning is provided (i.e. where the size and nature of the operation requires additional employment), and where it cannot be achieved through seasonal temporary means. Seasonal housing units in the form of trailers, or bunkhouses are permitted for seasonal farm labour. Additional seasonal or permanent housing for farm labour purposes shall generally be located in the farm cluster.
- 6) Second units are permitted in the main house, or in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within hazard lands. Second units in accessory structures are required to be in the farm cluster.
- 7) At no point shall the total number of permanent residential units on a farm property exceed two; however housing for temporary farm labour shall not be considered within this unit total. Severances will not be permitted to sever a secondary *dwelling*, or secondary rental unit from a farm property. *Surplus farmhouse* 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.
- 8) Table 7 shall not be considered an exhaustive list, where other uses can meet Provincial, *County*, and municipal criteria for agricultural, *agricultural-related uses*, or *on-farm diversified uses*. The *County* will rely on guidance from the Province's *Permitted Uses in Prime Agricultural Areas Guideline* or any successor document, for guidance in this regard.



**Table 7: Permitted Use Examples in Agricultural and Rural Land Use Types**

<b>Agricultural Use</b>	<b>Agricultural-related Use</b>	<b>On-farm diversified Use</b>
<ul style="list-style-type: none"> <li>• Growing of all types of crops</li> <li>• Raising of all types of <i>livestock</i></li> <li>• <i>Livestock barns / livestock facilities / manure storage</i></li> <li>• Pastureland</li> <li>• Feedlot</li> <li>• Residential uses associated with farming such as houses on existing lots of record, farm help accommodation and second units</li> <li>• Fish farm or aquaculture</li> <li>• Mushroom farm</li> <li>• Christmas trees farms / nurseries</li> <li>• Greenhouses</li> <li>• Grain dryers and feed storage for own farm's use</li> <li>• Feed storage i.e. bunkers / silos</li> <li>• Washing, sorting, grading (of farm's own commodities only)</li> <li>• Machine shed (for own farm's use)</li> <li>• Cold storage (for own farm's use)</li> <li>• Indoor/outdoor riding arenas/tracks</li> <li>• Minimum amount of processing to make a produce saleable (e.g. evaporating maple sap, or extracting honey)</li> <li>• Marihuana/Cannabis production in accordance with any Federal laws</li> </ul>	<ul style="list-style-type: none"> <li>• Apple storage and distribution centre (for multiple farms use)</li> <li>• Farm gate sales or farmers market primarily selling locally grown produce/goods</li> <li>• Agricultural research centre</li> <li>• Winery, cidery, meadery using mostly local fruit or honey</li> <li>• Flour mill for local grain</li> <li>• Grain dryer / storage for multiple local farmers</li> <li>• Farm equipment repair shop</li> <li>• <i>Livestock</i> assembly yard, or stockyard for local farmers</li> <li>• Auction for local produce or local <i>livestock</i></li> <li>• Farm input supplier e.g. seeds, feed, fertilizer, etc.</li> <li>• Abattoir selling and processing local meat</li> <li>• Food processing plant for local produce (e.g. cider-making, pitting, canning, quick-freezing, packing)</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Home rural occupations</i> (e.g. professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, classes or workshops)</li> <li>• Home industries (e.g. sawmill, welding or woodworking shop, manufacturing / fabrication, storage of boats or trailers, biomass pelletizer)</li> <li>• Veterinary clinic</li> <li>• Kennel</li> <li>• Café/small restaurant, cooking classes, food store (e.g. cheese, ice cream)</li> <li>• Agri-tourism and <i>recreational</i> uses (e.g. farm vacation suite, bed and breakfasts, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, horse/pony events, wine tasting)</li> <li>• Distillery or brewery partially using some local farm inputs</li> <li>• Value-added uses (e.g. processor, packager, cheese factory, bakery)</li> <li>• Retail uses (e.g. farm market, antique business, tack shop)</li> <li>• Food banks, second harvest, or gleaning operations</li> </ul>

## 9) Existing Exceptions

- a) The existing industrial use (forklift repair/maintenance) located on property described as Part of Lot 28, Concession 3 in the Township of Chatsworth (geographic Township of Sullivan) shall be recognized as a permitted use under this section of the Official Plan.

Any expansion or enlargement of the existing structures or use shall be in accordance with the applicable provisions of the Zoning By-law. Local Council may pass a zoning by-law amendment to allow such expansion or enlargement where it is satisfied that:

- The expansion or enlargement will not be harmful to nearby uses;
  - The expansion or enlargement will not detract from the intended land uses for the area;
  - The by-law will not set a precedent for size and scale of other uses in the area;
  - Any change in use of the existing structures or re-development of the site shall be in accordance with the permitted uses of the *Agricultural land use type* and in accordance with the provisions of the local zoning by-law.
- b) In addition to the Permitted Uses listed under Subsection [5.2.1](#), a sawmill which exceeds the parameters established for *small scale* industrial uses may be established on the lands described as Part of Lots 58, 59 and 60, Concessions 1 and 2 N.D.R. in the Municipality of Grey Highlands (geographic Township of Osprey) provided:
- The proposed operation will maintain the agricultural landscape (i.e., buffering, landscaping existing or proposed);
  - The maximum lot coverage for all buildings and/or structures associated with the sawmill shall not exceed 560 square metres in area;
  - Outdoor storage and display is limited to an area not greater than 750 square metres (OPA#3).
- c) In addition to the uses permitted within Section [5.2.1](#), the existing abattoir and proposed expansion may have a maximum size of 1,330 square metres (14,316.5 square feet) with the retail component being a maximum of 130 square metres (1400 square feet in size may be permitted on the lands described as Part Lot 7, Concession 1 WGR Municipality of West Grey; geographic Township of Normanby) (OPA#34).
- d) Notwithstanding Subsections (1) & (2), a ready mix plant is permitted on the lands described as Part Lot 20, Half Mile Strip in the Township of Georgian Bluffs (geographic Township of Derby). An amendment to the Township

Zoning By-law as well as Site Plan Control is required for the implementation of this Official Plan Amendment (OPA#69).

- e) Notwithstanding the provisions of Section [5.2.1](#) and Section [9.18](#) for those lands described as Lot 16, Concession 12, Municipality of Grey Highlands (Geographic Township of Osprey) and as indicated in the attached Schedule A – Map 2 the following apply:
- Permitted uses: a firewood cutting operation and a garden/nursery centre.
  - A maximum of 15,000 square metres of outdoor storage is permitted. All other requirements of the *small scale* definitions still apply (OPA#81).

### **5.2.2 Agricultural *Development* Policies**

- 1) Grey *County* supports strategies for encouraging more young farmers, farm succession planning, slowing the decline in the number of farmers, and growing *agricultural-related* spin-off opportunities. This Plan will protect and improve economic *development* in agriculture by promoting;
  - a) All types, sizes, and scales of agriculture, including forms of agriculture that provide more employment on a per hectare basis;
  - b) Food systems planning, including stronger linkages between local food producers, local food distributors, and customers;
  - c) Identification and exploitation of non-traditional, local-food, and niche markets;
  - d) On-farm and local processing and/or retail of agricultural products and by-products;
  - e) On-farm diversification including agri-tourism; and
  - f) Promoting agricultural practices which promote the conservation of soil, water, and/or *significant* environmental features.
- 2) In the *Agricultural land use type*, newly created farm lots should generally be 40 hectares (100 acres) in size, in order to reduce the breakup of farmland. New lot creation shall be in accordance with section [5.2.3](#) of the Plan.
- 3) The minimum lot size within the *Agricultural land use type* for non-agricultural permitted uses is restricted to the minimum size required, with as little acreage as possible taken out of productive agricultural land.
- 4) *Non-agricultural uses* are discouraged in the *prime agricultural areas*, and may only be permitted for:
  - a) Extraction of *minerals, petroleum resources* and *mineral aggregate resources*; and shall be in accordance with section [5.6](#) of the Plan, or

- b) Limited non-residential uses, provided that all of the following are demonstrated:
1. The land does not comprise a *Special Agricultural land use type*;
  2. The proposed use complies with Provincial *MDS*;
  3. There is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use; and
  4. Alternative locations have been evaluated, and
    - i. There are no reasonable alternative locations which avoid *prime agricultural areas*; and
    - ii. There are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

Impacts from any new or expanding *non-agricultural uses* on surrounding agricultural operations and lands are to be mitigated to the extent feasible. The preparation of an *Agricultural Impact Assessment* may be required to assess these impacts and identify mitigation measures.

- 5) New land uses, including the creation of lots, and new or expanding *livestock facilities* shall comply with the Provincial *MDS formulae*. Municipal comprehensive zoning by-laws shall incorporate Provincial *MDS formulae*.
- a) In the case of building reconstruction of either a *livestock facility* or a *non-agricultural use* shall comply with Provincial *MDS formulae*.
  - b) *MDS I* shall not apply to lot additions, which do not result in the creation of a new lot.
  - c) *MDS I* is applied to a surplus farm *dwelling* severance when the *dwelling* is presently located on the same lot as a *livestock facility*, only if the *livestock facility* is not to be included in the severed lands. *MDS I* does not apply to neighbouring *livestock facilities* that are located on lots that are currently separate from the existing *dwelling* to be severed. For the purposes of this policy, a *surplus farmhouse* shall also be defined the same as severing an existing house from a farm or *non-farm sized* lot.
  - d) *MDS I* is not required for *agricultural-related uses*, or for the severance of an existing *agricultural-related use*.
  - e) *MDS I* will generally not be required for *on-farm diversified uses*, except where a municipality has required *MDS* to apply in their municipal official plan or zoning by-law. For the purposes of *MDS*, *on-farm diversified uses* should be considered a Type A land use.

- f) Where a new *dwelling* is permitted on an existing lot, *MDS I formulae* is applied to the new *dwelling*. If there is no building area available on the existing lot, the *dwelling* shall be as far from the neighbouring *livestock barn* or *manure storage* facility as possible.
- g) On lots created after March 1, 2017, *MDS I* shall be met to the proposed house or *non-agricultural use*.
- h) For lots created before March 1, 2017, *MDS I* shall be applied to new houses or *non-agricultural uses* on existing lots of record, unless it would otherwise render the lot undevelopable. If there is no building area available which meets *MDS I* setbacks, then the house or *non-agricultural use* shall be as far from the neighbouring *livestock barn* or *manure storage* facility as possible.
- i) For the purposes of *MDS*, cemeteries will be considered a Type B land use when performing *MDS* calculations. However, cemeteries may be treated as a Type A land use when the cemetery is closed or receives low levels of visitation or where no place of worship is present. Local municipalities shall clearly identify these Type A cemeteries in the municipality's planning documents.
- j) Institutional uses, including schools, churches, and cemeteries, required by the horse and buggy community, shall be considered a Type A land use for the purposes of calculating *MDS*.
- k) *MDS* is applied to *anaerobic digesters*, except where otherwise exempted by the Provincial *MDS* Guidelines.
- l) Municipalities should not reduce *MDS* through a minor variance, zoning amendment, or official plan amendment, except where sufficient reasoning has been provided, and the intent of the *MDS* Guidelines has been maintained. *MDS* shall generally not be modified for the purposes of permitting new *non-farm sized* lot creation. In reviewing the rationale for a variance, there should be demonstration that the variance would:
  - not be able to be met through a modification to the *development* being proposed (e.g. set a building back further than proposed),
  - make an existing situation better to reduce the potential for conflict
  - impose undue hardship, such as major farm operation, inefficiencies, or servicing constraints, by not granting the variance, or
  - be small enough such that there is very limited potential for land use conflict.

- 5) On areas within 300 metres of Mineral Resource Extraction *land use type* on Schedule B, new *non-agricultural uses* that require a zoning by-law amendment on existing lots of record, or new *non-farm sized* lot creation, may only be permitted where it has been demonstrated that the proposed land use or *development* would not *significantly* prevent or hinder future aggregate extraction, or which would be *incompatible* for reasons of public health, public safety, or environmental impact.
- 6) In *Aggregate Resource Areas* shown on Schedule B, new *non-agricultural uses* that require a zoning by-law amendment on existing lots of record, or new *non-farm sized* lot creation, which would significantly prevent or hinder new extraction operations, *compatible* and may only be permitted if:
  - 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* as well as the lands within 300 metres of the aggregate operation; or that
  - b) The proposed land use or *development* serves a greater long term interest of the general public than does aggregate extraction; and
  - c) Issues of public health, public safety, and environmental impact are addressed.
- 7) *Non-farm sized* lot creation is not permitted within an area identified as *Aggregate Resource Area* on Appendix B to this Plan.
- 8) New *non-farm sized* lot creation within 500 metres of a Primary Settlement Area boundary will not be permitted. Minimum farm lot sizes are included in Section [5](#) and defined in section [9.18](#) of this Plan.
- 9) Notwithstanding sections [5.2.2](#) and [5.2.3](#) of this Plan, lots which straddle any *settlement area* boundary may be permitted to sever the *settlement area* portion of the lot, from the Agricultural portion of the lot (or vice versa), provided doing so would not create a land-locked, or otherwise undevelopable lot in either the *settlement area* or *Agricultural land use type*.
- 10) Sound farmland management practices including the management of woodlots, the establishment of windbreaks, the proper cultivation of valley slopes and bottom lands, and the sound design of agricultural land drainage plans is encouraged. Clearing of forested areas will not be permitted except in conformity

with the *County Forest Management By-law*, as amended, or any successors to this By-law.

- 11) The removal of topsoil from farmlands is generally discouraged. Local municipalities will be encouraged to enact by-laws to regulate the removal of topsoil and to require the rehabilitation of lands from which the topsoil has been removed.
- 12) Land may only be excluded from the *Agricultural land use type* for expansions of or identification of *settlement areas*, where a *comprehensive review* has been completed in accordance with section [3.4.2](#) of this Plan.
- 13) Amendments to this Plan will not be required for uses listed in Table 7: Permitted Use Examples in *Agricultural* and *Rural land use types* of Section [5.2.1](#), provided they meet all other policies of this Plan.
- 14) 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-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. 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.
- 15) When determining the size of the *on-farm diversified use* it shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the *on-farm diversified uses*. Shared laneways / servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size. The passing of an implementing zoning by-law amendment will generally be required to permit new *on-farm diversified uses*, unless otherwise permitted 'as-of-right' in municipal zoning by-laws.

**Table 8: On-farm Diversified Use Size Criteria**

<i>Land use type</i>	Property Size	<i>On-farm diversified Use Maximum Size</i>
Agricultural	20 hectares or greater	The lesser of; <ul style="list-style-type: none"> <li>• 2% of the total size of the property,</li> </ul>

<i>Land use type</i>	<i>Property Size</i>	<i>On-farm diversified Use Maximum Size</i>
		or <ul style="list-style-type: none"> <li>• a maximum combined area of the use of 8,000 square metres</li> </ul>
	Less than 20 hectares	Bed and breakfasts and/or <i>home rural occupations</i> within the <i>dwelling</i> only.
<i>Special Agricultural</i>	10 hectares of agriculturally productive area or greater	The lesser of; <ul style="list-style-type: none"> <li>• 2% of the total size of the property, or</li> <li>• a maximum combined area of the use of 8,000 square metres</li> </ul>
	Less than 10 hectares of agriculturally productive area	Bed and breakfasts and/or <i>home rural occupations</i> within the <i>dwelling</i> only.
Rural	20 hectares or greater	The lesser of; <ul style="list-style-type: none"> <li>• 2% of the total size of the property, or</li> <li>• a maximum combined area of the use of 8,000 square metres</li> </ul>
	Less than 20 hectares	The lesser of; <ul style="list-style-type: none"> <li>• 2% of the total size of the property, or</li> <li>• a maximum combined area of the use of 2,000 square metres</li> </ul>

16) The gross floor area of the buildings (combined total for all buildings associated with the *on-farm diversified* use) shall not exceed 20% of the total area of the *on-farm diversified* use.

17) Municipalities may choose to limit the size and accessory uses related to wineries, cideries, breweries, meaderies, or distilleries, based on local characteristics, and/or the availability of servicing.

18) Prior to considering a new *on-farm diversified* use, it shall be demonstrated that the following criteria can be met:

- a) The use or activity does not interfere with, or generate off-site adverse impacts, and is *compatible* with surrounding uses,
- b) The use or activity can be sustained by local service levels and *infrastructure*,

- c) The buildings to be used meet all *Building Code* requirements for the type of use being proposed,
  - d) The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area,
  - e) The timing and duration of activities does not hinder agricultural operations on site or in the area,
  - f) For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures, and
  - g) On-site parking can be accommodated without impacting the agricultural operation.
- 19) Ministry of the Environment, Conservation and Parks (MECP) *D-6 Guidelines*, or any successor thereto, shall be considered for any new *agricultural-related uses* or *on-farm diversified uses* or an industrial nature in the *Agricultural*, *Special Agricultural*, or *Rural land use types*, to guide the separation of industrial uses from nearby *dwellings*, institutional uses, or other *sensitive non-agricultural uses*. Uses which are covered as *normal farm practices* by the *Farming and Food Practices Protection Act* (FFPPA) shall not be required to meet the *D-6 Guidelines*, provided they meet all required Provincial noise, air, water, and wastewater standards.
- 20) As farming practices evolve, there may be built heritage structures (i.e. barns or *dwellings*) that could disappear as a result of no longer being required for agricultural purposes. The adaptive reuse of such structures for residential, *agricultural-related uses*, or *on-farm diversified uses* is permitted. Appropriate standards addressing variation in the size due to the architecture of such structures may be implemented through site-specific zoning provisions. *Building Code* requirements shall be met for the re-use of the existing structure for new purposes.
- 21) In accordance with Section [8.9](#) of this Plan, if municipal water and sewer services are not available, *re-development* of existing lots of record or the creation of new lots will require evidence of the site's suitability to provide an adequate potable water supply and sanitary sewage treatment and disposal system. Evidence of the site's suitability shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment, Conservation and Parks (MECP) *Guidelines* or the *Ontario Building Code*, where applicable (or any municipal procedure that achieves the same objective). In cases where new *development* is being proposed in proximity to existing *development*, the provision of neighbouring well water records may be sufficient to determine adequacy of water supply. Where new lots are being created, municipalities may consider the

demonstration of suitable water and waste water services as a condition of the consent application.

Evidence of the site's suitability to accommodate an approved sewage disposal system shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment, Conservation and Parks (MECP) Guidelines or the *Ontario Building Code*, where applicable.

More specifically, for individual lots of record, accommodating a single residence generating less than 10,000 litres of sewage per day, the individual private sewage treatment and sewage disposal system serving that single lot of record will be subject to the approval under the *Ontario Building Code*. For individual lots of record generating 10,000 litres of sewage per day, or more, the individual private sewage treatment and sewage disposal system servicing that single lot of record must be designed in accordance Ministry of the Environment, Conservation and Parks "Design Guidelines for Sewage Works" (2008), or any successor thereto, and apply for and receive approval under the *Ontario Water Resources Act*. Single development proposals, collectively comprising more than five individual lots of record, should proceed in accordance with the Ministry's "Procedure D-5-4 Technical Guideline for Individual On-site Sewage Systems Water Quality Impact Risk Assessment" or any successor thereto. The Reasonable Use Policy is incorporated into both the Design Guide for Sewage Works and in Procedure D-5-4.

- 22) That access to the site is from a public road of reasonable construction, and open and maintained on a year round basis, and is appropriate for the use proposed. Access shall not result in traffic hazards due to poor sight lines or proximity to an intersection and shall conform to Section [8](#) of this Plan.
- 23) Aquaculture shall be promoted and protected as an agricultural use across the County. Similar to traditional livestock production, new *non-agricultural uses* will not be considered where they would negatively affect aquaculture resources, or the expansion of an aquaculture operation.
- 24) Nothing within this Plan shall be in conflict with the *Nutrient Management Act* or with the *Farming and Food Production Protection Act* carrying out *normal farm practices* on existing farm operations.

### **5.2.3 Consent Policies**

Lot creation in the *Agricultural land use type* is generally discouraged and may only be permitted for *agricultural uses*, *agricultural-related uses*, *surplus farmhouse severances*, *infrastructure*, and conservation lots in accordance with section 5.2.3 of this Plan.

- 1) A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:
  - a) One lot 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 *agricultural uses*. Where a severance is proposed to create a smaller farm lot, an official plan amendment will not be required, but an Agricultural Report is required by a *qualified individual*, (which may include an agrologist, agronomist, or a professional agricultural business degree) that addresses the following criteria:
    - 1) Agriculture shall be the proposed use of both the severed and retained lots,
    - 2) A *farm business plan* is required, demonstrating the viability of the severed and retained uses for the farm operations proposed,
    - 3) Demonstration that both the severed and retained lots will be economically viable and flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the *County*, in consultation with the *Province*,
    - 4) Demonstration that nearby lots of similar size and farm capability to the proposed lots are not available and suitable for the intended agricultural use,
    - 5) The suitability of both the severed and retained lots should be assessed based on:
      - i. The type and size of agricultural operations common in the area or to the type of agricultural operation proposed, or
      - ii. Demonstration that a new viable form of agriculture is suitable for the area and lot sizes proposed,
    - 6) Demonstration that both the severed and retained lots remain sufficiently large to permit a change; in the agricultural product produced, an adjustment in the scale of operation, or diversification; and,
    - 7) Both the severed and retained lots shall comply with Provincial *MDS Formulae*.
  - b) New residential lots are not permitted in the *Agricultural land use type*. Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:

- 1) The owner of the lands to be severed is a 'bona fide farmer', or as a condition of the consent application the lands will be sold to 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.
  - 2) The lot proposed for the *surplus farmhouse* (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the *surplus farmhouse* to the farming operation, accessory buildings (where including accessory buildings 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.
  - 3) Unless added onto an abutting farm parcel that already contains a *dwelling*, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential *dwelling* of any type.
  - 4) The severance of a *surplus farmhouse* shall comply with Provincial *MDS Formulae*. For the purposes of this section, only *livestock facilities* situated on the farm parcel from which the *surplus farmhouse* is being severed, shall be used in determining Provincial *MDS Formulae* compliance
  - 5) Given that no new house can be built as a result of the *surplus farmhouse* being severed from the land holding, the requirements for an *environmental impact study*, do not apply; however no new *surplus farmhouse* severances will be permitted in the *Aggregate Resource Areas* identified on Schedule B to this Plan; and,
  - 6) The existing farmhouse is habitable at the time of application.
- 2) Consents may be permitted to create a new lot for an *agricultural-related* use, provided the use is as small as possible to permit the use, servicing, and required accessory facilities (e.g. parking, storage, etc.)
  - 3) Consents for lot addition purposes may be considered, without an amendment to this Plan, where the land is being added legal or technical reasons. Reasoning shall be provided to demonstrate the appropriateness of the land area to be severed (i.e. boundary error, servicing, parking, etc.) and to explain the hardship imposed by not permitting the severance. These *non-farm sized* lot additions are to be minimal in nature and generally less than or equal to 0.4 hectares in area.

For the purposes of enlarging an existing *non-farm sized* lot, increased yard or amenity space, access to waterbodies or woodlots, or increased buffering to

neighbouring farms, shall not be considered adequate justification for the lot addition.

The granting of such lot additions shall not be permitted if it results in the creation of an undersized remnant lot, except in the case of a lot created for conservation purposes by an approved *conservation organization*, or where justification is provided as per above.

For the purposes of consolidating farmland, lot additions will not be considered which result in the creation of a new *non-farm sized* lot, unless it meets the requirements of section [5.2.3\(1\)\(b\)](#) of this Plan. Where an existing *non-farm sized* lot is looking to add lands to an abutting farm, this may be permitted, provided the remnant *non-farm sized* lot is limited in area and shall only be of sufficient size to accommodate a *dwelling*, accessory buildings (where including accessory buildings does not render the lot excessively large), a well, and a sewage treatment and disposal system.

Where an existing *non-farm sized* lot is looking to add lands to an abutting non-agricultural use, this may be considered where reasoning is provided to demonstrate the appropriateness of the land area to be severed (i.e. boundary error, servicing, parking, etc.)

- 4) New lots for *infrastructure* or conservation purposes (acquired by an approved *conservation organization*), and properties designated under the Ontario Heritage Act, are exempt from the requirements for lot size requirements identified in [5.2.3\(1\)](#) and are permitted in the following circumstances only:
  - a) The new lot is only as large as is necessary for the purposes required.
  - b) Except for severances for conservation purposes by an approved *conservation organization*, the applicant shall demonstrate that the objectives for which the new lot is proposed cannot be achieved by easement, right-of-way, or other form of consent.
  - c) In cases where more than one *land use type* applies to a property, the proposed *non-farm sized* consent shall not be within the *Agricultural land use type* if the other *land use type(s)* permits the consent.
  - d) Severances for conservation purposes by an approved *conservation organization* in the *Agricultural land use type* needs to satisfy the policies of this Plan and shall not result in the creation of a new building lot.
- 5) Where a *non-farm sized* consent is being proposed on a split *land use type* property (e.g. a split *Agricultural* and *Rural land use type*), the consent may only be supported if;
  - a) The entirety of the *Agricultural land use type* lands remain intact, and

- b) The lands outside of the *Agricultural land use type* meet the policies and criteria for a severance in the other *land use type*. In the *Rural land use type*, the lot would need to meet the Rural lot density and frontage provisions. In the *Special Agricultural land use type*, the lot would need to meet the *Special Agricultural* minimum farm lot size.

For the purposes of this policy, determining the percentage Agricultural versus the percentage Rural, *Hazard Lands and Wetlands land use types* shall not be counted in the split *land use type* calculation. Hazard Lands and Wetlands policies of this Plan still apply to such severances.

Consents shall not be in conflict with Sections [5.2.2](#), [8](#), or [9](#) of this Plan.

### **5.3 Special Agricultural Land use type**

The *Special Agricultural land use type* applies to those unique areas of the *County* that lend themselves to the growing of fruits and vegetables. These lands are supported by unique micro-climates around Georgian Bay and the Niagara Escarpment. Traditionally the *Special Agricultural* lands have been used for apple production, however grape production is now increasing in these lands.

#### **5.3.1 Uses Permitted Policies**

- 1) The *Special Agricultural land use type* on Schedule A permits all uses permitted in Section [5.2.1](#) of this Plan (the *Agricultural land use type*), with the exception of *surplus farmhouse* severances, new institutional uses, and conservation lots.
- 2) Existing Exceptions
  - a) For the industrial facilities located on properties described as Part of Lot 33, Concession 11 in the Town of The Blue Mountains (geographic Township of Collingwood) in addition to the uses permitted under (1) above, the industrial and/or commercial uses are not be limited to *small scale*.
  - b) Any change in use, expansion or enlargement of the existing structures, or *re-development* of the site shall be in accordance with the permitted uses of the *Special Agricultural land use type*, and in accordance with the provisions of the local zoning by-law as well as not negatively impacting the local climatic conditions.

#### **5.3.2 Development Policies**

- 1) The minimum *farm-lot* size within the *Special Agricultural land use type* shall contain an agriculturally productive area of no less than 10 hectares in size. In no cases will new lots be created which are less than an agriculturally productive area of 10 hectares, unless it is for an *agricultural-related* use specific to fruit

production, processing, storage or distribution. The agriculturally productive area does not include hazard, ravine lands, or built areas of the property.

- 2) The *development* criteria of Section [5.2.2](#), the *Agricultural land use type*, shall generally also apply to the *Special Agricultural land use type*. However, surplus farm *dwelling* severances, new institutional uses, or conservation lots are not permitted in the *Special Agricultural land use type*.
- 3) Notwithstanding Sections [5.3.2](#) and [5.3.3](#) of this Plan, lots which straddle any *settlement area* boundary shall be permitted to sever the settlement area portion of the lot, from the *Special Agricultural* portion of the lot, provided doing so would not create a land-locked, or otherwise undevelopable lot in either the *settlement area* or *Agricultural land use type*.
- 4) Land may not be excluded from the *Special Agricultural land use type* for expansions of or identification of *settlement areas*, unless there is no other alternative outside of the *Special Agricultural land use type*.
- 5) *Non-agricultural uses* are not permitted in the *Special Agricultural land use type* except for the extraction of *minerals, petroleum resources* and *mineral aggregate resources*, and shall be in accordance with section [5.6](#) of the Plan.

### **5.3.3 Consent Policies**

- 1) The creation of a *non-farm sized* lot by the consent process will not be permitted within the *Special Agricultural land use type*, unless it is for an *agricultural-related use* specific to fruit production, processing storage, or distribution. Lots created for *agricultural-related uses* shall be of a minimum size to accommodate the appropriate potable water, and sanitary sewage treatment collection and disposal system.
- 2) Consents to create new farm parcels may be permitted, provided both the severed and retained parcels are for an *agricultural use* and have an agriculturally productive area of no less than 10 hectares in area.
- 3) Consents for lot addition purposes may be considered, without an amendment to this Plan, where the land is to be added to an existing use. The granting of such consent may only be permitted where the remnant farm parcel is no less than 10 hectares in size. Reasoning shall be provided to demonstrate the appropriateness of the land area to be severed (i.e. boundary error, servicing, parking, etc.) and to explain the hardship imposed by not permitting the severance. For the purposes of enlarging an existing *non-farm sized* lot, increased yard or amenity space, access to waterbodies or woodlots, or

increased buffering to neighbouring farms, shall not be considered adequate justification for the lot addition.

Where an existing *non-farm sized* lot is looking to add lands to an abutting non-agricultural use, this may be considered where reasoning is provided to demonstrate the appropriateness of the land area to be severed (i.e. boundary error, servicing, parking, etc.)

- 4) *Infrastructure, utilities* and transmission towers may be permitted by easement, right of way only.
- 5) Consents shall not be in conflict with sections [5.3.2](#), [8](#), or [9](#) of this Plan.

#### **5.4 Rural Land Use Type**

The predominant land uses within the *Rural land use type* will be agriculture, aggregate extraction, *recreation*, and forestry. While this *land use type* will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural areas will permit the consideration of *resource based recreational uses* and other appropriate rural land uses so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.

Outside of *settlement areas*, the *Rural land use type* offers flexibility for lot creation (both *agricultural* and non-agricultural), economic *development*, tourism, residential, and *recreation*. A wider range of lot sizes and accommodations are provided in the *Rural land use type*, than in other *countryside land use types*. While there is greater flexibility in the *Rural land use type*, farming and resource uses are still to be given priority for protection.

##### **5.4.1 Uses Permitted Policies**

- 1) The *Rural land use type* on Schedule A shall permit all uses permitted in Section [5.2.1](#) of this Plan (the *Agricultural land use type*).
- 2) In addition to the uses listed in Section [5.2.1](#), the following additional uses will be permitted in the *Rural land use type*:
  - a) *Resource based recreational uses*,
  - b) Small scale transport terminals,
  - c) Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.,
  - d) Residential farm cooperatives
  - e) *Agri-miniums*,
  - f) Institutional uses including cemeteries, churches, or schools,
  - g) Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of *development* under common ownership)

- 3) All permitted uses listed under Section 5.4.1(1) and 5.4.1(2) shall satisfy the *development* criteria policies as outlined in Section [5.4.2](#).

4) **Existing Exceptions**

- a) In addition to the permitted uses listed under Section [5.4.1](#), a cooking school and fly-fishing school as well as related accommodation for guests and staff is permitted on the lands described as Part Lots 39 and 40, Concession 11 in the Municipality of Grey Highlands (geographic Township of Artemesia). For this particular use, the total area of all structures for the use shall not exceed 400 square metres (OPA#13).
- b) In addition to the permitted uses listed under Section [5.4.1](#), a *small scale* commercial use which includes a cooking school and farm dining establishment as well as related accommodation for guests and staff is permitted on the lands described as Part Lot 29, Concession 11 in the Municipality of Grey Highlands (geographic Township of Osprey) (OPA#21).
- c) Notwithstanding the Permitted Uses listed under Section [5.4.1](#), an existing custom woodworking operation is hereby recognized and permitted to expand on the lands described as Part of Lot 1, Concession 1 in the Township of Georgian Bluffs (geographic Township of Derby). The nature and scope of the expansion is to be determined by the policies of this official plan amendment and implemented through the zoning by-law amendment and site plan control by-law and agreement.

The redevelopment on the site is also subject to the following *development* criteria:

- The use must be dry in nature. A dry use is one which could exist without the necessity of a municipal water and municipal sewage system to accommodate it, and is one where only waste water discharges are from employee washrooms and/or waste water used for cooling or pressure testing of equipment, the washing of accessory vehicles, and similar ancillary uses. All uses shall meet the requirements of the appropriate approval authority with respect to the water taking, waste water discharge, solid waste disposal, and all emissions to the atmosphere including noise and vibration.
- An adequate and potable supply of water must be available and it shall be the responsibility of the applicant to provide a report on the adequacy of the water supply.

- Soils must be suitable to support an individual sewage system, subject to the approval of the appropriate authority.
  - Adequate drainage and outlets shall be provided for storm water runoff. Approval of drainage provisions will be required from the appropriate approval authority.
  - The expansion of the buildings shall be designed to be *compatible* with the rural surrounding uses. Any lighting is arranged to not interfere with surrounding uses. Signage shall be limited to facade signage except for any directional signage required for safe traffic flow onsite.
  - Adequate buffering shall be maintained between the custom woodworking operation and the surrounding residential uses.
  - Site plan control, as exercised under section 41 of the Planning Act, R.S.O. 1990, as amended, shall be utilized for all *development*(OPA#33).
- d) In addition to the permitted uses listed under Section [5.4.1](#), a non-profit Bible Camp which includes a series of cabins, washroom and shower facilities, a main lodge, chapel, and outdoor recreational facilities including a swimming pool is permitted on the lands described as Part Lot 5, Concession 11 in the Municipality of Grey Highlands (geographic Township of Euphrasia). Building sizes and locations shall be determined through an amendment to the Zoning By-law and the imposition of a site plan control by-law (OPA#37).
- e) In addition to the permitted uses listed under Section [5.4.1](#), a *small scale* sawmill operation is permitted on the lands described as Part Lots 45 and 46, Concession 1, South of the Durham Road, in the Municipality of Grey Highlands (geographic Township of Osprey). The total area of all buildings and structures used for the sawmill and any other *small scale* commercial or industrial use shall not exceed 371 square metres (OPA#45).
- f) In addition to the permitted uses listed under Section [5.4.1](#), a *small scale* water storage facility consisting of two 7000 gallon water storage tanks within a structure is permitted on the lands described as Part of Lot 116, Concession 1, Southwest of the Toronto-Sydenham Road Municipality of Grey Highlands (geographic Township of Artemesia). Access to the facility will be provided via a driveway over lots 116 to 120, Concession 1, Southwest of the Toronto-Sydenham Road (OPA#55).
- g) In addition to the uses permitted in Section [5.4.1](#), save and except for *resource based recreational uses*, for those lands described as Part Lot 3, Concession 12, Municipality of Meaford (geographic Township of Sydenham)

and indicated on the attached Schedule A – Map 1 as “Rural with exceptions”, the following provisions apply:

- Permitted Uses – recreational vehicle sales and service establishment;
- The maximum total square footage of the structure(s) used for the recreational vehicle sales and service establishment shall not exceed 800 square metres;
- Prior to the construction of the recreational vehicle sales and service establishment, the developer is required to enter into an agreement with the Municipality of Meaford regarding improvements to Sunny Valley Road; and,
- The *development* criteria contained in Section [5.7.3](#) of this Plan will apply to the *development* of the recreational vehicle sales and service establishment (OPA#58).

- h) Notwithstanding the provisions of Section [5.4.1](#) for those lands described as Lots 2 & 3, Concession 8, Municipality of West Grey (geographic Township of Glenelg) and indicated in the attached Schedule A – Map 3, the following provisions apply:

Permitted uses: a 3,500 square metre club house building in which a pro shop, lounge, dining hall and 40 hotel accommodation units are contained (OPA#70).

- i) Notwithstanding the provisions of Section [5.4.1\(1\)](#) and [5.4.1\(2\)](#) for those lands described as Lots 14, Concession 23, Township of Georgian Bluffs (Geographic Township of Keppel) and indicated in the attached Schedule A – Map 1, the following provisions apply:

Permitted uses: a *small scale* welding shop having a maximum floor area of 312 square metres.

All works associated with the welding shop, including sandblasting, shall be contained within the welding shop and are not permitted elsewhere on the property.

Notwithstanding Section [9.18](#) of the *County* Plan, the definition of ‘*Small scale*’ for lands described as Lot 14, Concession 23, (geographic Township of Keppel) Township of Georgian Bluffs, a maximum of 688 square metres of outdoor storage shall be permitted, where outdoor storage is defined to mean only farm machinery, trailers, or vehicles waiting to be repaired, or recently repaired. Outdoor storage shall not include storage of any raw materials, waste materials, or derelict farm machinery, trailers or vehicles (OPA#73).

- j) Notwithstanding the provisions of Section [5.4.1](#) for those lands described as Part Lot 11, Concession 2, Municipality of Meaford (Geographic Township of St. Vincent) and indicated in the attached Schedule A – Map 1, the following provisions apply:

An expansion of an existing *small scale* commercial use shall be permitted. The maximum size permitted shall be 400 square metres (OPA#104).

- k) Notwithstanding the provisions of this subsection for those lands described as Part of Lots 16 and 17, Concession 5, Township of Georgian Bluffs (Geographic Township of Derby) and indicated in the attached Schedule A – Map 1, the following provisions apply:

A *small scale* commercial use may be permitted on the subject lands with a total building size of 750 square metres and outdoor storage of 500 square metres. If the building(s) is less than 750 square metres the outdoor storage/display area may be increased to a maximum combined outside storage/display area and building area that does not exceed 1250 square metres (OPA#112).

- l) Notwithstanding the provisions of Section [5.4.1](#), Section [5.4.2](#) and Section 6.5, for those lands described as the south half of Part Lot 16, Concession 20, Township of Georgian Bluffs (formerly Township of Keppel), the following provisions apply:

- i. Permitted uses: 12 single, detached residential lots as shown on draft plan of subdivision 42T-90012, or minor revisions thereto.

For clarification purposes, the policies as approved as part of Official Plan Amendment No. 80 do apply to the lands on the north half of Part Lot 16, Concession 20, Township of Georgian Bluffs, as identified as Block 14 of draft plan of subdivision 42T-90012.

- m) Notwithstanding the provisions of Section [5.4.1](#) for those lands described as Part of Lot 1, Concession 9, Municipality of West Grey, (Geographic Township of Bentinck) and indicated on the attached Schedule 'A', the following provisions apply:

- i. Permitted Uses: a transport establishment, warehouse, and accessory uses, buildings and structure thereto are permitted on site.

Notwithstanding the definition of '*Small scale*' in Section [9.18](#), the total floor area of all buildings located on the property shall not exceed 1150 square metres (OPA#118).

- n) Notwithstanding the provisions of Section [5.4.1](#) for those lands described as Part Lot 29, Concession 4, Township of Southgate (geographic Township of Egremont) and indicated on the attached Schedule 'A', the following shall apply:
- i. In addition to the permitted uses of the *Rural land use type*, a market or general store, not to exceed 915 square metres in building size, is also a permitted use. Associate parking and ancillary uses to the market or general store are also permitted(OPA#133).
- o) Notwithstanding the provisions of Section [5.4.1](#) for those lands described as Part Lot 75, Concession B, Municipality of West Grey (geographic Township of Normanby), and indicated on the attached Schedule 'A', the following shall apply:
- i. In addition to the permitted uses of the *Rural land use type*, a metal fabricating and paint shop, not to exceed 557.4 square metres in building size and 442.6 square metres in outdoor storage and display, is also a permitted use (OPA#138).

#### **5.4.2 Development Policies**

- 1) Minimum lot size within the *Rural land use type* for newly created *farm-sized* lots shall be 20 hectares.
- 2) Minimum lot size within the *Rural land use type* for *non-agricultural uses* shall be determined by the zoning by-law of the local municipality and shall address the requirements of Sections [8](#) and [9](#) of this Plan. Unless otherwise specified new *non-farm sized* lots shall be a minimum of 0.8 hectares in size.
- 3) Notwithstanding Sections [5.4.2](#) and [5.4.3](#) of this Plan, lots which straddle any *settlement area* boundary may be permitted to sever the *settlement area* portion of the lot, from the Rural portion of the lot, provided doing so would not create a land-locked, or otherwise undevelopable lot in either the *settlement area* or *Rural land use type*. Rural lot density will not apply in these situations.
- 4) *Non-farm sized* lot creation shall not be permitted within *Aggregate Resource Areas* on Schedule B to this Plan.
- 5) The Provincial *Minimum Distance Separation (MDS) formulae* policies found in section [5.2.2](#) of this Plan shall also apply to the *Rural land use type*.
- 6) For any *non-agricultural uses* to be permitted within the *Rural land use type*, all of the following shall be satisfied:

- a) The *development* policies of Section [5.2.2](#), the *Agricultural land use type*, shall also apply to the *Rural land use type*, except where it makes reference to farm lot sizes and *surplus farmhouse* severances.
  - b) That *development* on productive agricultural land be discouraged. Where *development* is proposed on productive agricultural land (i.e. land that is currently or has recently been used for farm purposes) it shall be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.
- 7) *Agricultural uses* requiring smaller acreages or used as farm incubator operations will be permitted in the *Rural land use type*, provided the lot is sized to accommodate the use without generating potentially conflicting off-site impacts. Small farms where the operators have chosen to take up farming as a hobby, second career, or as a part-time occupation may also be permitted. While smaller acreages can be considered as separate lots, the preferred form for farm incubators is using larger farm parcels leased into several smaller plots of land. Incubator farm operations aim to help new farmers establish their own farm business by providing resources and services such as providing access to land, housing, shared equipment, *infrastructure*, business mentoring and training. Incubator farm operations may have several plots of land leased to multiple new farm operators.
- 8) Innovative forms of *Rural development* including, residential farm cooperatives, *agri-miniums*, *recreation* or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of *development* under common ownership) on large lots, which meet the *Ontario Building Code* and servicing requirements, may be considered for approval, subject to the following criteria:
  - a) A minimum of 60% of the original land holding will remain available for the active primary agricultural or recreational use;
  - b) The *development* will comply with the Provincial *MDS formulae*;
  - c) The character of *development* must be low density and *compatible* with the surrounding land uses;
  - d) That a zoning by-law amendment be approved by the local municipality;
  - e) Public road access and internal private roads, provide suitable access for users and emergency services,
  - f) All *Building Code* requirements can be met, and
  - g) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations.
- 9) *Resource based recreational uses* should include a combination of the following characteristics:

- a. A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities;
- b. A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the *development*; and when practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the *County*;
- c. A built environment that provides meaningful visual and physical access to nature throughout the site;
- d. Where viable, integrating *low-impact development* techniques for the land use planning, urban design, and engineering approaches to manage stormwater, through site arrangement and design, green *infrastructure*, and on-site natural features; and,
- e. Onsite public educational/interpretive information about the location's unique natural resource.

10) Except for residential *development* associated with *resource based recreational uses*, new lot creation shall only be permitted via consent applications in accordance with the conditions of the general consent policies of Sections [8](#) and [9](#), in addition to the policies of Section [5.4.3](#).

11) Residential lot creation associated with *resource based recreational uses*, which exceeds the Rural lot density provisions of Table 9, under Section [5.4.3](#) of this Plan, shall require an amendment to this Plan. This type of lot creation may only take place via plan of subdivision/condominium, or life/land lease arrangements. Amendments to permit residential *development* associated with *resource based recreational uses* need to be supported by a planning justification report, by a registered professional planner, that addresses:

- a) How the policies of this Plan, the Provincial Policy Statement, and the local municipal official plan are met;
- b) How the location is necessary to support the proposed uses;
- c) How the need for the proposed uses cannot be met by approved *development* in other locations in the *County*;
- d) How the new *development* is to be serviced in accordance with Section [8](#) of this Plan;
- e) How the design of the *development* will maximize the benefit of the site's natural resources, or form features;
- f) How phasing of the new *development* will ensure the establishment of the resource based recreational use either in advance or at the same time as the residential component;

- g) How the *development* will enhance public access to the natural resources upon which the *resource based recreational uses* are based; and
- h) How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come.

For the purposes of this section *resource based recreational uses* are required to have recreational elements directly linked to the resource (e.g. skiing, boating, etc.). The availability of large amounts of Rural land, or scenic views of the surrounding *countryside* does not constitute a recreational land use in and of itself, and therefore does not qualify for new residential *development* via plan or subdivision or condominium in the *Rural land use type*.

Reasoning shall be provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the *resource based recreational use*.

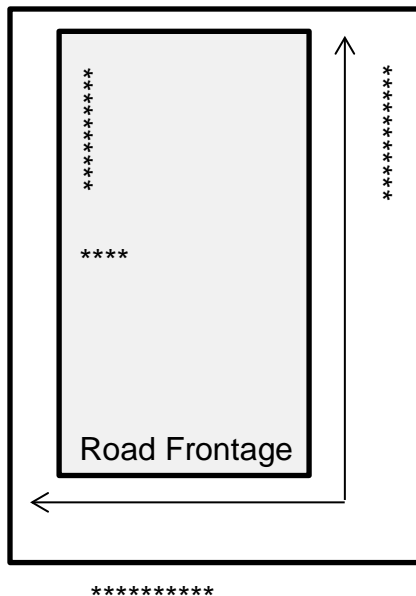
#### 5.4.3 Consent Policies

- 1) All consents for new lot *development* shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 7 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

**Table 9: Permitted Rural Severances based on Original Township Lot Size**

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	2	3
60	3	4
80	4	5

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for *non-farm sized* lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a *development* application, but will not require an amendment to this Plan.



**Diagram 1 – Frontage to Depth Ratio**

Clustering of Rural *non-farm sized* lots is encouraged subject to meeting the Rural lot density provisions in Table 9 as well as satisfying the *development* policies in Section [5.4.2](#).

The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot. Historic churches, schools, or assembly halls that are now used for residential or commercial purposes, shall be counted in the lot density calculation.

Consideration can be given to a smaller lot, without an amendment to this Plan, provided adequate justification is provided, and the lot is large enough to sustain the use over the long-term.

The above-noted lot density, lot size and lot frontage policies would not apply where a lot is being created for conservation or trail purposes by an approved *conservation organization*.

## 2) Existing Exceptions

- a) Notwithstanding Section [5.4.3](#) the following shall apply: For those lands described as Part Divisions 1, 2, & 3, Lot 28 and Part Division 1, Lot 29, Concession 1 East of the Garafraxa Road, Township of Southgate (geographic Township of Egremont) and indicated on the attached Schedule A – Map 3, no more than five (5) lots is permitted (OPA # 48).

- 3) Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each. The above-noted lot density provisions in Table 9 do not apply to lot additions.
- 4) Consents shall not be in conflict with Sections [5.4.2](#), [8](#), or [9](#) of this Plan.

## 5.5 Forestry Uses

Forested lands are not a separate *land use type* in this Plan. Forestry uses are permitted in any *land use type* in the Plan, except where explicitly prohibited. Forestry provides an important economic and environmental contribution to Grey *County*. Large amounts of lumber are annually exported worldwide from Grey *County*, and spin-off jobs are important to Grey's economy. With proper forest management practices, the sustainable harvest of wood products can support local forestry and value-added forest industries, and provide income to woodland owners. Grey *County* owned forests are Forest Stewardship Council (FSC) Certified and managed in accordance with good forestry practices.

In addition to the *County's* Forest Management By-law (or any successors thereto), and the Natural Grey sections of this Plan, the following *County* policies shall guide forestry in the *County*:

- 1) The retention of existing *woodlands* and the management of these *woodlands* for forestry purposes is encouraged by recognizing forestry as a viable industry within the *countryside*. For the purpose of this Plan, maintained and harvested fruit, orchard, nut, nurseries, or Christmas tree farms are not considered *woodlands*.
- 2) The expansion of forest cover on land suitable for this purpose is promoted and property owners may choose to participate in the Managed Forest Tax Incentive Program or similar incentive programs.
- 3) The acquisition of land by public authorities, agencies, and non-governmental bodies for forestry purposes may be supported.
- 4) All public authorities, agencies, and non-governmental bodies that own and manage forested land should be encouraged to manage forested land within their jurisdiction in a manner consistent with good forestry practices.
- 5) Individual landowners are encouraged to view forestry and agriculture as mutually *compatible* activities by using trees as windbreaks to reduce topsoil erosion, or by using treed corridors for wildlife movement.

- 6) Notwithstanding any policies to the contrary in this Plan, property owners are not prevented from managing *woodlands* so as to control encroachment onto existing adjacent cleared agricultural lands. Clearing of woodlots will require conformity to the *County's* Forest Management By-law, or any local municipal by-laws and may require permits or exemptions under these by-laws.
- 7) The *County* promotes good forest management on public and private lands. Proper forest management can lead to greater productivity, quality, quantity, and species diversity within forests.
- 8) The *County* encourages landowners to plant native trees and shrubs adjacent to road allowances, water bodies, *wetlands*, and land containing Natural Grey features.
- 9) The *County* supports activities directed at improving the quality, productivity, and the long-term sustainability of *woodlands* and related natural resources.
- 10) The *County* encourages the establishment of manufacturing operations in appropriate locations for the use, which add value to wood and wood products.
- 11) The *County* will investigate the use of *County* owned forests for forest carbon management and the potential for these forests to be used for carbon sequestering.
- 12) The *County* recognizes that there is a difference between recent plantations that were planted for the purpose of harvesting and good forest management, versus older *woodlands* that have not been managed, or are more natural in function.
- 13) Nothing in Section [5.5](#) of this Plan is intended to take the place of the provisions of the *County's* Forest Management By-law (or any successors thereto). Any exceptions provided for in the by-law shall be interpreted to be provided for in this Plan.

## **5.6 Aggregate Resources Area and Mineral Resource Extraction *Land Use Types***

### **5.6.1 Background**

Grey *County* contains substantial quantities of *high quality*, provincially *significant* mineral aggregates, including bedrock-derived crushed stone and naturally occurring sand and gravel. Bedrock is extracted (removed) in quarries, while sand and gravel are extracted in pits. Both pits and quarries require licenses from the Ministry of Natural Resources and Forestry (MNRF), and may require local *development* applications including official plan and zoning amendments.

In 2004, the *County* completed an Aggregate Resources Inventory Master Plan (ARIMP) to identify the location of *high quality* areas of sand and gravel deposits that have limited constraints on them. These sand and gravel deposits are to be protected from *incompatible* land uses, such that they may be available for extraction. The *Aggregate Resource Areas* shown on Schedule B to this Plan reflect the recommended protected area identified in the ARIMP.

The *Province* also released mapping in 2009, the Aggregate Resources Inventory Paper which maps sand, gravel, and bedrock resources. Bedrock resources from this mapping are shown on Appendix E to this Plan. Shale Resources mapping is also available in a Provincial dataset from 2012, and this mapping is shown on Appendix E to this Plan.

The *County* recognizes that mineral resources are a fixed location, non-renewable resource found throughout Grey, and that their effective management is essential. A balance is needed between the competing priorities for the protection of the mineral resource and the need to address the other goals of the Official Plan including agricultural resources, the natural environment, and encouraging growth.

#### **5.6.2 Aggregate Resources Area Policies**

- 1) The Aggregate Resource Area *land use type* on Schedule B act as overlays on top of other *land use types* shown on Schedule A to the Plan. Where the *Aggregate Resource Area* overlaps an Agricultural, *Special Agricultural*, Rural, or *Hazard Lands land use type*, the policies and permitted use of the underlying *land use types* shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.
- 2) Once an extraction operation in the *Aggregate Resources Area* is licensed by the Ministry of Natural Resources and Forestry, the conditions and permitted uses on the Ministry's license will apply.
- 3) Sand and/or gravel operations are permitted within the *Aggregate Resource Areas* and within Mineral Resource Extraction *land use types* identified on Schedule B without a change to this Plan. A municipal official plan amendment will not be required for all new or expanding sand and/or gravel operations within areas identified as *Aggregate Resource Areas* on Schedule B. A zoning by-law change will be required for all new or expanding *mineral aggregate operations* that are not currently licensed.
- 4) An official plan amendment is required for all proposed quarry operations and quarry expansions as well as sand and/or gravel operations proposed outside of the areas identified as *Aggregate Resource Areas* or Mineral Resource Extraction on Schedule B.

- 5) Site specific amendments to remove land from the *Aggregate Resource Area land use type*, will generally not be permitted, except where a new Mineral Resource Extraction operation is being proposed or where a Mineral Resource Extraction operation has been rehabilitated and the site is no longer licensed.
- 6) Outside of *settlement areas*, on areas within 300 metres of Mineral Resource Extraction *land use type* on Schedule B, new *non-agricultural uses* that require a zoning by-law amendment on existing lots of record, or new *non-farm sized* lot creation, may only be permitted where it has been demonstrated that the proposed land use or *development* would not prevent or hinder future aggregate extraction, or which would be *incompatible* for reasons of public health, public safety, or environmental impact.
- 7) In *Aggregate Resource Areas* shown on Schedule B, new *non-agricultural uses* that require a zoning by-law amendment on existing lots of record, or new *non-farm sized* lot creation, which would prevent or hinder new extraction operations, and may only be permitted if:
  - 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* as well as the *adjacent lands* within 300 metres of the aggregate operation; or that
  - 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.
- 8) *Non-farm sized* lot creation of lots less than 20 hectares in size will not be permitted in *Aggregate Resource Areas*. Lot creation for *infrastructure* or public use purposes may be exempted from this requirement provided all reasonable measures are taken to mitigate any impacts on the aggregate resource.
- 9) Lands may not be excluded from the Agricultural or *Special Agricultural land use types* for the extraction of minerals, petroleum resources and mineral aggregate resources. Where an extraction operation is proposed in the Agricultural or *Special Agricultural land use types*, the lands will remain Agricultural or *Special Agricultural* but may also allow for extraction, if the required aggregate license and applications are approved.

10) Consents to sever an existing Mineral Resource Extraction *land use type* from a *non-farm sized* lot (i.e. the severed or retained lot will be less than 20 hectares) will not be permitted.

11) Minor lot additions to existing lots may be permitted in *Aggregate Resource Areas*, provided reasoning is provided to:

- Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.); and
- To explain the hardship imposed by not permitting the severance.

All reasonable efforts shall be made to minimize any impacts on the aggregate resource through any lot additions.

### **5.6.3 Mineral Resource Extraction Permitted Uses Policies**

- 1) Lands identified as Mineral Resource Extraction on Schedule B represent sites licensed under the *Aggregate Resources Act*. Permitted uses in this *land use type* include those uses listed in the license, and accessory uses such as; extracting, crushing, screening, blending, washing, transporting, *beneficiating*, processing, stockpiling, office/parking, recycling of *mineral aggregate resources* and derived products such as asphalt and concrete or the production of secondary related products together with, agriculture, forestry, wildlife and fisheries management.
- 2) No other use is permitted without amendment to the zoning by-law, unless the aggregate operation has been rehabilitated, the license has been surrendered, and a zoning by-law amendment has been passed to permit a new use.
- 3) Lands identified as Mineral Resource Extraction on Schedule B do not represent the total area of potential extraction or identified aggregate resources. The Mineral Resource Extraction areas shown on Schedule B are intended to identify all aggregate licensed areas (excluding wayside pits and quarries) approved under the *Aggregate Resources Act*.
- 4) Notwithstanding Section [5.6](#) of this Plan, wayside pits and quarries, *portable asphalt plants* and *portable concrete plants* used on public authority contracts are permitted, without the need for an official plan amendment or zoning by-law amendment, except within designated *settlement areas* as identified on Schedule A, designated Provincially *Significant Wetlands* and *Significant Coastal Wetlands* as identified on Schedule A, or in *Core Areas* on Schedule C to this Plan.

- 5) Section [5.6](#) does not apply to lands within the Niagara Escarpment Plan Area as shown on Schedule A-Maps 1, 2, and 3. The policies of the Niagara Escarpment Plan apply within these areas.

#### **5.6.4 Policies for the Establishment of New Mineral Resource Extraction Land Use Types**

- 1) The following proposed mineral aggregate extraction operations will require an amendment to the *County* Official Plan except for those proposed within the Niagara Escarpment Plan Area as shown on Schedule A-Maps 1, 2 and 3:
  - a) All new or expanding quarry operations proposed within the *County* of Grey;
  - b) All new sand and/or gravel operations proposed outside of the areas identified as an *Aggregate Resource Area* shown on Schedule B, or within *Core Areas* shown on Schedule C; and,
  - c) All proposed expansions beyond the areas identified as an *Aggregate Resource Area* on Schedule B

For new or expanding sand and/or gravel operations proposed within the *Aggregate Resource Area* identified on Schedule B, a *County* Official Plan Amendment and a local municipal official plan amendment will not be required. Should the proposed operation receive a license under the *Aggregate Resources Act*, the Mineral Resource Extraction area will be identified on Scheduled B at the time of the next update to this Plan. A zoning by-law amendment will be required.

- 2) Where a new or expanded pit operation is proposed partially within an *Aggregate Resource Area* and partially outside of an *Aggregate Resource Area*, an amendment to this Plan is required for those areas outside of the *Aggregate Resource Area*. If the proposed extraction area is within the *Aggregate Resource Area*, an amendment to this Plan is not required.
- 3) Where pit or quarry operations are being proposed in close proximity to one another, in a similar timeframe, cumulative impacts need to be addressed. Background and technical reports will be reviewed simultaneously and a joint third party peer reviewer may be requested to review the studies. If a pit or quarry operation is being proposed in an area where there are already existing pit and quarry operations within close proximity, cumulative impacts such as traffic and noise may be considered in the technical reports. These requirements will be outlined further at the time of pre-submission consultation.
- 4) The following studies/reports, prepared by *qualified individuals*, shall be provided to support applications for new or expanded pits or quarries. These

studies/reports shall meet the requirements of the *Planning Act*, Provincial Policy Statement, Niagara Escarpment Plan (if within the Niagara Escarpment Plan area), *County* Official Plan, and municipal Official Plans (where applicable):

- a) Submission of copies of all documentation provided to the Ministry of Natural Resources and Forestry as required for licensing, pursuant to the *Aggregate Resources Act*;
- b) A planning report prepared by a Registered Professional Planner, addressing the requirements of the *Planning Act*, Provincial Policy Statement, Niagara Escarpment Plan (if within the Niagara Escarpment Plan area), *County* Official Plan, and municipal Official Plans (where applicable);
- c) A noise impact study in accordance with the Aggregate Resources of Ontario: Provincial Standards;
- d) A Traffic Impact Study and/or road assessment, unless otherwise waived at the discretion of municipal, *County*, or Provincial road authorities, based on the amount of traffic involved, or the existing construction of the haul route roads;
- e) For *mineral aggregate operations* proposing to remain above the established water table level as identified in the Aggregate Resources of Ontario: Provincial Standards, a letter of opinion shall be provided by a *qualified individual* estimating the current water table level, determining whether the proposed operation will have any impacts to the quality or quantity of the surface or groundwater resources, as well as how any impacts relate to natural areas, features and systems;
- f) A hydrogeological study for proposed aggregate operations looking to proceed below the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards;
- g) An *environmental impact study*, however a Level 2 – Natural Environment Report required under the *Aggregate Resources Act* can act as a substitute for an *environmental impact study*. Where there are discrepancies between the terms of reference for a Natural Environment Report or an *environmental impact study*, as defined by this Plan, the more protective study requirements shall be considered applicable;
- h) An archaeological assessment prepared by a *qualified individual*;
- i) An *Agricultural Impact Assessment*, if the proposed new or expanding extraction operation is within the *Agricultural* or *Special Agricultural land use types*, that evaluates the potential impacts on agriculture, including agricultural operations, *agricultural uses*, and *prime agricultural areas* and recommends ways to avoid or, if avoidance is not possible, minimize and

mitigate adverse impacts, as well as inform future rehabilitation of a proposed mineral aggregate operation;

- j) A progressive rehabilitation plan, including the use of maximum disturbed area provisions where feasible.

The requirements of this section do not prejudice a municipality from asking for additional studies/reports in support of a pit or quarry application, where official plan policies require such studies/reports. Where there is a discrepancy between a defined study/report in this Plan, the *Planning Act*, or the Provincial Policy Statement, and the Aggregate Resources of Ontario: Provincial Standards under the *Aggregate Resources Act* (or any successor thereto), the more protective standard shall be applied, unless deemed by the Ministry of Natural Resources and Forestry to be in conflict with Provincial legislation or regulation.

The *County* requires that the proponent consult with the *County* and the local municipality prior to submitting any pit or quarry application to determine the scope of the studies that are required.

- 5) Lands may not be excluded from the Agricultural or *Special Agricultural land use types* for the creation of a new extraction operation. Where an extraction operation is proposed in the Agricultural or *Special Agricultural land use types*, the lands will remain Agricultural or *Special Agricultural* but may also allow for extraction if the required aggregate license and applications are approved.
- 6) In *Karst areas* identified on Appendix A, an environmental or hydrogeological study will be required. This study should make recommendations on mitigation measures and any precautionary measures to be included in the licensed operational plan to ensure that any chemical or gas spills from equipment are prevented. Should a spill occur, clean-up procedures shall be identified within the licensed operational plan.
- 7) New pits or quarries are not permitted within *Core Areas* on Schedule C to this Plan, except via amendment to this Plan. New pits or quarries may be permitted within *Linkages* identified on Schedule C, provided the rehabilitation plan restores the *Linkage*. Expansions to existing pits or quarries can be considered in *Core Areas* or *Linkages*, subject to meeting all applicable policies of this Plan.
- 8) Within areas identified as *Significant Woodlands* as shown on Appendix B, cutting of the woodland to facilitate a pit or quarry operation may be permitted where it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*. If this can be demonstrated, cutting of the woodland should be minimized and the woodland area cleared for extraction shall be progressively rehabilitated back to a woodland use. Permitted

pit or quarry operations shall be carried out in a manner that is environmentally *sensitive* to the remaining portions of the *Significant Woodland* in-line with the recommendations from the *environmental impact study* as required by this Plan.

- 9) Independent peer reviews, at the expense of the proponent, of these technical studies/reports may be required at the discretion of *County* and/or municipal staff; where staff or agency technical review is insufficient to determine the adequacy of the conclusions of these reports/studies. Where simultaneous *County* and municipal applications are being processed, individual *County*/municipal peer reviews will be discouraged, in favour of a joint peer review serving both parties.

#### **5.6.5 Mineral Resource Extraction *Development* Criteria Policies**

- 1) Where an applicant wishes to undertake a sand and/or gravel or quarry operation other than a wayside pit and quarry, the local municipality or the *County* of Grey, may require the applicant to enter into a *development* agreement with the municipality or the *County*. The agreement shall be entered into prior to local Council's enactment of the implementing zoning by-law amendment, or as a condition of a holding 'h' symbol in the by-law.

Such an agreement may include:

- a) Capital arrangements regarding improvements beyond the boundary of the applicant's land, as they may be required by reason of the operation of that extractive industry, e.g. widening and improving roads; and
- b) Routes to be used by trucks carrying aggregate.

Information should be provided by the applicant identifying the proposed haul route, estimating the average number of trucks per day, the potential impacts to traffic and road conditions on the proposed haul route, as well as a cost estimate for any necessary upgrades required to the proposed haul route. Where the haul route has existing deficiencies and has existing traffic, cost-sharing will be considered between the applicant and the road authority. Costs to upgrade the haul road that are directly attributable to the proposed extractive operation, (for example, but not limited to, turning lanes into or out of the extractive operation, or climbing lanes on steep hills) shall be the responsibility of the applicant and will be based on use of the haul route.

- 2) Access to pit or quarry operations shall be from a public road that is of a construction and standard to service the traffic associated with the use. Haul routes should be identified to minimize the impact of truck traffic on residential uses and avoid existing *settlement areas* where practically feasible.

The *County* recognizes that Provincial Highways and *County* Roads shall constitute the majority of the haul routes with Grey *County*. There are instances where haul routes will be required to pass through *settlement areas*, based on the need to use Provincial Highways and *County* Roads. The above policy shall not be interpreted so as to prohibit haul routes through *settlement areas* using Provincial Highways and *County* Roads.

- 3) All pit and quarry operations shall comply with the *Aggregate Resources Act* and its most current regulations.
- 4) All pit and quarry operations shall satisfy the legal requirements of the Ministry of the Environment, Conservation and Parks or the authority having jurisdiction over water supply, disposal of liquid wastes, and the control of air pollution.
- 5) When a pit or quarry operation has been depleted and is rehabilitated in-line with the licence, a zoning by-law amendment will be required for any use not permitted in Section [5.6.2](#) and [5.6.3](#). Upon the surrender of the licence, and the passing of a zoning by-law amendment, the policies of the applicable *land use type* for the subject property identified on Schedule A apply. Any rezoning will trigger to meet Provincial MDS formulae. The lands identified as Mineral Resource Extraction on Schedule B are then removed at the time of the next review of the *County* Official Plan.
- 6) Measures to conserve and recycle *mineral aggregate resources* are encouraged including the utilization or extraction of on-site *mineral aggregate resources* prior to *development*. Where environmental and locational site conditions are feasible, such as being located on suitable roads, extractive operations are encouraged to include aggregate recycling facilities where the public, businesses, and/or municipal waste collection systems may deposit aggregates, stone, porcelain, asphalt, concrete, and similar substances for processing for reuse as aggregates.
- 7) Asphalt plants and concrete batching plants may be permitted in the Mineral Resource Extraction *land use type* as accessory use to a licensed extractive operation subject to the following items being addressed through the *Aggregate Resources Act* site plan amendment process:
  - a) It is a non-permanent use and will cease to operate once the aggregate material has been completely removed or the operator stops removing material from the site on a regular basis;
  - b) If required, a Traffic Impact Study is provided to the satisfaction of the *County* and the local municipality;

- c) The applicant shall demonstrate that the proposed location is appropriate and that impacts to the social, cultural heritage, and natural environment can be minimized; and
  - d) Noise, odour, and dust studies are provided which satisfy the Ministry of the Environment, Conservation and Parks (MECP)'s standards.
- 8) Outside of *settlement area land use types* an official plan amendment will be required for asphalt plants and concrete batching plants proposing to locate outside of the Mineral Resource Extraction areas identified on Schedule B or aggregate licensed operations approved under the Aggregate Resources Act. Within *settlement area land use types*, the municipal official plan and/or zoning by-law shall determine the permissions for asphalt plants and concrete batching plants.
- 9) The *County* requires the progressive rehabilitation of pit or quarry operations back to *agricultural uses*. Maximum Disturbed Area provisions should be included on the license, where feasible, to ensure progressive rehabilitation. Progressive and final rehabilitation is required to:
- a) Accommodate subsequent land uses;
  - b) To promote land use compatibility; and
  - c) To recognize the interim nature of extraction, in accordance with the rehabilitation plans as part of the license.

Progressive rehabilitation is required where feasible. Final rehabilitation shall take surrounding land uses and approved *land use types* into consideration.

- 10) *Comprehensive rehabilitation* is required between neighbouring pit or quarry operations where feasible.
- 11) Extraction of mineral aggregate resources may be permitted as an interim use in the Agricultural and *Special Agricultural land use types* as identified on Schedule A of this Plan, so long as rehabilitation of the site is back to an agricultural condition. Complete rehabilitation to an agricultural condition will not be required if the following occurs:
- a) Outside of the *Special Agricultural land use type*, a substantial quantity of the aggregate is below the water table warranting extraction or the extraction is at a depth which would make restoration of pre-extraction agricultural capability unfeasible;
  - b) Within the *Special Agricultural land use type*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table

warranting extraction, and the depth of planned extraction makes the restoration of pre-extraction agricultural capability unfeasible;

- c) In the *Agricultural* and *Special Agricultural land use types* other alternatives have been considered and found unsuitable by the applicant. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 lands, resources on lands identified as designated growth areas, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3 lands; and
  - d) Agricultural rehabilitation in remaining areas will be maximized.
- 12) Where it is not feasible to return the lands to agriculture, priority should be given to assessing the feasibility of rehabilitation to a use that provides social and environmental benefits, and that is *compatible* with surrounding *land use types*. The use should result in environmental improvement or net environmental gain. Features such as *woodlands*, *wetlands*, fish and *wildlife habitat* areas, integrated water systems, or passive recreational opportunities may be appropriate.
- 13) 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.
- 14) 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 will be considered to enable operators to remove viable material between the operations. An agreement will be needed to address timing, re-construction, and compensation for the materials under the road.
- 15) Existing licensed mineral aggregate extraction operations are permitted and shall be recognized in local zoning by-laws. Licensed mineral aggregate extraction operations are identified on Schedule B of this Plan as Mineral Resource Extraction.

#### **5.6.6 Bedrock Resource Areas and Shale Resource Areas**

- 1) The *County*, with the help of the *Province*, member municipalities, and stakeholders undertook a *significant* process through the Aggregate Resources Inventory Master Plan (2004), to identify *Aggregate resource areas*, which are mapped on Schedule B. This Master Plan not only looked at where primary and

secondary aggregate resources are located, but also where those resource areas are constrained by environmental, or other land use features (e.g. *settlement areas*). The Plan then recommended certain resource areas for protection, such that they would be available for future extraction. A similar *County*-wide mapping exercise has not yet been undertaken for Bedrock and Shale Resource Areas.

- 2) The *Province* 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;
  - 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 *development* may pose land use incompatibilities with these resources.

This mapping will not be used to assess site-specific *development* applications at this stage.

- 3) The *County* has not analysed constraints to these resource areas in detail. However, the mapping on Appendix E has excluded Bedrock or Shale Resource Areas within the Niagara Escarpment Plan Area, within designated *settlement areas* as mapped on Schedule A to the *County* Plan, and within *Core Areas* mapped on Schedule C.
- 4) The *County* may initiate an official plan amendment, which could include undertaking a study of Bedrock and/or Shale Resource Areas, to;
  - a. Consult with the public, agencies, and other community stakeholders,
  - b. Determine constraints to these resources,
  - c. Refine the mapping of the primary resources needed for protection, and
  - d. Recommend policies of protection and utilization of the resources to be implemented as part of the *County* Official Plan.

## **5.7 Space Extensive Industrial and Commercial**

### **5.7.1 Background**

The Space Extensive Industrial and Commercial *land use type*, as shown on Schedule A of this Plan, applies to those areas previously designated and approved for such *development*. Future expansion of this *land use type* will require an Official Plan amendment, and shall satisfy the criteria of this Plan.

### 5.7.2 Permitted Uses

1) Permitted uses include the following, in addition to uses that would generally satisfy the criteria established in 5.7.2(2):

- a) Fuel distribution
- b) Agricultural bulk sales establishment
- c) Warehousing
- d) Transport terminal
- e) Dry manufacturing plant, including assembly, repair and storage
- f) Equipment sales and rental
- g) Farm machinery sales and service
- h) Agricultural produce or *livestock* terminal
- i) Feed mill or grain elevator
- j) Sawmill
- k) Horticultural nurseries
- l) Automobile sales and services
- m) Recreational vehicle sales and services

2) In addition to the uses permitted in 5.7.2(1), new uses would be permitted subject to satisfying all of the following criteria:

- a) The use requires accessible sites to serve their market area;
- b) The use serves demands from highway traffic;
- c) The use requires a large parking or outdoor storage area or require a large volume single purpose building;
- d) The location of the proposed use in a general industrial block or general retail block in an urban centre is not feasible due to its storage area or building volume requirements;
- e) New fuel distribution uses will not be permitted in areas where soil or topographic conditions make the environment particularly *sensitive* to fuel spills such as shallow overburden, karst, groundwater recharge and *wellhead protection areas*.

### 5.7.3 Development Criteria

The *development* of lands for Space Extensive Industrial and Commercial uses shall satisfy the following:

The *development* criteria listed in Section [3.9.4](#) applies, as well as the following:

- 1) The creation of a new or expanded space extensive *land use type* is not permitted in the *Special Agricultural land use type*. In addition, the creation of new or expanded uses in the *prime agricultural areas* must meet the criteria

outlined in Section [5.2](#), including compliance with Provincial *Minimum distance separation formulae*, and the completion of an Agricultural Impact Assessment.

- 2) New space extensive *land use type* will not be permitted in locations that may interfere with the potential future expansion of the *settlement areas*.

#### **5.7.4 Existing Exceptions**

- a) For the lands located at Part Lots 19 and 20, Concession 1 West of the Garafraxa Road (Geographic Township of Normanby) Municipality of West Grey, the following policies shall apply;
  - Section 3.7.1, 3.7.2(1), 3.7.2(2)(c) and (d),
  - The minimum lot size is four hectares for space extensive industrial uses,
  - The maximum lot coverage of permitted buildings and hard surfaced area shall not exceed 30 per cent of the lot area.
- b) Notwithstanding the provisions of Section [3.8\(2\)](#), for the portions of lands designated as Space Extensive Industrial and Commercial as Part Lot 18, Concession 6, Municipality of Grey Highlands (Geographic Township of Osprey) and as indicated in the attached Schedule A – Map 2, the maximum floor area of the Space Extensive Industrial Use shall not exceed 735 square metres, and the maximum floor area of the Space Extensive Commercial Use shall not exceed 227 square metres. The following permitted uses apply to the industrial lands:
  - Transport terminal
  - Agricultural bulk sales establishment
  - Dry manufacturing plant (including assembly, repair and storage)
  - Equipment sales and rental
  - Farm machinery sales and service

The following permitted uses apply to the commercial lands:

- Arts and craft studio/store

- Recreational vehicle sales and service
- A use directly accessory to any use which is existing on the Space Extensive Industrial portion of the property

Notwithstanding the list of permitted uses, no more than one industrial use and one commercial use may be permitted on the property at any one time (OPA#82).

## 5.8 Oil and Gas Resources

### 5.8.1 Background

In Ontario, subsurface oil and gas resources are regulated by the *Province* and/or its delegate under the Oil, Gas and Salt Resources Act and by the Ontario Energy Board under the Ontario Energy Board Act. The Oil, Gas and Salt Resources Act deals with licensing, exploration, drilling, production and the storage of oil, gas and other hydrocarbons. The *County* and local municipalities do not have the statutory authority to regulate oil and gas resources, however official plans can provide policy direction for land uses adjacent to known petroleum wells. For the purposes of this Plan, fracking shall not be considered a permitted use in any land use type. The oil and gas industry is urged to place a high value on the importance of protecting and improving the natural heritage resources and features as set out in this Plan under Section 7.

There are thousands of unplugged abandoned petroleum wells drilled in Ontario before regulations were in place. Some of these unplugged petroleum wells exist in Grey *County*, while steps have been undertaken to plug some of these petroleum wells. . The petroleum wells are mapped on Appendix A of this Plan.

- 1) Planning decisions shall take into consideration the locations of petroleum wells as identified on Appendix A. Petroleum well locations on Appendix A may not be accurate. It is recommended that proponents refer to the Ontario Oil, Gas, and Salt Resources Library for the most up to date information and specific feature details including estimated accuracy of well locations.

The *County* and local municipalities will consult with the *Province* and apply the following policies:

- a) Where new *development* is proposed adjacent to or in areas of known oil or (natural) gas pools;
- b) Buildings should not be permitted within 75 metres of an unplugged petroleum well to provide access for maintenance and

general safety unless it can be demonstrated that *development* can safely occur;

- c) If possible, buildings should not be constructed directly on top of any known abandoned or plugged petroleum wells; and
  - d) Where assistance is needed in the identification of petroleum well sites, in areas suspected of containing unplugged petroleum wells.
- 2) As a condition of approving *development* (consents, plans of subdivision), the *County* and /or the local municipality will require that unplugged petroleum wells that are known or discovered on the lands during *development* will be properly plugged, capped, or otherwise made safe in accordance with Provincial requirements. Building locations should be examined for the presence of possible petroleum well sites using established standards and procedures.
- 3) New petroleum wells and associated works are generally prohibited from causing any surface or ecological disturbance to the *natural heritage system*.

## **6 NIAGARA ESCARPMENT PLAN**

The lands under the jurisdiction of the Niagara Escarpment Plan 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 *land use types* 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 *land use types* and policies for lands designated Escarpment Recreation Area, Urban Area and Minor Urban Centres in the Niagara Escarpment Plan. The following policies identify how the appropriate *County* Official Plan policies apply in absence of local official plans and/or secondary plans for these areas.

### **6.1 Escarpment Recreation Area**

The following policies apply to those areas identified as Escarpment Recreation Areas on Schedule A of the Official Plan.

- 1) Escarpment Recreation Area and Recreational Resort Areas *land use types* as shown on Schedule A of this Plan applies to the Escarpment Recreation Areas of the Niagara Escarpment Plan.
- 2) Local official plans and/or secondary plans will provide detailed land use policies and *development* criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan.
- 3) The Town of The Blue Mountains Official Plan and Official Plan for the Castle Glen Resort Community are recognized within the Niagara Escarpment Plan.
- 4) The importance of the Four Seasons Recreational Resort Areas to the tourism sector of Ontario's economy, Grey *County* and the Town of The Blue Mountains is recognized.
- 5) Section 4.8 Recreation Area of the approved Official Plan for the Municipality of Grey Highlands shall apply to the Escarpment Recreation Area of the

Niagara Escarpment Plan within the boundaries of the Municipality of Grey Highlands.

- 6) The Escarpment Recreation Area land type, in addition to the designated *settlement areas*, will generally be the focus of growth within the *County*.

## **6.2 Primary and Secondary Settlement Area *Land Use Types* – Niagara Escarpment Plan**

- 1) The Primary *Settlement Area land use type* for the City of Owen Sound shown on Schedule A is designated Urban Area, with parts designated Escarpment Natural Area, Escarpment Protection Area and Escarpment Rural Area in the Niagara Escarpment Plan. The Secondary *Settlement Area* land type shown on Schedule A and on the Secondary Schedules for Oxenden (1a), Balmy Beach (1e), Springmount (1i), Woodford (1r), Massie (3o), Walters Falls (3b), Kimberley (2e) and Eugenia (2g) are designated as Minor Urban Centre in the Niagara Escarpment Plan.
- 2) The boundaries for the Secondary *Settlement Areas* within the Niagara Escarpment Plan are shown on Schedule A. The precise, detailed boundaries are shown on the Secondary Schedules to Schedule A. Amendments to this Plan are required to change the boundaries shown on the Secondary Schedules. Amendments to the Niagara Escarpment Plan will only be required where the boundaries are being enlarged, not where the boundaries are being reduced or where the Settlement Area is being deleted as a designated Settlement Area.
- 3) In addition to the policies contained in Section [3.3](#) of this Plan, detailed land use policies for the City of Owen Sound, Township of Georgian Bluffs, Municipality of Meaford, Municipality of Grey Highlands and Town of The Blue Mountains are found within the local municipal official Plans. The objective of the Urban Area *land use type* is to minimize the impact and further encroachment of urban growth on the Escarpment environment. The objectives of the Minor Urban Centre *land use type* are to recognize, maintain and enhance existing rural settlements and to generally direct the growth of villages and *settlement areas* away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas.
- 4) In addition to the policies of Section [3.3](#) of this Plan, the following policies apply to growth and *development* of these Secondary *Settlement Areas*:
  - a) *Development* and growth, and the creation/enlargement of lots, shall not extend into the Escarpment Natural Area and Escarpment Protection Area *land use types* of the Niagara Escarpment Plan. *Hazard Lands* mapping in

the Niagara Escarpment Plan Area is generally not shown within the County Plan. Where lands are regulated by a *conservation authority*, and where lands have been determined to be hazardous, the policies of sections [6.3](#) and [7.2](#) of this Plan, shall also generally apply.

- 5) Within the Secondary *Settlement Area* boundaries of Walters Falls and Massie in the Township of Chatsworth, as well as the Secondary *Settlement Areas* of Springmount, Woodford, Kimberley, and Eugenia, where the Escarpment Natural Area designation of the Niagara Escarpment Plan is in place, the policies of this designation of the Niagara Escarpment Plan shall apply.
  - b) The Secondary *Settlement Area land use type* shown for Creamery Hill on Schedule A is based on the Urban Area *land use type* of the Niagara Escarpment Plan. The objective of the Urban Area *land use type* is to minimize the impact and further encroachment of urban growth on the Escarpment environment. New *development*, new lots, and the enlargement of existing lots shall not extend into the Escarpment Natural Area or Escarpment Protection Area. *Development* within Creamery Hill is further limited by policies of Section [3.3](#) of this Plan.
- 6) For a portion of lands occupied by the Wiarton Keppel International Airport, a request to the *Province* has been made by the Township of Georgian Bluffs to include urban uses, for those lands within the Niagara Escarpment Plan Area. This request was made through the Provincial Coordinated Four Plan Review, and was deferred when the 2017 Niagara Escarpment Plan was approved. Should this request be approved by the *Province*, the *County Official Plan* shall also consider urban uses, in accordance with the Niagara Escarpment Plan, without the need for further amendment to the *County Plan*.

### **6.3 Hazard Lands – Natural Environment Niagara Escarpment Plan Area**

- 1) The Natural Environment policies of Section [7](#) of the *County Official Plan* apply to all *development* within the Niagara Escarpment Plan except where there is conflict with the *Development* Criteria of the Niagara Escarpment Plan the policies of the Niagara Escarpment Plan would apply.

## 7 NATURAL GREY

### Background

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*. Grey *County* needs to be supportive of not just people, but of the plant and wildlife species as well. We need areas for people to interact with nature without overwhelming it. The *County* also needs to consider our changing climate, and do our part to reduce our impacts on climate change.

Natural Grey features include *land use types* including *Hazard Lands* and Provincially *Significant Wetlands* and *Significant Coastal Wetlands* that are identified on Schedule A. These *land use types* include specific policies and permitted uses that can be considered either within these areas or adjacent to these areas. The other natural features and areas are constraints, which are identified on Appendix A and Appendix B. For constraints, *development* can be permitted within these areas or adjacent to these areas, subject to addressing the specific policies identified in this Section, or any *provincial and federal requirements*. Natural Grey *land use types* and constraints are as follows:

### Land Use Types

- *Hazard Lands*
- Provincially *Significant Wetlands* and *Significant Coastal Wetlands*

### Constraints

- *Significant Areas of Natural and Scientific Interest*
- *Other Wetlands*
- *Significant Woodlands*
- *Karst Areas*
- *Core Areas*
- *Linkages*
- *Hazardous Forest Types for Wildland Fire*
- *Significant Valleylands*
- *Fish Habitat*

For the constraints listed above, the policies of section 7 of the Plan apply, in addition to the policies of the underlying *land use type* shall apply.

Natural Grey features also include the following features which have not been mapped:

- *Significant Wildlife Habitat* (including Deer Wintering Yards);
- *Habitat of Endangered/Threatened Species*.

In those areas that have not yet been mapped, the existing mapped natural features capture the majority of, but not necessarily all, of these features. Some of these features may also be subject to existing *conservation authority* regulations, where they overlap with regulated areas.

Each of these natural features were mapped with information provided by different ministries and agencies, the *County* Plan considers all available data sources to provide an integrated approach to the environment.

For the purposes of Section [7](#) of this Plan, *adjacent lands* means those lands that are beside a natural heritage feature where *development* or *site alteration* may have a negative impact on the feature.

The *adjacent lands* width listed below come from the Natural Heritage Reference Manual, (2010). Reductions to these distances do not require an amendment to this Plan or a municipal official plan, but will generally be supported by an *environmental impact study* (EIS) prepared by a *qualified individual* knowledgeable on the environment and natural processes. Reductions in these buffer areas may also be considered on a site-specific basis in accordance with section [7.11.3](#) of this Plan.

#### Feature or Area Adjacent Land Width

<i>Habitat of Threatened / Endangered species</i>	120 metres
Provincially Significant Wetlands / Significant Coastal Wetlands	120 metres
Other Wetlands	30 metres
<i>Fish habitat</i>	120 metres
<i>Significant Woodlands</i>	120 metres
<i>Significant Valleylands</i>	120 metres
<i>Significant Wildlife habitat</i>	120 metres
Significant Area of Natural and Scientific Interest - Earth Science	50 metres
Significant Area of Natural and Scientific Interest - Life Science	120 metres
Core areas	120 metres
Linkages	Not Applicable

Where specific habitat regulations have been prepared for the Habitat of Threatened and *Endangered species*, the *County* will defer to those detailed regulations, rather than the 120 metres listed in this section.

The *County* and appropriate ministries and *conservation authorities* will have regard to natural heritage features and their *adjacent lands* when *environmental impact studies* show further protection is required. Where there are other (Provincial or Federal) environmental approvals required, the *County* will comment on the appropriateness of these applications from a *County* perspective.

Nothing in Section 7 that relates specifically to the *natural heritage system* is intended to limit the ability of *agricultural uses* to continue.

Nothing in Section 7 that relates specifically to *natural heritage features and areas* is intended to limit the ability of existing approved *developments* or draft approved plans of subdivision/condominium to be built, except in accordance with Provincial and Federal regulations surrounding *endangered species* habitat. Should additional redline revisions, zoning amendments, part lot control by-laws, site plans, or minor variances be required, *environmental impact studies* will not be required, unless;

- Already required by existing draft conditions or a site plan agreement,
- It is required by Provincial and Federal regulations surrounding *endangered species* habitat, or
- The *development* is proposing to develop new lands that were not previously scheduled for *development*, or studied by previous background studies.

Where a major change is being proposed to a *development* (e.g. doubling the density of a draft plan of subdivision) additional environmental study may be required. Lands occupied by natural features on Schedule C, Appendix A and Appendix B, are not publicly accessible, unless otherwise owned and operated by a public body, or private conservation group that allows public access. These lands are not to be used by members of the public, without the consent of the landowner. Identification of *significant* natural heritage features in this Plan, does not indicate intent by the *County*, local municipalities, *province*, or *conservation authorities* to assume these lands into public ownership in the future. Public signage will not be placed on *significant* natural heritage features denoting their location, unless the landowner otherwise chooses to do so.

The *County* recognizes that the protection of natural features can appear contrary to other objectives in this Plan. For example, where the *County* has identified a *settlement area land use type* as a focus of growth, but also mapped *Significant Woodlands* for protection, the two objectives may appear to conflict. The *County* recognizes the environmental, physical, and social values of protecting natural features within our *settlement areas*. However, the *County* also values growth within its *settlement areas*, which is compact in form and efficiently serviced. As a result, natural features within *settlement areas* will not be considered prohibitive to development, except where otherwise prohibited by legislation (e.g. *Endangered Species Act*), Habitat Regulation, or through prohibitions in the Provincial Policy Statement (e.g. *Provincially Significant Wetlands*). Site specific matters will be considered when dealing with planning applications in *settlement areas*, which also overlap with a natural feature or its *adjacent lands*. These site specific matters may include, but are not limited to;

- Scoping the EIS,

- Waiving the need for an EIS, or
- Considering removal of a portion of the natural feature.

The above-noted matters will be considered where adequate justification or mitigation measures have been applied. Justification should address the balance between environmental protection, and the promotion of growth in *settlement areas*.

### **7.1 Core Areas and Linkages**

*Core Areas* and *Linkages* were identified in the *County's Natural Heritage System Study – Green in Grey (January 2017)*, and are shown on Schedule C to this Plan. The intent of the *Core Areas* is to protect the very large natural areas in the *County*, while recognizing continued private ownership and encouraging landowners to continue to protect and manage these lands in an environmentally sustainable manner, including for farming and *recreational* purposes.

*Linkages* are designed to provide movement corridors for both plants and animals between *Core Areas*, and provide and protect biodiversity and the long-term viability of ecological systems.

- 1) *Core areas* are the *County's* largest pockets of *significant* natural features, and represent the best areas for interior species habitat and natural function in the *County*. *Grey County* is home to some of the largest *Core Areas* remaining in Southwestern Ontario. *Cores Areas* are crucial to the environmental health of the *County*, and represent an opportunity for conservation.. Within *Core Areas*, the *County* places a priority on environmental protection.

*Core Areas* largely overlap portions of other *significant* natural features including Provincially *Significant Wetlands*, *Areas of Natural and Scientific Interest*, Other *Wetlands*, *Significant Woodlands*, *Significant Valleylands*, *Habitat of Endangered and Threatened species*, *Hazard lands*, and *Fish Habitat*.

- 2) *Linkages* are identified to provide connectivity between *Core Areas* and establish a connected natural environmental system. They support natural processes that are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. *Linkages* are identified based on several factors including using the areas of greatest natural cover (terrestrial and/or aquatic, as well as areas of deep interior habitat), while focusing on the shortest distance between *Core Areas*.

A corridor width of 200 metres was used to identify *Linkages*. This width was identified in *Grey County* based on the fact that interior habitat is generally identified as habitat 100 metres from the edge.

*Linkages* are not necessarily located in pristine natural environment, but partially occur through agricultural fields. This Plan does not prohibit *agricultural uses* and operations in these areas; the fields may provide appropriate habitat for species and/or offer opportunities for stewardship.

The boundaries of *Linkages* can be refined in the local official plan, but must meet the definition and criteria. Conversely, the precise location of the *Linkage* may be moved depending on further study.

- 3) *Development* proposed within *Core Areas*, their 120 metre *adjacent lands*, or *Linkages* will be required to undertake an *environmental impact study (EIS)*, unless otherwise exempted by [7.11.3](#) of this Plan\*. This EIS will assess the natural features, their *adjacent lands* and their connections to other natural features. Table 10 below provides for the permitted uses in *Core Areas* and *Linkages*.

Permitted Use	Permitted in Core Areas	Permitted in Core Areas Adjacent lands	Permitted in Linkages	EIS Required*
<i>Agricultural uses</i> including new buildings and structures	Yes	Yes	Yes	No
<i>Agricultural-related uses</i> requiring new buildings or structures	No	Yes	Yes	Maybe
<i>Home rural occupations</i> within existing buildings	Yes	Yes	Yes	No
<i>On-farm diversified uses</i> requiring new buildings or structures	No	Yes	Yes	Maybe
Conservation and flood control projects	Yes	Yes	Yes	No
Forest, fish, and wildlife management	Yes	Yes	Yes	No
Transportation, utility, and service corridors as per Section <a href="#">8</a>	Yes	Yes	Yes	Maybe
<i>Compatible recreation</i>	Yes	Yes	Yes	Maybe
Good forestry management as defined in the <u>County's Forest Management By-law</u>	Yes	Yes	Yes	No
Existing uses, buildings and structures, or minor expansions thereto	Yes	Yes	Yes	No
Reuse of existing building and	Yes	Yes	Yes	No

Permitted Use	<i>Permitted in Core Areas</i>	<i>Permitted in Core Areas Adjacent lands</i>	<i>Permitted in Linkages</i>	EIS Required*
structures, provided the reuse will not have any additional environmental impacts				
Existing mineral aggregate extraction operations	Yes	Yes	Yes	No
Expanded mineral aggregate extraction operations	Yes	Yes	Yes	Yes
New mineral aggregate extraction operations	No	Yes	Yes	Yes
New residential <i>dwelling</i> s or accessory uses on existing lots of record	Yes	Yes	Yes	No

**Table 10: Permitted Uses in *Core areas* and *Linkages***

- 4) New or significantly expanded uses, beyond those listed in Table 10, in *Core Areas* or *Linkages* will require the completion of an EIS, unless otherwise exempted by [7.11.3](#) of this Plan. Where a *Core Area* abuts a *settlement area*, discretion will be applied to determining whether an EIS is required.
- 5) Notwithstanding the permitted uses listed in Table 10, there may be sites where *Core Areas* or *Linkages* overlap other features such as *Hazard Lands*, Provincially *Significant Wetlands*, or Habitat of Endangered and *Threatened species*, and the uses listed above may otherwise be prohibited by sections [7.2](#), [7.3](#), or [7.10](#) of this Plan.
- 6) Notwithstanding the permitted uses listed in Table 10, where a new mineral aggregate extraction operation is proposed in a *Core Area* a County Official Plan amendment will be required.
- 7) Notwithstanding the EIS requirements listed in Table 10, an EIS may be required based on site specific features, or the recommendation of *County*, municipal, or *Conservation authority* staff. In some cases, the identification of a building envelope on-site by staff may negate the need for an EIS.
- 8) New *non-farm sized* lot creation is not permitted in *Core Areas* or *Linkages*, except for the creation of conservation lots. Lots created for *infrastructure* purposes may also be considered, where it can be demonstrated that there is no alternative outside of *Core Areas* or *Linkages*. The severance of a *surplus farmhouse* may be permitted

within *Core Areas* or *Linkages*, provided no new residential *dwelling*s are permitted on the remnant parcel.

- 9) Where possible, transportation, utility, and service corridors should avoid the *Natural heritage system*, especially *Core Areas* where possible. Transportation, utility, and service corridors include sewage, water and stormwater management systems, electricity transmission and distribution systems (e.g. hydro corridors), communications / telecommunications, transportation corridors, trails, oil and gas pipelines and associated facilities. Such corridors may be subject to the Municipal Class Environmental Assessment process. Where not avoidable, crossing of *Core Areas* and *Linkages* should be minimized, consider the shortest route across the *Core Area* or *Linkage*, and include context *sensitive* design, such as a narrow footprint, eco-passages, and other best management practices.
- 10) *Compatible recreation* means recreational uses that will not negatively impact the natural features or function of the *Core Areas* or *Linkages* and would not be in contradiction of the prohibitions listed above.

## **7.2 Hazard Lands**

*Hazard Lands* include *floodplains*, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the *County*.

New *development* shall generally be directed away from *Hazard lands*. The policies of this section of the Plan work together with MNRF Natural Hazards Technical Guidelines, as well as *conservation authority* regulations, and policies.

- 1) The *Hazard lands land use types* are shown on Schedule A. *Hazard lands* have not been mapped within the Niagara Escarpment Plan Area within Schedule A. *Hazard lands* may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the *conservation authority* and the Niagara Escarpment Commission.
- 2) Permitted uses in the *Hazard Lands land use type* are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public *utilities* and *resource based recreational uses*. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

- 3) In the *Hazard Lands land use type* buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section .7 Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.
- 4) *Development* and *site alteration* is not permitted within the *floodway* portion of the *floodplain* or defined portion of the dynamic beach. The *floodway* is the entire *floodplain*, unless the Two-Zone Concept is in use.
- 5) Implementation of the existing Two-Zone Concept or *Floodplain* Special Policy Area is subject to the following:
  - a) The Two-Zone Concept shall continue to be used for the Saugeen River *floodplain* on Lot 56 to 59 inclusive, Concession 2 E.G.R., (Glenelg Township) Municipality of West Grey, with the *floodway* being the 100 Year *floodplain* and the flood fringe being the outer portions of the Regional Storm *floodplain*. Appropriate *development* may be permitted in the flood fringe provided suitable flood damage reduction measures are undertaken to protect against Regional Storm flooding. *Development* and *site alteration* within the *floodway*, flood fringe or Regulated Area requires the approval of the *conservation authority*, in addition to any other applicable approvals.
  - b) Implementation of a new two-zone concept will be done through a municipal official plan amendment
- 6) Placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the appropriate *conservation authority* in *Hazard Lands*.
- 7) Certain public or private works which, by their nature, must locate within *Hazard Lands* shall be permitted to do so. These works include flood and erosion control, drainage, water works, those directly required for the management or maintenance of the natural environment, and other necessary works of approved design.
- 8) Replacement of existing buildings or structures may be permitted if the hazard risk does not increase from the original condition, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed.
- 9) In the *Hazard Lands land use type development* and *site alterations* will only be considered if all of the following can be satisfied:

- a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated;
- b) No adverse environmental impacts will result. The *County*, in consultation with the *conservation authority*, may require an *environmental impact study* to be prepared at the proponent's expense, in accordance with this Plan;
- c) Vehicles and people have a way of safely entering and exiting at all times;
- d) The *development* does not include;
  - i. Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or
  - ii. Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or
  - iii. Involve hazardous substances, and their disposal, manufacture, treatment or storage of.
- e) The advice or approval where required, of the appropriate *conservation authority* shall be obtained. The *County* and the *conservation authority* will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.
- f) There is no feasible location for the *development* outside of the *Hazard Lands land use type*.

10) Where new *development* is proposed on a site, part of which is *Hazard Lands*, then such lands may not be acceptable as part of the five per cent dedication for parkland. All lands dedicated to the municipality shall be conveyed in a condition satisfactory to local municipality.

11) Precise delineation of *Hazard Lands* will be shown in the local zoning by-laws. An amendment to the Official Plan will not be required to permit redefining of a Hazard Land boundary. Modifications to the *Hazard Lands* may occur through a zoning by-law amendment after consultation with the *conservation authority* and the approval authority.

### **7.3 Wetlands**

The *County* generally encourages *development* be setback from *Wetlands* by at least 30 metres. In some cases this 30 metres distance can be reduced based on site-specific circumstances, or through the completion of an EIS.

### **7.3.1 Provincially *Significant Wetlands* and *Significant Coastal Wetlands***

The identification and delineation of Provincially *Significant Wetlands* and *Significant Coastal Wetlands* is the responsibility of the Province. These features may be more accurately shown on mapping available from the Province.

- 1) No *development* or *site alteration* is permitted within the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the *Wetland*.
- 2) No *development* or *site alteration* may occur within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

*Development* or *site alteration* within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* will require a permit from the appropriate *conservation authority*.

- 3) Changes to the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* or the *adjacent lands* requires the approval of the Ministry of Natural Resources and Forestry or its delegated authority.

### **7.3.2 Other *Wetlands***

- 1) No *development* or *site alterations* are permitted within Other *Wetlands* or their *adjacent lands*, shown on Appendix B, or as identified by *conservation authorities*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

### **7.4 *Significant Woodlands***

*Significant Woodlands* mapping as shown on Appendix B was developed by the *County of Grey* with assistance from the Ministry of Natural Resources and Forestry (MNRF). The identification was primarily a desktop based Geographic Information Systems (GIS) exercise and the *County* acknowledges that inaccuracies or omissions in the mapping may be present. As a result, site visits by *qualified individuals* may be required at the application stage to scope any potential studies.

The *Significant Woodlands* layer was refined in 2017 by using data collected as part of the *Natural Heritage Systems Study – Green in Grey*, data from the MNRF and through airphoto analysis. Once the refinement occurred, it was then assessed through the original criteria used when creating the original *woodlands* layer and adjusted

accordingly. This has improved the accuracy of the data; however errors and omissions could still exist.

In order to be considered *significant*, a woodland shall be either greater than or equal to forty (40) hectares in size outside of *settlement areas*, or greater than or equal to four (4) hectares in size within *settlement area* boundaries. If a woodland fails to meet the size criteria outside a *settlement area*, a woodland can also be *significant* if it meets any two of the following three criteria:

- Proximity to other *woodlands* i.e. if a woodland was within 30 metres of another *significant* woodland, or
  - Overlap with the boundaries of a Provincially *Significant Wetland* and *Significant Coastal Wetlands*, *Core Area*, *Significant Valleylands*, or a *Significant Areas of Natural and Scientific Interest* , or
  - Interior habitat of greater than or equal to eight (8) hectares, with a 100 metre interior buffer on all sides.
- 1) No *development* or *site alteration* may occur within *Significant Woodlands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*. *Adjacent lands* are defined in Section [7](#) and [9.18](#) of this Plan.  
  
Projects undertaken by a municipality or *conservation authority* may be exempt from the *environmental impact study* requirements, provided said project is a public work or conservation project.
  - 2) Where it can be proven that a woodland identified as *significant* has ceased to exist, or ceased to exhibit characteristics of significance, an *environmental impact study* may not be required. Site photographs or a site visit by a *qualified individual* may be necessary to determine that a woodland no longer exists.
  - 3) Tree cutting and forestry will be permitted in accordance with the County Forest Management By-law (or successor thereto), and guided by the policies of Section [5.5](#) of this Plan.
  - 4) Fragmentation of *significant woodlands* is generally discouraged.
  - 5) *Significant Woodlands* are not meant to include orchards, nurseries, or holiday tree plantations. Where it can be demonstrated that the mapping inadvertently

mapped an orchard, nursery, or holiday tree plantation, an EIS will not be required for new *development* or *site alteration*.

- 6) Not all mapped *Significant Woodlands* are naturally occurring. In some cases, plantations have begun to transform into more naturalized woodlots, or fallow fields have over-grown to include early woodland features. Where these circumstances have occurred, an EIS may not be required for new *development* or *site alteration*, subject to the advice of a qualified professional, MNRF, *conservation authority* staff, or municipal/*County* staff. Where a *significant* amount of time has passed, and such plantation *woodlands* may now hold further natural value, an EIS may still be required.

## **7.5 Karst Areas**

*Karst Areas* are a *development* constraint area that is shown on Appendix A. Karst topography generally forms on limestone and dolostone plains and is marked by sink or karst holes, interspersed with abrupt ridges and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding planes that influence the flow of surface and groundwaters. Due to the nature of its formation, karst terrains are ephemeral and are controlled by past and present climatic and local weather conditions. Due to its geological nature, karst topography presents a potential hazard to human safety which must be mitigated through development controls and approvals.

Areas shown on the Appendix A to this Plan as being karst topography are considered to be potential development constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to development that must be addressed prior to development occurring. Development shall generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated. In areas suspected to have karst topography, the following shall be undertaken for any *Planning Act* to assess for the presence of karst topography and to mitigate against any potential hazard:

In areas mapped as '*Karst Area*' on Appendix A, it will be necessary for the proponent of any planning application to provide an assessment of the proposed area of *development*. Often, this can be accomplished by on-site test holes, however in some circumstances broader landscape features may indicate karst and may indicate the need for further assessment/confirmation. Depending on the site and the scale of the *development*, an *environmental impact study*, Hydrogeological or Karst Study, completed by a *qualified individual* may be required.

- 1) In determining if the constraint feature is present, the proponent shall dig two test holes in the location of the proposed main building (e.g. in the northwest & southeast corners), one test hole in the location of the proposed sewage system and one test hole in the proposed location of each accessory structure. The test holes shall be inspected by a qualified municipal or *conservation authority* official, or a qualified third party consultant, capable of determining karst features. A brief report of the findings is then be prepared and submitted to the *County* of Grey and local municipality.
- 2) If the test holes reveal shallow overburden, less than one metre in depth, above fractured bedrock, or if broader landform features indicative of karst are observed on the landscape, a study by a *qualified individual* shall be prepared to assess impacts and mitigation measures relating to the proposed *development*. Considerations addressed by this study should include surface water drainage; groundwater quality; bedrock erosion; and, any anticipated hazard associated with unstable bedrock conditions potentially arising as a result of karst features. The study shall be to the satisfaction of the *County* of Grey, the local municipality, and the appropriate authority designated under the *Ontario Building Code* for sewage systems.

For the *development* of a single *dwelling* or accessory building the scale of the potential *environmental impact*, hydrogeological or karst studies may be limited. However for larger *developments*, including plans of subdivision, or commercial / industrial *developments* with the potential for greater impacts, a more robust study will be required by a *qualified individual*. In areas where full municipal water and sewer services are already installed, the *Karst Area* test hole/study requirements will not apply for new fully serviced *development*, save and except for proposed developments that by their nature or operation, could accidentally spill contaminants into sinkholes or disappearing streams.

## **7.6 Significant Areas of Natural and Scientific Interest**

Provincially *Significant Areas of Natural and Scientific Interest* (ANSIs) are shown on Appendix B. The identification and delineation of *Significant ANSIs* is the responsibility of the Province. These features are more accurately shown on mapping available from the Province. In general, *development* and *site alteration* that is incompatible with *significant* natural features and areas will not be permitted.

- 1) No *development* or *site alteration* may occur within *Areas of Natural and Scientific Interest* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study* that there will be no *negative impacts* on the natural features or their *ecological functions*. The *adjacent lands* are defined in Section 9.18 of this Plan.

## 7.7 Significant Valleylands

*Significant Valleylands* were identified in the *County's Natural heritage system Study – Green in Grey (January 2017)*. They were identified by the participating *conservation authorities* and have been mapped as 200 metre wide corridors. Detailed delineations of *Significant Valleylands* should be evaluated on a site specific basis through an *environmental impact study* using the following criteria:

- The valley must be  $\geq 100$  metres wide and  $\geq 2$  kilometres long.
  - The valley banks must be  $\geq 3$  metres in height (extrapolated from 5 metre contours at 1:10,000 or better information where available).
  - Where valley slope is 3:1 on one side with no slope on the opposite side of the watercourse, the opposite valley limit is delineated using either 100m from centreline of the watercourse or the limit of the *floodplain* to create a continuous valley feature.
  - Where 3:1 valley slopes occur on both sides of the river, but they are not continuous, the *floodplain* limit (or contour information and professional judgment) is used to delineate a continuous valley feature.
- 1) No *development* or *site alteration* may occur within *Significant Valleylands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study* that there will be no *negative impacts* on the natural features or their *ecological functions*. The *adjacent lands* are defined in Section [9.18](#) of this Plan.
  - 2) *Significant Valleylands* will not be required to be mapped in municipal zoning by-laws, as these features are generally already covered by Hazard Land and Regulated mapping across the *County*.

## 7.8 Hazardous Forest Types for Wildland Fire

The Province has introduced policies and mapping related to *Hazardous Forest Types for Wildland Fire* prone areas, shown on Appendix A to this Plan. The *County* will use best management practices through site plan control, or other planning tools, at the time of a *development* proposal, once there is a better understanding of how to implement the Province's guide.

- 1) *Development* should generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *Hazardous Forest Types for Wildland Fire*.
- 2) *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*'. Risk mitigation should be addressed as part of an *environmental impact study* or *foresters study*.

*‘Wildland Fire Assessment and Mitigation Standards’* are defined as forest types assessed as being associated with the high to extreme risk using the risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

This means that under dry conditions, should a fire ignite these forests would likely exhibit high to extreme risk for wildland fire behaviour. These forest types pose a risk to public health and safety, including damage of property. They are generally treed or forested areas of certain species and conditions. Forest vegetation, or fuel types, that are associated with the risk of high to extreme *Hazardous Forest Types for Wildland Fire* include: natural conifer forests and unmanaged conifer plantations that can include spruce (black or white); jack pine and balsam fir tree species; immature red and white pine; and mixed wood forests with more than 50 per cent conifers (jack pine, spruce, balsam fir and immature red or white pine).

Forest conditions that are associated with the risk of high to extreme wildland fire include vegetation that has sustained storm or insect damage or is diseased, trees that are close to one another (high density) within conifer forests, and an abundance of ground fuel accumulation (e.g. large amount of woody debris, branches and or needle litter on the ground).

*‘Wildland Fire Assessment and Mitigation Standards’* are defined as the combination of risk assessment tools and environmentally appropriate mitigation measures, identified by the Ontario Ministry of Natural Resources and Forestry. These measures and standards are to be incorporated into the design, construction and/or modification of buildings, structures, properties, and/or communities to reduce the risk to public safety, *infrastructure*, and property from *‘Wildland Fire Assessment and Mitigation Standards’*.

In areas containing *Hazardous Forest Types for Wildland Fire*, forest management as per the *County’s* Forest Management By-law will be encouraged to reduce the material that would make a forest more susceptible to fire.

## **7.9 Fish Habitat**

*Fish Habitat* as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Healthy aquatic communities are generally a good indicator of environmental health.

The harmful alteration, disruption, or destruction of *Fish Habitat* is generally prohibited under the *Fisheries Act*. 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.

- 1) *Development* and *site alteration* are not permitted in *Fish Habitat* except in accordance with relevant *provincial and federal requirements*.
- 2) No *development* will be permitted within 30 metres of the banks of a stream, river, or lake unless an *environmental impact study* prepared in accordance with Section [7.11](#) of this Plan 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.

### **7.10 Other Natural Features**

The policies in this Section address specific *significant* natural areas within the *County* for which mapping is generally not available or is incomplete at present, including *Habitat of Threatened and Endangered Species*, and *Significant Wildlife Habitat*.

- 1) *Development* and *site alteration* is not permitted within, *Significant Wildlife Habitat* (including Deer Wintering Yards), and their *adjacent lands*, unless it has been demonstrated through an acceptable *environmental impact study*, completed in accordance with Section [7.11](#) of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.
- 2) No *development* or *site alteration* will be permitted within the *Habitat of Threatened / Endangered Species adjacent lands* except in accordance with *provincial and federal requirements*. No *development* or *site alteration* will be permitted within the *adjacent lands* to these areas unless it has been demonstrated through an *environmental impact study* that there will be no *negative impacts* on the natural features or their *ecological functions*. The *adjacent lands* are defined in Section [9.18](#) of this Plan and through *provincial and federal requirements*.
- 3) When the more detailed identification of areas of threatened and endangered species, and significant wildlife habitat has been completed by the *County* or appropriate authority, they will be recognized by amendment to this Plan.

### **7.11 Implementation - How do we protect the natural Areas?**

#### **7.11.1 Environmental Impact Study**

The *County* in cooperation with member municipalities, and *conservation authorities* may develop an *environmental impact study* guideline which includes a terms of

reference for both *environmental impact studies* and scoped environmental impact studies. Below are some general provisions for what will be required for an *environmental impact study*.

Where an *environmental impact study* is required in accordance with the policies of this Plan, it will be prepared, at the proponent's expense, by a qualified professional and will consist of:

- 1) A statement of the purpose and rationale for the *development*.
- 2) Maps and site plans showing the location of the lands affected by the *development* proposal in relation (where applicable) to the *Hazard Lands*, Provincially *Significant Wetlands* and *Significant Coastal Wetlands*, Other *Wetlands*, *Significant Woodlands*, *Significant Areas of Natural and Scientific Interest*, generalized locations (element occurrences) of endangered and *threatened species* and the Georgian Bay Shoreline as well as existing land uses, trees, surface water and landscape context, ownership patterns, existing and proposed *land use types* and alternative *development* concepts.
- 3) Analysis of the impacts of the proposal on the natural features and *ecological functions* of the site and *development* influence area and proposed measures to mitigate these impacts if appropriate/feasible.
- 4) The local municipality, based on the provisions of a local official plan and/or secondary plan, may develop an *environmental impact study* format to address Environmental Constraint issues of a local nature provided all matters contained in the *County* format are incorporated.
- 5) In some cases, an *environmental impact study* may be required prior to *development* where the *County* does not currently map any *significant* environmental features.

#### **7.11.2 Scoped *Environmental Impact Study***

The term 'scoped EIS' will be used to refer to scoped site environmental impact studies, where the smaller scale of *development* or lower risk of impacts warrants a simpler process.

In determining the scope of the EIS and the requirements for field studies, the applicant and the *County* will have regard for the basic principle of the EIS guidelines:

At minimum, the EIS shall demonstrate that the proposed *development* or *site alteration* will have no *negative impacts* on the values or *ecological functions* for which the triggering environmentally *significant* lands or natural heritage features have been identified.

For a Scoped EIS where the project will occur adjacent to, rather than within, the triggering natural feature, the applicant may be able to complete the Scoped EIS with assistance from agency staff. *County* staff and the applicant will determine the preliminary qualifications required for completion of the EIS during pre-submission consultation. These qualifications will be relevant to the scope of work. For example:

- If the boundaries of a Provincially *Significant Wetland* and *Significant Coastal Wetlands* (PSW) require confirmation, then the assessor will have to be certified as a *Wetland* evaluator by the Ministry of Natural Resources and Forestry (MNRF);
- If Ecological Land Classification (ELC) is required, then the assessor will be expected to have completed training in this method; and,
- If Butternut is present on the site, then a qualified Butternut Health Assessor (BHA) will conduct the necessary assessment to enable the MNRF to determine whether or not provincial authorization is required prior to the removal of any trees.

Each professional contributing to an EIS must demonstrate qualifications relevant to the scope of the assessment by submitting his or her resume with the final EIS report.

The basic content of the study will be the same as the full *environmental impact study*, but the areas studied or timeframes may be reduced (i.e. a single season study versus a three-season study).

### **7.11.3 When an *Environmental Impact Study* is Not Required**

The *County* may allow for the waiving of the requirement for the preparation of an *environmental impact study* when one or more of the following applies:

- a) A *development* is subject to a duplicate or similar environmental assessment process;
- b) A *development* is minor in nature; or
- c) The site conditions for a *development* are such that the preparation of an *environmental impact study* would serve no useful purpose for the protection of *significant* environmental features.

The *County* may seek outside independent advice as to whether the proposed *development* is minor in nature; an *environmental impact study* would serve any useful purpose; and/or the adequacy of a duplicate environmental assessment process.

- 1) The zoning by-laws or site plans adopted by the appropriate municipal Councils will contain appropriate standards for buffer planting, setbacks, permitted uses etc. Municipalities should consider utilizing holding provisions, or a similar technique which achieves the same effect, for lands adjacent to natural heritage features, which would require an *environmental impact study* prior to *development* or *site alteration*.
- 2) Where appropriate, site plan control and agreements will be utilized through the use of Section 41 of the Planning Act, R.S.O. 1990, as amended, to fulfill the requirements of the local municipality relative to the Natural Grey provisions of the *County Official Plan*.
- 3) The assistance and advice of the various authorities will be obtained where appropriate in the application of the Natural Grey policies.
- 4) Nothing in Section [7](#) that relates to the *natural heritage system* is intended to limit the ability of *agricultural uses* to continue. A scoped *environmental impact study* may be required for new buildings and structures for *agricultural uses*, *agricultural-related*, or *on-farm diversified uses* on or adjacent to *significant* natural heritage features.

## **7.12 Parks and Open Space**

Parks within the *County* include forest properties, trails, municipal parks, sports fields, and civic spaces. These are the places where people come together for events, for sports activities, all forms of leisure and *recreation*, to enjoy nature, and to meet neighbours.

Parks are an essential component to great place-making within our communities. Parks play a significant role in the *County's* goal of creating healthy communities, and are important to our physical, mental, and environmental health.

Many of our *County* forest properties are undeveloped for *recreation*, but help in the protection of our natural features. Some of our forests have recreational opportunities and the *County* is developing a Recreational Trails Master Plan for all forest properties.

The following are principles and policies to support and encourage parks and open space:

- 1) The *County* will complete a Recreational Trails Master Plan for all *County* owned forest properties and the *County's* CP Rail Trail. It will be a guiding document that directs how to properly develop the properties, what uses are appropriate, what facilities are required, and what we are looking for in partnerships with user groups.

- 2) The Recreational Trails Master Plan will encourage other municipalities and/or agencies to create similar plans in order for all public lands to have a consistent approach to management.
- 3) Municipalities are encouraged to provide public or privately operated park and open space uses in proximity to residential, commercial, and institutional land uses.
- 4) In assessing the need to provide parkland dedication versus cash-in-lieu of parkland, the proximity to existing parkland features shall be considered. Where feasible, all new residential developments shall be within 500 metres of parkland or open space uses.
- 5) The design of new parks, or redesign of existing parks, are encouraged to be age-friendly accessible spaces, offering a wide range of passive and active recreational opportunities. The development of parkland and recreational facilities, and services should be done in consultation with local residents and in cooperation with other providers such as school boards. Establishing parks adjacent to school sites is encouraged.
- 6) Consider the need for further forms of parks such as dog parks (leash on or leash off), trampoline parks, skateboard, bicycle, or roller skate parks, food forests or community gardens, or water-based activity parks.

#### **7.12.1 Parkland Dedication**

- 1) The *County* and local municipalities will, as a condition of the subdivision, *development* or redevelopment of land for residential purposes, require that land in the amount of 5% of the land proposed for *development* be conveyed to the municipality for park or other public recreational purposes, pursuant to the provisions of the Planning Act.
- 2) Local municipalities may require the dedication of parkland at a rate of one hectare for every 500 *dwelling* units proposed, in accordance with the Planning Act. The calculation of *dwelling* unit potential will be established based on the number of approved lots and the zoning applied to any blocks in a draft approved plan of subdivision. This shall be established in through a zoning by-law approved by local municipalities.
- 3) In the case of industrial or commercial *development*, local municipalities may require that land in the amount of 2% of the land proposed for *development* be conveyed to the municipality for park or other public recreational purposes, pursuant to the Planning Act.

### **7.12.2 Alternative Requirement**

- 1) Local municipalities may require cash in-lieu-of all or part of the required parkland dedication, as prescribed by the Planning Act, under one or all of the following circumstances:
  - a) Where the required land dedication fails to provide an area of suitable shape, size, or location for *development* as public parkland.
  - b) Where the required dedication of land would render the remainder of the site unsuitable or impractical for *development*.
  - c) Where existing park and recreational facilities in the vicinity of the site area are, in the opinion of the *County*, clearly adequate to serve the projected increase in population.
- 2) In the case of residential *development*, local municipalities may, through by-law, specify the amount of fixed cash payment per *dwelling* unit. The amount of cash payment will be amended when deemed necessary to reflect the general rate of land values in the *County*.
- 3) Alternatively, the *County* may require a payment in lieu of the required parkland at rate of one hectare for every 500 *dwelling* units, as provided for under the Planning Act. The calculation of *dwelling* unit potential will be established based on the number of approved lots and the zoning applied to any blocks in a draft approved plan of subdivision.
- 4) 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.

### **7.13 Climate Change**

Climate change is considered by many to be the world's biggest challenge in the coming century. Grey *County's* 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. This Plan has been written with this objective in mind.

Additionally, the *County* of Grey will work towards creating a Climate Change Action Plan that will coordinate the *County's* efforts to embrace and facilitate resilient, sustainable *development* to mitigate the effects of climate change within our communities.

The *County* can become more resilient to climate change. Our efforts to adapt can also help Grey *County* remain affordable and economically competitive. The emerging green

economy will provide significant opportunities for creative solutions, innovation, and job growth.

The following are principles and policies to assist with mitigating and adapting to the impacts of climate change:

- Parks and open spaces provide opportunities to increase tree canopy and woodland cover across the *County*.
- The proper construction, maintenance, and upgrading of *infrastructure* is essential in maintaining its capacity to function currently and under the effects of climate change.
- Green technologies and construction methods will be used whenever possible and feasible for new construction and the replacement of civic *infrastructure*.
- Monitoring the impacts of climate change on our systems, for example the *natural heritage system*, will allow us to adjust management activities, to best maintain their integrity and resiliency.
- Under climate change, the risks associated with natural hazards may change and this should be considered as we plan for the future.
- *Active transportation* provides an opportunity for communities to reduce their carbon footprint.
- Mixed use *development* and housing *intensification* allows for more efficient use of existing and planned *infrastructure* and should be encouraged.
- Encourage reduction of building demolition waste through the adaptive reuse of older and existing building stock.
- Promote retrofits for energy efficiency in built heritage structures while maintaining their cultural integrity.

## **8 MOVE GREY**

Move Grey considers how we move people, goods, and information into, out of, and through the *County*. Grey *County* is a large area and moving around the *County* can be a challenge. We need to ensure that we have the transportation, services, and technology in place to support the needs of our residents, tourists, and businesses, so we can grow and thrive.

### **8.1 Background**

Motorized vehicles are essential for traveling the *County* due to our vast geography. Most people who work in Grey *County* commute by car, truck, bus, or as a passenger in a vehicle. Most children in Grey *County* get to school by bus or by car. Not everyone has access to a vehicle and therefore it will be important to provide a variety of

transportation options that work together as a *complete transportation system*. This is often called a 'multimodal transportation system' but for the purposes of this Plan it is called a '*complete transportation system*'. One of the key objectives of this Plan is to maintain and improve the *County's complete transportation system* to provide efficient car, truck, and transit routes as well as cycling and pedestrian routes/trails which connect our rural areas with our *settlement areas* and other key locations throughout the *County*. The policies in this Plan will ensure that a *complete transportation system* is maintained and improved to support the needs of our residents, businesses, and tourists.

## **8.2 General Transportation Policies**

- a. The *County* will support different forms of transportation that work together to provide a *complete transportation system* that will contain the following elements:
  - Connections between *settlement areas* including Recreational Resort Areas with a priority provided to *active transportation* and transit connections;
  - Providing connections between our rural areas and *settlement areas* including Recreational Resort Areas so that people can access services and facilities located within these areas;
  - Considering the needs of all age groups when designing and planning transportation *infrastructure* and facilities;
  - *Complete streets* which are designed for all age groups and for different forms of transportation including walking, cycling, transit, and driving;
  - Develop a *functional classification* of the roads throughout the *County* and develop policies and standards related to the function of the roads. Local municipalities are encouraged to develop a *functional classification* of local roads;
  - Partnerships with local municipalities for pedestrian and cycling routes/trails as well as providing opportunities and supporting a variety of transportations options within a municipality;
  - supporting local municipalities in developing *active transportation systems*';
  - providing guidelines for wayfinding signage to support tourist and cultural attractions, to support downtowns, and for pedestrians/cyclists on routes/trails;
  - coordinating with local municipalities and existing transit providers about planned or future transportation connections (nodes) and transit corridors;

- collaborating with local municipalities to ensure the provision of sidewalks and trails are considered within proposed *developments* and within existing developed areas;
  - developing a 'share the road' educational campaign to educate all road users about the importance of sharing the road and respecting all road users.
- b. When considering transportation options and the transportation needs of our residents, tourists, and businesses, prioritization should be given to pedestrians, transit, cyclists, and the movement of goods over those of single occupant cars.
  - c. When reconstructing roads, consideration should be given to adding more passing lanes along Provincial Highways, *County Arterial* and *County Collector Roads*.
  - d. The *development* of a new transportation corridor will not require a local or *County* plan amendment provided the project has received approval under the Environmental Assessment Act or is part of a new subdivision/condominium *development*.
  - e. New or planned transportation corridors will be identified in the *County* and local official plans and in subsequent general updates and reviews of those official plans.
  - f. The *County* and local municipalities will plan for and protect corridors and rights-of-way for transit, *active transportation*, the movement of goods, and transportation.
  - g. The *County* will consult with other levels of government and other transportation agencies in order to maintain and improve the *County's complete transportation system* including connectivity throughout the *County* as well as connecting with areas outside of the *County*.
  - h. The *County* will work with the Province, local municipalities, local police forces and emergency service providers to establish emergency detour routes and access points for the Provincial Highways. A communications plan will also be established when these emergency routes are activated.
  - i. This Plan promotes compact built-forms, structures of nodes (key connections) and corridors, and mixes of land uses to facilitate *active transportation*, shortened commutes, decreased traffic congestion, and/or the use of transit where it either exists or has the potential to be developed.
  - j. New *developments* will be designed to ensure the safe access for vehicles and emergency vehicles. Single access to new residential *developments*

will be considered up to 85 units. New residential *developments* with 85 to 150 units will need to have at minimum a full access plus a secondary emergency access. New residential *developments* greater than 150 units will need to have two or more full accesses. Access to new residential *developments* will be considered through the phasing of the *development* however the above thresholds will be used to consider the design and phasing of the accesses. Local municipalities are encouraged to adopt these thresholds or develop alternate thresholds to ensure the safe access for vehicles and emergency vehicles.

- k. New *development* should be designed to integrate with the *complete transportation system* by ensuring that roads, sidewalks, and trails are designed to accommodate pedestrian links (sidewalks, paved shoulders, or trails), cyclists (paved shoulders or trails), and transit links (where applicable). Prioritization of transportation options and needs as outlined in subsection (2) above should be considered. New *development* will also consider future vehicle and pedestrian connections to adjacent lands. New *development* will also be designed to accommodate adequate snow storage.
- l. Where developments are unable to provide adequate off-street parking on site, local municipalities should consider the provision of parking on an alternative site within a safe and reasonable walking distance of the site provided that:
  - The alternative site is no more than 500 metres from the proposed development,
  - A safe pedestrian route is available to connect between the site and alternative parking site (i.e sidewalks, paved shoulders and/or trails are available),
  - The owner of the alternative site enters into an agreement with the developer and the municipality, and,
  - The alternative site can accommodate the parking requirements of both sites.
- m. *Development* will not be permitted within planned transportation corridors that could affect the use of the future corridor.
- n. The *County* will encourage the identification of historic transportation routes as heritage roads and the protection of their respective *heritage attributes*. Servicing and *development* proposals, including road improvements such as realignments or widenings, may require measures to help mitigate any *negative impacts* to heritage roads.

- o. Outdoor storage and loading areas associated with commercial and industrial uses that back onto a Provincial Highway or *County* road should be visually screened or appropriately located and not visible to the travelling public. Visual screening and other mitigative measures should be considered as part of the site plan process.
- p. For proposed *developments* adjacent to or in the vicinity of a Provincial Highway or a *County* road, a stormwater management plan or report may be required for the review and approval of the appropriate road authority where drainage would impact a highway downstream.
- q. MTO, the *County*, and local municipalities own a number of patrol yards throughout the *County*. Patrol yards are often used to store equipment and materials associated with the maintenance and construction of roads. *Development* adjacent to these patrol yards should be *compatible* with these facilities. The use of landscaping and buffer zones between the proposed *development* and these facilities is encouraged.

### 8.3 Roads

Roads play a primary role in transporting goods and people throughout the *County*. They are a key piece to the *complete transportation system*. The road network in the *County* is made up of Provincial Highways, *County* roads, local municipal roads and private roads. Appendix D further divides *County* roads based on the function of the road being *County Arterial*, *County Collector* and *County local roads*.

#### 8.3.1 Provincial Highways

There are five Provincial highways located within the *County* (Highways 6, 10, 21, 26 and 89). These Provincial Highways are under the control and jurisdiction of the Ministry of Transportation (MTO).

- 1) All proposed *development* located adjacent to a Provincial Highway or located within the MTO's permit control area under the *Public Transportation and Highway Improvement Act* will be subject to MTO approval. Early consultation with MTO is encouraged to ensure the integration of planning initiatives with provincial transportation planning. Direct access to a Provincial Highway will be discouraged and often prohibited. MTO policy is to allow only one entrance for each existing lot of record. *Development* is encouraged to utilize local roads and shared access wherever possible. New, altered, or expanded land uses, parcels, signs, and entrances adjacent to Provincial Highways will be subject to approvals or prohibitions as may be required by MTO.
- 2) The following table summarizes MTO's permit control areas under the Public Transportation and Highway Improvements Act:

An MTO permit is required if you want to...	Within this distance...
Place a building, structure, entrance on any road.	45 metre of the limit of any highway  180metre of the centre point of any intersection (on King's highways)  395metre of the centre point of any intersection or interchange (on controlled-access highways)
Place a sign.	400metre of the limit of the highway
Change the use of land in a way that will generate large amounts of traffic. All roads are considered to be large traffic generators.	800metre of the limit of the highway

- 3) The *County* and MTO will work cooperatively with respect to the planning of land *development* and associated access connections within MTO's permit control areas adjacent to all Provincial Highways and intersections within the *County*, in order to protect the future transportation corridors for the movement of people and goods.
- 4) Right-of-way widths for Provincial Highways will be determined by MTO.
- 5) Where Provincial Highways go through *settlement areas* and where there is a 'Connecting link' agreement in place, the *County* and local municipalities should consider accommodating a variety of transportation modes in order to integrate with the *complete transportation system*. This could include accommodating pedestrians, cyclists, transit, walkers, electric scooters, e-bikes, ATV's, and motorized vehicles with the aim of developing *complete streets* for all age groups.
- 6) For large *development* proposals that will generate large volumes of traffic that are located within MTO's permit control area, MTO may require an applicant to prepare a Traffic Impact Study in accordance with MTO's 'General Guidelines for the Preparation of Traffic Impact Studies'. The main purpose of a Traffic Impact Study is to demonstrate how transportation impacts of a proposed *development* or *redevelopment* can be mitigated and addressed in a manner that is consistent with the objectives of MTO. The Traffic Impact Study also serves as the basis for the identification and evaluation of transportation related improvements or measures to be included as a condition of access approval, including funding, for the *development* or redevelopment.

- 7) Any new proposed access connections (e.g. public road or signalized intersection, roundabout/traffic circle or private entrance) located on a municipal crossroad and within 800 metre of a Provincial Highway, intersection will need to meet MTO's access management policies, standards, and requirements.
- 8) Provincial Highway *Connecting links* as shown on Appendix D of this Plan are portions of the Provincial Highways through *settlement areas* that are not owned by the Province but are instead under the control and ownership of the local municipality. Any *development* and *site alteration* proposed adjacent to the Provincial Highway *Connecting links* will be subject to local municipal approval. Within Provincial Highway *Connecting links*, local municipalities are encouraged to improve pedestrian safety through the use of:
  - Traffic calming measures;
  - Improved traffic signals;
  - Roundabouts/traffic circles at key intersections;
  - Improved signage;
  - Improved pedestrian crossings, walkways, sidewalks, bike lanes and paved shoulders;
  - Removal/maintenance of snow;
  - Relocating utility poles that interfere with pedestrian crossings;
  - Designing roads as *complete streets* to accommodate all age groups, accessibility standards, and different forms of transportation;
  - Identifying community safety zones.

### **8.3.2 County Roads**

- 1) The *County* roads have been divided into categories based on the current and anticipated function of the road which has been identified in Appendix D. The categories are *County Arterial*, *County Collector*, and *County local roads*. Improvements and maintenance standards to the *County* road system will be based on the function of the road.
- 2) The *County* will consider accommodating a variety of transportation modes along *County* road corridors in order to play a key role in the overall *complete transportation system*. This could include accommodating pedestrian, cyclists, agricultural equipment, horses and buggies, transit (including transit stops), and motorized vehicles.

- 3) The required road allowance of a *County* road will be determined by Council but will generally follow the minimum right-of-way widths based on the *functional classification* of the road:
- a) Provincial Highways as determined by MTO
  - b) *County* roads
    - *County Arterial* and *County Collector roads* – generally 30 metre right-of-way width however *County* Transportation Services may investigate the option of increasing this width.
    - *County local roads* – generally be 30 metre right-of-way width however *County* Transportation Services may investigate options to reduce this width under the *County* Road Widening Policy.
    - Daylight triangles at intersections of *County* roads may also be acquired.
  - c) Municipal local roads – generally be a 20 metre right-of-way width unless identified otherwise under a secondary plan and/or local official plan.
  - d) Where *County* road right-of-way widths are less than those described above, the *County* will require as a condition of approval through a consent, plan of subdivision, or site plan application, the dedication of lands for road widening purposes at no expense to the *County*. The amount of adjacent land to be obtained for widening will generally be taken in equal amounts from both sides of the road where practical. Unequal widenings may be taken where topographic features, heritage buildings and structures, or other cultural heritage resources, *significant* environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of an existing *County* road right-of-way.
- 4) Paved shoulders on the edge of roadways will be considered for all *County* roads in order to support larger farm equipment, cyclists, horse and buggy communities, and other vehicles, and to also extend the life of the paved surface
- 5) For *County* roads that go through *settlement areas* or built-up areas, the *County* will investigate improving pedestrian safety through the use of:
- a) Traffic calming measures;
  - b) Improved traffic signals;

- c) Roundabouts/traffic circles at key intersections;
  - d) Improved signage;
  - e) Improved pedestrian crossings/walkways/sidewalks;
  - f) Removal/maintenance of snow;
  - g) Relocating utility poles that interfere with pedestrian crossings;
  - h) Designing roads as *complete streets* to accommodate all age groups, accessibility standards, and different forms of transportation;
  - i) Identifying community safety zones.
- 6) The *County* will encourage and support the planning, corridor and connectivity protection of the following planned corridors under the *County* road system as identified below and shown on Appendix D:
- a) Grey Road 9 westerly extension into the Municipality of West Grey (currently Concession 11 in West Grey);
  - b) Grey Road 14 extension along Southgate Sideroad 11;
  - c) Grey Road 5 extension/Owen Sound East By-pass (currently Concession 10 in the Municipality of Meaford);
  - d) Grey Road 25 westerly extension by providing a straight-thru connection between Grey Road 3 and Grey-Bruce Line;
  - e) Dundalk Industrial Park By-pass;
  - f) Grey Road 40 direct connection between Highway 6 and Highway 10;
  - g) Concession 5 Derby and Concession 6 (Sullivan) to connect Grey Road 40 to Grey Road 18.

Options for a by-pass at the south end of Markdale should also be explored further between the *County* and the Municipality of Grey Highlands.

- 7) Where a building or structure is to be built adjacent to a *County Arterial* or *County Collector* road, minimum setbacks are determined through a *County* by-law but are generally 75 feet (22.86 metres) from the centreline of the road. Within *settlement areas* and on *County local roads*, the setbacks as identified in the local municipal zoning by-laws will be used. Existing uses along *County* roads with less than the required setback may apply for an exemption to the *County's*

Road Setback By-law. Additional *development* or building additions should not build any closer to the *County* road centreline than the setback of the existing buildings.

- 8) For *County* roads that go through *settlement areas* or built-up areas, the *County* will consider developing a *Connecting link* program in consultation with local municipalities. A *Connecting link* is a section of a *County* Road that goes through a built-up area or *settlement area* which serves a purpose for local traffic but also serves a *County* purpose as a connection to the *County* road system. For a *Connecting link*, the *County's* interest will be to protect the continuity and connectivity of the *County* road system. For municipalities, a *Connecting link* is important as it provides access through downtown/built-up area by motorists, pedestrians, and cyclists and making sure that the *Connecting link* continues to provide these functions.
- 9) New access to *County* roads that are classified as *County Arterial* or *County Collector* roads will be discouraged where *development* sites have suitable access to a *County local road* or a municipal local road in order to preserve the key function of the *County* road in the *complete transportation system*. New accesses on to all *County* roads will only be permitted where traffic safety concerns related to sight lines at curves, hills, and intersections can be addressed.
- 10) New *development* that requires access to a *County Arterial*, *County Collector* or *County Local Road* as identified on Appendix D will be considered subject to:
  - a) The *development* is permitted in the *County* Plan or the local official plan or secondary plan;
  - b) No appropriate access is available from a *County* local road or a municipal local road;
  - c) The proposed use meets the setback requirements of the *County's* Road Setback By-law;
  - d) The necessary road widening is provided as required;
  - e) That an entrance permit is obtained from the *County* Transportation Services Department as a condition of approval.
- 11) For large *development* proposals that will generate large volumes of traffic that are located either adjacent to or within the vicinity of a *County* road, the *County* may require a Traffic Impact Study. The Traffic Impact Study will assess the impact of the *development* on the *County* road system, impacts to adjacent

access points and local roads, and recommend improvements if required. Integration with the *complete transportation system* will need to be addressed including how the *development* will accommodate pedestrians, cyclists, transit, and other forms of transportation. For new proposed industrial operations, the Traffic Impact Study will assess the combined impacts of truck traffic from industrial operations within the area.

- 12) If a *development* application or site plan requires road improvements that trigger a Municipal Class Environmental Assessment, the Environmental Assessment (EA), and the EA review process associated with it, must be completed before approval of the *development* application or site plan. There may be times where partial approval of a *development* or phasing of a *development* could be considered prior to the completion of an EA. In these instances, conditions of approval should be outlined as to the timing and phasing of the *development* and the trigger for the EA.
- 13) The *County* encourages the use of landscaping and other techniques that will reduce the visual and noise impacts from roadways on adjacent *development sensitive* uses or in the direct vicinity of existing or proposed *County Arterial* and *County Collector* roads.
- 14) The *County* will explore the use of living snow fences along *County* roads by planting trees, shrubs, and native grasses to help manage the blowing and drifting of snow in areas that are prone to drifting. Partnership opportunities with local municipalities in establishing living snow fences on local municipal roads should also be explored.

### **8.3.3 Local Municipal Roads**

- 1) Local municipalities will adopt practices and official plan policies for the provision and maintenance of a local road network within the context of the *complete transportation system*.
- 2) Local municipalities should seek to reduce traffic congestion and minimize the length and number of vehicle trips through traffic management techniques, support current and future use of transit (where applicable), and *active transportation* in their official plans, through the designation of areas of higher density and mixed land uses.
- 3) Within *settlement areas* and built-up areas, local municipalities will investigate improving pedestrian safety through the use of:
  - a) Traffic calming measures;

- b) Improved traffic signals;
- c) Roundabouts/traffic circles at key intersections;
- d) Improved signage;
- e) Improved pedestrian crossings/walkways/sidewalks;
- f) Removal/maintenance of snow;
- g) Relocating utility poles that interfere with pedestrian crossings;
- h) Designing roads as *complete streets* to accommodate all age groups and different forms of transportation;
- i) Identifying community safety zones.

#### **8.3.4 Private Roads and Seasonally Maintained Roads**

Private roads are roads that are not owned or maintained by the Province, *County* or local municipality. Seasonally maintained roads are roads that are either private roads or roads owned by a local municipality that are not maintained on a year round basis.

- 1) Private Roads may be extended to service existing seasonal or *resource based recreational uses*.
- 2) Private Roads will not be extended to provide access for new *development* unless the road extension is assumed by a condominium corporation through a plan of condominium or through some other mechanism to the satisfaction of the *County* and the local municipality.
- 3) The creation of new private roads to provide access to new *development* will not be permitted unless the proposed roads are established through a plan of condominium or through some other mechanism to the satisfaction of the *County* and the local municipality. All new *development* on a private road is required to have access to a publicly owned and maintained road unless Section 8.3.4(4) can be addressed. Any roads through a new *development* that provide a connection to publicly owned and maintained roads should be established as publicly owned and maintained roads.
- 4) New lot creation is not permitted on a private road unless the roads are established through a plan of condominium. *Development* on existing lots of record on private roads or seasonally maintained roads may be considered subject to satisfying the following criteria:

- a) The use on the lot must be permitted by the implementing zoning by-law;
- b) The lot and all buildings and structures on the lot must comply with the implementing zoning by-law;
- c) The appropriate approvals are obtained for sanitary sewage treatment disposal and a potable water supply is available;
- d) The property owner, at his/her expense, enters into a site plan agreement with the local municipality, or an alternative binding agreement acceptable to the local municipality, that indicates that:
  - i.) The owner acknowledges and agrees that the lot in question does not front on an improved public road or a road that is maintained year round;
  - ii.) The owner acknowledges and agrees that the local municipality does not or is not required to maintain or snowplow the said road or street;
  - iii.) The owner acknowledges and agrees that the local municipality will not take over or assume an unopened, unassumed or private road or street as a local municipal road unless it has been built or upgraded to the local municipal standards then in force;
  - iv.) The owner acknowledges and agrees that the local municipality is not liable for any injuries, losses, or damages as a consequence of the local municipality issuing a building permit; and,
  - v.) The site plan agreement shall be registered against the lands at the expense of the owner.

It is recommended that local municipalities apply a holding zone for existing lots that front on to a private road or seasonally maintained road, and that the holding provision only be removed when the above criteria has been addressed to the satisfaction of the local municipality. It is recommended that the removal of the holding provision not be supported where it would create a new circumstance where maintenance of a municipality owned road will be carried out by private landowners or resident associations. This does not prevent the local municipality from developing more

restrictive criteria or an approach to *development* on private roads or seasonally maintained roads.

Notwithstanding the above criteria, if a private road or seasonally maintained road is deemed to be inadmissible, and if further *development* on the road is deemed to be a risk to public health and safety, then *development* on existing lots that front onto a private road or seasonally maintained road should not be permitted.

- 5) The *County* and local municipalities accept no responsibility or liability pertaining to access by the public, school boards, first response, police, or fire protection along a private road.
- 6) There is no commitment or requirement by any public authority to assume responsibility for ownership or maintenance of any private road.

#### **8.4 Active Transportation**

*Active transportation* includes everything from walking, cycling, movement with mobility aids, skiing, snowshoeing, skating, skateboarding, longboarding, roller blading or any other way to travel that is self-powered. Providing more opportunities for *active transportation* is important to the *County*. This includes making communities more walkable and accessible for all. Choosing *active transportation* can encourage people to lead healthier lifestyles. In addition to health benefits, *active transportation* can also reduce transportation costs, traffic congestion, pollution from vehicles, and contribute to a more connected community. *Active transportation* as tourism activities (e.g. hiking, cycling, skiing, etc.) can also provide economic benefits for our communities. The following are policies to support *active transportation*:

- 1) The *County* and local municipalities will pursue the connection of existing and future trails, sidewalks, and paved shoulders throughout the *County* that integrates with the *complete transportation system*. Land dedication may be required to accommodate these connections.
- 2) New *developments* will need to be designed to be walkable and bike friendly by including for example trails, sidewalks, and/or paved shoulders where appropriate to integrate with the overall *complete transportation system*.
- 3) The *County*, in consultation with the local municipalities, conservation authorities, and the community, will develop a Trails and Cycling Plan to look for opportunities to enhance existing trails and cycling routes and develop connections to create an overall *active transportation* system that integrates with the *complete transportation system*. The *active transportation* system will be designed to connect *settlement areas* and built-up areas to allow residents and tourists to travel between these areas. The *active transportation* system will also

be designed to connect between community facilities, public beaches/shorelines, open space areas, schools, recreational areas, tourist attractions, and parks.

- 4) Tourism and recreational *developments* that support *active transportation* will be encouraged. This includes but is not limited to expansions of new ski runs, outdoor skating venues, snowshoe trails, *development* of new hiking and biking trails, connecting to existing trails, and other tourism uses that encourage *active transportation*.
- 5) Roads within *settlement areas* and built-up areas should be designed as *complete streets* to support all age groups and a variety of travel modes (walking, cycling, walkers, electric scooters, transit, and motorists). High traffic roads within *settlement areas* should be designed as *complete streets*. *Complete streets* are designed for everyone whether you are using transit, driving a car, walking, or cycling. *Complete streets* should also be designed to include street furniture, pedestrian islands to ease street crossings, benches, and streetscape features separating pedestrians from traffic such as curbs and street trees.
- 6) The *County* and the local municipalities will develop walkability guidelines to assess the walkability of new and existing neighborhoods. This includes identifying and demarcating safe pedestrian and cycling routes to schools and other community destinations and promoting these routes including consideration of winter maintenance of these routes. These guidelines will help highlight any improvements and enhancements needed to improve walkability. Traffic Impact Studies will also include a walkability assessment for new *developments*.

## 8.5 Public Transit

Through conversations with the community, residents described the need to:

- Access training/educational opportunities;
- Access employment;
- Get to medical appointments and other health services;
- Connect with friends and other locations for social interaction, and
- Access groceries, pharmacies, and other retail stores.

There are existing transit providers throughout the *County*, however riders are typically restricted to those that meet specific criteria set by the transit provider and their mandates (e.g. riders must be over the age of 18, riders must have a disability, etc.). Public transit offered within the City of Owen Sound, Municipality of Meaford and in parts of the Town of The Blue Mountains do not have these restrictions.

A Rural transit study completed in 2014 identified people with low incomes and youth as the two groups with the highest need of transportation services.

The study revealed a need for better coordination amongst existing transit providers. Technology use should also be considered in order to help facilitate scheduling,

enhance customer service, and public transit access. The following policies indicate support for public transit operations:

- 1) In light of the *County's* aging population, and the increasing number of people who do not have access to a vehicle or are unable to drive, the importance of providing transit services throughout Grey *County* continues to grow. As such, the *County* in partnership with local municipalities and existing transit providers, will work towards developing a *county-wide* transit system that is accessible for all age groups and disabilities, and integrates with the overall *complete transportation system*. When considering options for a *county-wide* transit system, consideration should be given to the use of technology to increase ridership by filling empty seats and to better plan routes. The use of such systems as car/ride sharing and car-pooling should be considered when exploring options for developing an overall *county-wide* transit system.
- 2) The continued operation of regularly scheduled public transit services is encouraged. The extension of such services is also encouraged where justified by a reasonable level of demand.
- 3) Local municipalities are encouraged to develop transit-supportive policies to be incorporated into local official plans/secondary plans.
- 4) New *development* by plan of subdivision should include age-friendly and transit supportive design elements such as:
  - a) A system of walkways (sidewalks, paved shoulders, and trails) and bicycle paths (paved shoulders and trails) linking the subdivision internally as well as externally to other walkways and bicycle paths, and to other public areas;
  - b) Design that includes *complete streets*, *active transportation*, and safety.
- 5) This Plan and local official plan/secondary plans will encourage growth and *development*, land use patterns, densities, and a mix of land uses within *settlement areas* and built-up areas along existing or future transit corridors. Within Primary *Settlement Areas*, medium and higher density *development* should be considered along existing or future planned transit corridors as well as at key transit nodes (e.g. transit stops, proximity to community facilities, etc.).
- 6) The *County* will consult with other levels of government and other transportation agencies to maintain and improve inter-community transit as well as transit links outside of Grey *County* to connect neighbouring communities (e.g. buses along Provincial Highways, buses to Orangeville, Brampton, Greater Toronto Area,

Guelph, Kitchener, London, Collingwood, Barrie, Wiarton, and surrounding Counties).

## **8.6 Airports**

There are a few airports in Grey *County* and neighbouring counties that also provide transportation options. The largest airport in Grey *County* is the Wiarton Keppel International Airport which is a federally certified airport. This airport is used for transporting people for medical emergencies, for landing search and rescue aircraft, and can also be used for transporting goods. Other airports include the Owen Sound Billy Bishop Regional Airport located within Grey *County* and the Saugeen Municipal Airport and the Collingwood Airport which are located just outside of Grey *County*. The following are policies that protect airports and support the use of airports:

- 1) *Development* in the vicinity of the Wiarton Keppel Airport and the Owen Sound Billy Bishop Airfield will be controlled to reduce the potential for land use conflicts and to ensure there will be no *negative impacts* on the long term function of these facilities. Transport Canada zoning regulations for the Wiarton Keppel Airport will be utilized to regulate *development* within the vicinity of the Airport.
- 2) The Wiarton Keppel International Airport is federally regulated and therefore any *development* on the airport lands that is an airport-related use is under Federal jurisdiction and will not require an amendment to this Plan. *Airport-related uses* include airport-related commercial and industrial (e.g. aircraft sales and service manufacturing, maintenance, shipping, and storage), research establishments, commercial flight schools including associated temporary accommodation, business offices, and *small scale* accessory uses.
- 3) Opportunities to better utilize the airports/aerodromes within Grey *County* should be explored.

## **8.7 Ports, Harbours and Marinas**

Ports, harbours, and marinas in Grey *County* also provide transportation opportunities for residents, businesses, and visitors. We have one port in Grey *County* which is located in the City of Owen Sound. This port is open for navigation nine to ten months of every year. There are a number of lake vessels that use this port for transporting goods such as grain, cement, and salt to name a few. There are also a number of recreational harbours and marinas in Grey *County* (e.g. Owen Sound, Meaford, and Thornbury). These are used by residents and visitors for recreational purposes, and by local fish businesses for charter services. There is also the Big Bay dock which is used to access Griffith Island and White Cloud Island. The following policies will protect our ports, harbours, and marinas and encourage new *compatible development* that can use these ports and harbours for transportation options:

- 1) The retention and promotion of the Owen Sound port and the other harbours/marinas within Grey *County* as a component of the overall *complete transportation system* is encouraged.
- 2) Efforts to attract more ships to utilize the Owen Sound port are encouraged, including the potential divestiture of the lands from the Federal Government and the wintering of ships utilizing the port for repairs and maintenance.
- 3) Linkages to the Owen Sound port and Georgian College are encouraged.
- 4) The continued operation of the other harbours and marinas throughout Grey *County* is encouraged to serve local needs and to promote and encourage further use by tourists. Harbour and marina expansions will be subject to the relevant policies of this Plan and the applicable local official plan/secondary plan.
- 5) Planning for land uses in the vicinity of ports, harbours, and marinas will be controlled to reduce the potential for land use conflicts and to ensure there will be no *negative impacts* on the long-term function of these facilities. On the other hand, *development* that is *compatible* with these facilities should be promoted and encouraged in order to better utilize these facilities. Local municipalities are encouraged to incorporate policies in their local official plans to protect and encourage the use of the ports, harbours, and/or marinas.

## **8.8 Rail Corridors**

The Provincial Policy Statement says rail facilities should be protected from new *development* by ensuring new *development* is designed, buffered, and/or separated from each other. Although Grey *County* 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:

- 1) The *County* CP Rail Trail corridor is identified as a unique and irreplaceable public asset. The *County* CP Rail Trail should be preserved for existing and future transportation uses, including the potential re-introduction of rail service to the *County*. Should rail not return, the *County* will continue to maintain and improve the *County* CP Rail Trail as a key trail connection within the overall *complete transportation system* as well as a key connection within the overall Province-wide cycling network.
- 2) The *County* will maintain ownership of the rail corridor right-of-way and will not permit any encroachment or easement on the rail right-of way that may compromise the return of the property to a rail use, should such an opportunity arise. Utilizing the CP Rail Trail corridor for extension of water and sewer services will be considered as well as the extension of *utilities* (e.g. broadband/fibre).

- 3) New *developments* proposed adjacent to the *County* CP Rail Trail corridor will need to be designed to integrate with the CP Rail Trail by establishing connections to the Trail. In order to mitigate against the potential compatibility of *development* adjacent to the rail corridor based on current motorized trail users (e.g. snowmobiles and ATV's), new *development* 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 *County*.

In anticipation that rail service may be re-introduced along the corridor, encroachments or encumbrances onto the Rail Trail corridor shall generally not be permitted.

- 4) The *County* encourages the conversion of abandoned railway corridors for trails and cycling routes. The *County* also encourages that these abandoned railway corridors remain under public ownership.
- 5) The *development* 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.

## **8.9 Services, Utilities, Broadband and Other Technology Considerations**

Access to affordable *utilities* such as water, sewers, natural gas, and hydro is crucial to the health and financial wellbeing of our residents and businesses. The movement of data and information within and beyond the *County* is another important consideration for the future of Grey *County*. There have also been a number of technological advances in transportation over the years that we need to be aware of and plan for including drones, driverless cars, and alternative energy vehicles such as electric cars.

### **8.9.1 Services**

Managing our sewage and human waste is important to our health and the health of our environment. The Provincial Policy Statement includes a number of policy considerations for servicing growth and *development*. This includes policies that support the use of municipal water and sewer systems and to identify situations when *development* can be considered using private wells and septic systems. The following are policies regarding servicing:

- 1) Full municipal water and sewage services is the preferred method of servicing and will be provided on the basis that:
  - a) The systems can be sustained by the water resources that the services rely on,
  - b) Is feasible, financially viable (both current and long-term) and complies with all regulatory requirements,

- c) Is within the financial capabilities of the municipality, and
  - d) Meets all regulatory requirements of the appropriate approval authority.
- 2) Waste water treatments and water supply servicing options must be based on a hierarchy which considers environmental, technical, and long and short term financial factors to determine the appropriateness of the various servicing options for *development*.
- 3) Local municipalities must plan for *sewage and water services* which direct and accommodate expected growth in a manner that promotes the efficient use of existing: *municipal sewage services* and *municipal water services*; and, *private communal sewage services* and *private communal water services* where municipal sewage and *municipal water services* are not available.
- 4) The following hierarchy of water or sanitary servicing options will be used to evaluate any *development* applications within the *County*, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:
  - a) *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas*
  - b) *Private communal sewage services* and *private communal water services*, where municipal sewage and *municipal water services* are not provided. Municipalities will require the entering into of a responsibility agreement and provision of sufficient financial assurance between the owner/operator and the municipality. The responsibility agreement is to ensure on-going maintenance of these systems is provided in order to avoid impacts to human health and the environment
  - c) *Partial services* in accordance with Section 8.9.1(10) or,
  - d) *Individual on-site sewage services* and *individual on-site water services* in accordance with the policies contained in Section [8.9.1](#).
- 5) For the purposes of interpreting this Plan, "feasible" is to be defined on a case by case basis by the *County*, in consultation with the affected local municipality, and will be based on an evaluation of:

- a) The scale and nature of both the specific *development* proposal and the anticipated *development*;
  - b) Physical or environmental constraints to provide services for the proposed *development*;
  - c) Potential increasing (i.e. cumulative) impacts to ground and surface water resources;
  - d) A comparison of costs and benefits of each servicing option including the costs associated with planning, construction, start-up, operation, maintenance, financing and replacement of the system or its component.
- 6) Wherever possible, the costs associated with the construction and operation of these facilities and systems will be borne by those utilizing the facilities through *development* charges and user fees.
- 7) Within the *settlement areas*, other interim servicing measures approved by the Ministry of Environment, Conservation and Parks (MECP) and/or its delegated agent may be utilized for commercial or industrial *development* only in such cases where *development* is designed to, in a very short time, be connected to the pending installation of a permanent municipal servicing system. A Servicing Options Study will need to be completed in accordance with the MECP's D-5-3 Guideline or any future updates to this Guideline. The timing of when the *development* is required to hook-up to full municipal services will need to address local municipal requirements and will need to be identified through the *development* approvals, and/or through an agreement between the owner and the local municipality.
- 8) Developers proposing to establish public water and sewage systems to serve major parts of areas designated for urban *development* will be encouraged. Local municipalities will develop a policy which will address servicing of existing *development* within a serviced area. All new *development* will connect to municipal services where they exist within municipal boundaries or through a shared servicing agreement.
- 9) In any part of the *County* to be serviced by individual on-site private systems, new *development* by way of subdivision or condominium will be subject to a Servicing Options Study in accordance with the MECP's D-5-3 Guideline or any future updates to this Guideline. Local municipalities will need to be satisfied that any new *development* by way of consent can be adequately serviced by individual on-site private systems if that is the proposed form of servicing.

- 10) *Partial services* must only be permitted subject to the completion of a servicing options study in accordance with 8.9.1(4) and in the following circumstances:
- a) Where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing *development*; or
  - b) Within *settlement areas*, to allow for *development* where *partial services* exist provided that:
    - The *development* is within the *reserve sewage system capacity* or *reserve water system capacity*; and
    - Site conditions are suitable for the long-term provision of such services as determined through the servicing options study.
  - c) *Development* on partial municipal services can include *development* of vacant and/or *underutilized lots*, as well as the creation of lots for infilling and minor rounding out, in accordance with the *settlement area* policies and the requirements noted above. Infilling and minor rounding out can include the creation of new lots from existing lots that are located within the current designated settlement area *land use type* subject to the findings of the Servicing Options Study.
- 11) For partially serviced *settlement areas*, municipalities are encouraged to develop a servicing strategy to provide the other ‘missing’ municipal service (water or sewer) in order to provide full municipal services to residents and businesses within the *settlement area*.
- 12) Where municipal services pass by a property, new *development* will not be permitted unless a connection can be obtained.
- 13) Expansion or enlargement of businesses will be considered when serviced by a holding tank as long as it can address the other policies in this Plan. New *development* to be serviced by a holding tank or a cistern will be discouraged.
- 14) Local municipalities are encouraged to work together to provide sanitary sewer and *municipal water services* to *development* by extending existing services where appropriate. If service partnerships are not possible or are not working for municipalities, then municipalities may elect to explore other options including the pursuit of *municipal boundary restructuring* in accordance with Section [3.4](#) of this Plan or the provision of services by that municipality.

- 15) New innovative systems and new servicing technology will be considered for servicing *development* where it can be demonstrated that it will not cause an impact to human health or the environment and it can meet the Ontario Building Code. This includes technology such as grey water systems, biodigesters, and composting toilets.
- 16) Local municipalities must comply with recommended buffer separation guidelines as presented in the Ministry of the Environment, Conservation and Parks D-2 Guideline or its successor document, for compatibility between wastewater treatment facilities/sewage treatment works as shown on Appendix A and those outside of but within 400 metres of the *Grey County* boundaries, and *sensitive land uses*. Municipalities are encouraged to identify in their official plans and/or zoning by-laws the locations of municipal and communal sewage treatment works as shown as wastewater treatment facilities on Appendix A and those outside of but within 400 metres of the *Grey County* boundaries.
- 17) When considering new draft approvals for plans of subdivision or plans of condominium, water and wastewater servicing capacity shall be allocated at the draft plan approval stage. Should a municipality wish to defer allocating servicing capacity to a later stage through separate by-law, or at the final approval stage, the *County* can consider such approaches, where:
- Such approaches are supported by the local municipality, and
  - The draft plan conditions clearly indicate that servicing capacity has not been allocated.

When considering extensions to draft plan approval, the policies of section 9.13.1 shall be addressed.

Notwithstanding the provisions of this section 8.9.1(17), these policies do not apply to the City of Owen Sound, who remain the approval authority for plans of subdivision and plans of condominium in the City.

### **8.9.2 Stormwater Management**

Stormwater is water from rain and from melting snow and ice. Managing stormwater prevents flooding and ensures rivers and lakes are not contaminated. Climate change and more frequent and intensive storm events will need to be considered when it comes to managing stormwater.

- 1) In all new subdivisions and other large scale *developments*, surface water management systems will be included to prevent on- or off-site flooding or erosion, and to prevent the deterioration of environmentally *sensitive* watercourses. Other *developments* may also require such systems or studies, as determined by the *County, conservation authority*, or municipality, if runoff from the location could increase existing drainage or water quality problems. Stormwater submissions are to be prepared in accordance with the requirements and guidelines set out in the Ministry of the Environment, Conservation and Parks 'Stormwater Management Planning and Design Manual' (2003 or successor document) and the applicable *conservation authority's* guidelines.
- 2) Applicants may be required to submit studies or information relating to:
  - a) Analysis of pre- and post-*development* storm runoff and water source flows, erosion, groundwater levels and infiltration;
  - b) Proposed storm water drainage and retention facilities;
  - c) Ways to control erosion and sedimentation;
  - d) Considering climate change and the increase of intensive storm events on the impact and design of the storm water management facilities
  - e) A grading plan for the proposed *development*
  - f) An assessment of the impacts of the proposed *development* on the water quality, water temperature, and water balance, and the ways to mitigate any potential decreases in water quality
- 3) Local stormwater management policies that include storage for on-site use or the use of infiltration as a means to replenish groundwater supplies and minimize offsite flooding and erosion are encouraged, where feasible.
- 4) The establishment of municipally owned and operated stormwater treatment facilities will be encouraged. Stormwater management facilities that are designed to manage stormwater from multiple *developments* will be encouraged. Municipalities may require assessment of facilities before assuming ownership including, but not limited to, phosphorus and nitrate analysis.
- 5) The incorporation of stormwater quality best management practices and low impact *development* (LID) practices or a hybrid of LID and traditional stormwater practices into land use restrictions -and long term maintenance of *development* proposals will be encouraged.

- 6) *Development* projects and associated stormwater outfalls adjacent to watercourses should incorporate naturalization techniques where appropriate to improve and maintain vegetation and habitat.
- 7) Stormwater management facilities will be designed to protect public health and safety. Naturalized stormwater management facilities that integrate with the public open spaces of any given *development* will be encouraged. Naturalized stormwater management facilities are designed to contain natural Wetland elements such as plants and grasses to improve water quality.
- 8) Permeable parking areas will be encouraged where feasible to reduce the amount of stormwater runoff.

### **8.9.3 Utilities**

*Utilities* for the purposes of this Plan include the transmission of oil, natural gas, hydro/electricity (e.g. hydro corridors), telephone/cable, and broadband/fibre. *Utilities* are also referred to as *infrastructure* as defined in the Provincial Policy Statement.

- 1) The *County* and local municipalities will plan for and protect corridors for electricity generation (e.g. hydro corridors), utility facilities, and transmission systems to meet current and future needs.
- 2) *Development* will not be permitted within planned utility corridors that could impact the use of the future corridor.
- 3) Preferred routes for utility lines and corridors are existing rights-of-way, property lines, existing easements, and fence lines. Utility poles or towers will be placed either on fence lines or placed sufficient distance from fence lines in order to allow farm equipment to manoeuvre on the land. Utility lines and corridors should avoid built-up and heavily populated areas, as well as *natural heritage features*, including *Cores Areas* and *Linkages*. Further fragmentation of *Special Agricultural* and *Agricultural land use types*, and woodlands should also be avoided.
- 4) Utility companies will be requested to ensure construction of their lines and facilities has minimal impact on farm operations, residential, and other surrounding land uses.
- 5) During the construction of *utilities*, adequate environmental protection will need to be provided with respect to fuelling, dust, noise, landscaping, site drainage, erosion control, groundwater wells, and waste disposal.
- 6) The *County* will protect agricultural, environmental, and other *County* wide public interests when entering general agreements with utility companies for utility corridors.

- 7) Where a utility has been developed within a corridor across the *County*, the best use and access to that utility is supported subject to the *development* policies of the local and the *County* Official Plan.
- 8) Lot creation for utility purposes will only be supported where it has first been demonstrated that a similar result cannot be done through easement, rights of way, or long term lease. In situations where lot creation is needed it will be necessary for the applicant to demonstrate that the proposed lot will have minimal impact on agricultural, environmental, or aggregate lands, within the *County*.
- 9) Consideration will be given to ensuring that above-ground utility facilities or structures are visually attractive and balanced with the surrounding area by screening or buffering such facilities and structures.
- 10) The utility company will maintain and be responsible for the corridor, the decommissioning and/or removal of facilities, and any site remediation upon the abandonment of the utility line.
- 11) Secondary uses, such as active and passive *recreation*, agriculture, community gardens, other *utilities*, and accessory uses to adjacent land uses such as parking lots and outdoor storage are encouraged in utility corridors including on hydro corridor lands, where *compatible* with surrounding land uses. A proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses within hydro corridor lands require technical approval from Hydro One Networks Inc. Corridors may also serve to provide separations between incompatible uses. Within the *Special Agricultural* and *Agricultural land use types*, these uses will only be permitted in accordance with the policies contained in Sections 5.2 and 5.3 of this Plan.
- 12) It is recognized that *agricultural uses*, agricultural-related and *on-farm diversified uses* require *utilities* in order to support these uses and therefore are permitted within the *Agricultural* and *Special Agricultural land use type*. Impacts from any new or expanding *utilities* on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

#### **8.9.4 Telecommunications and Broadband**

The movement of data and information within and beyond the *County* is an important consideration for the future of Grey *County*. Like roads, having fast and reliable internet connection (broadband) is an essential component of our *infrastructure*. This becomes critical for rural areas like Grey *County* because broadband keeps us connected. We need it to connect globally for school, work, healthcare, farming, to connect socially and more. High quality telecommunications

service and improved coverage within the *County's settlement areas* and rural areas is key to the future economic growth and *development* of the *County* and will be encouraged and supported.

- 1) The *County* supports the provision of high quality telecommunications services throughout the entire *County* including broadband/fibre and cellular services both within *settlement areas* and rural areas.
- 2) For new *developments*, the installation of fibre or conduit for future fibre should be installed to connect or eventually connect to the overall fibre network currently being developed by the *County* and SWIFT. Conduit is a tube that allows fibre to be pulled or blown through it in the future. The *County* and the local municipalities in partnership with SWIFT will develop fibre conduit guidelines to ensure that the conduit being installed is consistent and will meet the standards of SWIFT.
- 3) When reconstructing *County* roads or the CP Rail Trail, the *County* will consider installing fibre or conduit for future fibre to connect with the overall fibre network. Local municipalities are also encouraged to install fibre or conduit when reconstructing roads. The *County* in consultation with local municipalities, telecommunication providers, and SWIFT will develop a fibre/conduit specification for the installation of fibre and conduit. An ownership model will also be developed in consultation with SWIFT.
- 4) Lot creation for telecommunication towers will be discouraged and instead easements, rights-of-way, or long-term leases will be encouraged. In situations where lot creation is needed it will be necessary for the applicant to demonstrate that the proposed lot will have minimal impact on agricultural, environmental, or aggregate lands, within the *County*.
- 5) Recognizing that telecommunications towers are exempt from municipal zoning by-laws and section 41 of the Planning Act, municipalities are encouraged to work with Industry Canada to develop local telecommunication tower siting protocols that:
  - a) Direct new telecommunications towers to Industrial and *Rural land use types* whenever possible;
  - b) Ensure tower placement does not negatively impact any natural heritage feature, built heritage, or *cultural heritage landscape*, and minimizes the amount of land taken out of agricultural production;

- c) Prefer a minimum 250 metre setback from all residential zones and *dwelling*s wherever possible, unless necessary to provide adequate service to such areas;
- d) Require proponents provide notice and undertake public consultations where a facility is closer than 300 metres or six times tower height to a *dwelling* or residential designation, unless the facility is building mounted and does not exceed 25% of the building's height;
- e) Encourage co-location of multiple service providers' equipment on a single tower and strongly discourage new towers where there is an existing tower within two kilometres;
- f) Prefer monopod or monopole towers over latticed and/or guyed, encourage attachment of facilities to existing buildings, where appropriate, and encourage blending facilities into surroundings through landscaping, buffering, or design;
- g) Require proponents to have a pre-submission consultation meeting with municipal and *County* staff and if required, arrange further meetings to address any issues arising through any public notification or consultation process.
- h) Require removal of deactivated, inactive, or abandoned towers;
- i) Require proponents enter into agreements for the purpose of addressing matters of interest to the municipality.

#### **8.9.5 Other Technology Considerations**

- 1) Charging stations for electric vehicles throughout the *County* is encouraged, especially at locations where people park for extended periods of time (e.g. shopping centres, municipal buildings, municipal parking areas, recreational facilities, museums, etc.). Battery changing stations for electric vehicles could also be considered if the technology permits.
- 2) The *County* and local municipalities will continue to monitor and explore policy considerations for the following future transportation options. This will include reviewing how to integrate these as part of the *complete transportation system* and to determine what policy and maintenance considerations will be required to support these transportation options:
  - a) Drones;

- b) Autonomous/driverless vehicles and other mobility devices (cars, trucks, wheelchairs, etc.);
- c) Car-pooling and car-sharing;
- d) Shared-economy transportation options;
- e) Bike sharing;

### **8.10 Managing Our Waste**

Dealing with the waste and garbage that we generate is always a challenge. By reusing and recycling our 'waste' we have been able to divert much of it from landfills. Some municipalities within *Grey County* have active landfill sites for waste. Other municipalities no longer have an active landfill site and their waste is trucked outside of *Grey County*. How we manage our waste in the future is an important consideration.

- 1) The *County* of Grey supports waste reduction as the best response to managing waste and will encourage all reasonable efforts to reduce and eliminate the production of unnecessary waste.
- 2) The local municipalities currently own and manage the waste management facilities and operations within the *County*. Appendix A of the *County* Official Plan shows the location of open landfill sites as well as the location of known closed and abandoned sites.
- 3) The *County* encourages local municipalities to promote mandatory waste diversion programs to reduce the amount of waste to be disposed of through landfill. Recycling, waste reduction, waste transfer stations, and similar waste management facilities may be permitted in addition to waste disposal activities.
- 4) In addition to waste diversion, the *County* encourages strategies that would reduce potential waste (e.g. packaging and advertising materials) from entering households and places of business. The *County* supports a greater emphasis on maximizing value from waste and working towards a circular economy in which materials are never discarded, but reused or recycled into new products and reintegrated into the market. The reduction, reuse, and recycling of waste are all encouraged to extend the life of landfill sites.
- 5) Local municipalities are encouraged to consider new waste management technologies to deal with waste management including increased reduction of waste, reuse of waste, recycling of waste including styrofoam, green box programs for composting or biodegrading of organic waste, handling sludge, and recycling film plastics.

- 6) Private commercial waste management facilities are to be located on lands designated and zoned for such purposes. An amendment to this Plan and the local official plan is required prior to the establishment of new private commercial waste management facilities or the expansion of existing facilities.
- 7) Any proposal for a new waste management facility or for the expansion of an existing facility must be consistent with the principles, objectives and policies of this Plan and must comply, where applicable, with the provisions of the Environmental Assessment Act, the *Environmental Protection Act*, and any other applicable legislation and/or regulations.
- 8) The *County* and local municipalities will consider implementing the Food and Organic Waste Policy Statement issued under the Resource Recovery and Circular Economy Act, 2016. This includes considering the *development* and implementation of education programs aimed at preventing food waste with focus of the education program reaching consumers through information that will assist in preventing and reducing food waste.
- 9) With respect to food waste, ways of achieving options to disposal will be encouraged in the following order of priority:
  - a) Source reduction;
  - b) Diversion to food banks, soup kitchens, and shelters;
  - c) Diversion to animal feed;
  - d) Use for fuel conversion and energy recovery;
  - e) Ccomposting;

#### **8.10.1 Operating and Known *Abandoned Landfill Sites***

- 1) All operating (existing) municipal landfill sites and known *abandoned landfill sites* are identified on Appendix A of the Official Plan.
- 2) No *development* or *site alteration* will be permitted within 500 metres of an operating landfill site as shown on Appendix A, unless a *D-4 study* document has been prepared and submitted for review in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-4 Guidelines or its successor document. The *D-4 study* 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 *development* approval being granted.

- 3) *Abandoned landfill sites* 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 *abandoned landfill sites* are as follows:
- a) Cleared Sites – these *abandoned landfill sites* 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 *development* proposed either within or adjacent to these locations.
  - b) D-4 Recommended to Clear Site – for these sites, any proposed *development* or *site alteration* within 500 metres of these *abandoned landfill sites* will require the completion of a *D-4 study* in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-4 Guidelines or its successor document. The *D-4 study* 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 *development* approval being granted. Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan prevail.
  - c) Previously Evaluated Sites – these *abandoned landfill sites* have had a previous *D-4 study* completed. These existing D-4 Studies will be utilized to assess the potential impacts to a proposed *development*. In most cases, the *D-4 study* has identified a reduced area around the site that requires further study if *development* is proposed within the identified area. A further *D-4 study* or its successor document may be required to assess the potential impacts of the *abandoned landfill site* to the proposed *development*.
- 4) No *development* or *site alteration* will be permitted within 500 metres of an operating or *abandoned/closed landfill site* that is located outside of Grey County unless a *D-4 study* document has been prepared and submitted for review in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-4 Guidelines or its successor document.
- 5) In *settlement areas*, the County encourages local municipalities to complete a *D-4 study* for *abandoned landfill sites* identified as 'D-4 Recommended to Clear Site' on Appendix A to assess the potential impacts of the *abandoned landfill site* prior to *development* being proposed within the *adjacent lands* of the site.
- 6) Where *development* is proposed for approval on a non-operating waste disposal site, no use will be made of land or land covered by water which has been used for

the disposal of waste within a period of 25 years from the year in which such land ceased to be used unless the approval of the Minister of the Environment and Climate Change for the proposed use has been given. The applicant must submit an application and obtain approval from the Minister of the Environment, Conservation and Parks, pursuant to Section 46 of the Environmental Protection Act, R.S.O. 1990, as amended, before any other use of such lands can take place.

- 7) Where *development* is proposed for approval on a non-operating waste disposal site, after 25 years from the year in which such land ceased to be used, a *D-4 study* or its successor document will be required as per subsection (3) above.
- 8) Local official plans/secondary plans will identify all known closed, abandoned and active waste disposal sites and provide policies for *development* in proximity to the sites.
- 9) Appropriate setback provisions will be established in the implementing zoning by-law.

### **8.11 Protecting our Drinking Water**

Having access to clean and safe drinking water is important for us to survive. We need it to drink, to cook, and for personal hygiene. Following the tragic events that took place in Walkerton, Ontario in 2000, the Province took action to ensure drinking water is safe for everyone. There were a number of recommendations that followed the Walkerton Inquiry including *development of source protection plans across the Province*. A *source protection plan* outlines steps and policies that we need to take to keep our water clean. *Source protection plans* identify threats to our water and identify ways to help prevent these threats from contaminating our water.

There are three *source protection plans* within Grey County and they apply to municipal drinking water supplies only. This Official Plan also includes policies for commercial water taking. Where there is a conflict between policies in this Plan or the *source protection plans* within Grey County, the policies contained in the *source protection plans* prevails.

### **Source Protection Plan Policies**

The Clean Water Act, 2006, was created to ensure the quality and quantity of municipal drinking water supplies are protected from contamination and other *adverse effects* due to incompatible land uses and activities. As required by the Clean Water Act, all municipal decisions, including those made under the Planning Act and Condominium Act, will conform to the *significant* drinking water threat policies found in the three applicable *source protection plans* that comprise Grey County. The vast majority of the County is governed by the *Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Plan*. The remainder of the County is governed by *South Georgian*

*Bay Lake Simcoe Source Protection Plan* along the eastern portions of the Town of The Blue Mountains and the Municipality of Grey Highlands, and the *Grand River Source Protection Plan* in the eastern portion of the Township of Southgate.

The water policies, specifically Section 2.2.1(e) of the Provincial Policy Statement will also apply and should complement the specific policies of the *source protection plans*. The major provisions of the *source protection plans* relevant to the *County* level have been incorporated into this Plan; however, these policies must be read in conjunction with the detailed provisions of the *source protection plans* and the local official plan and zoning bylaw. Ontario Regulation 287/07, made under the Clean Water Act, lists 22 activities that are prescribed as drinking water threats, two of which are quantity threats and the rest are quality threats. The *Tables of Drinking Water Threats* under the Clean Water Act list various circumstances of an activity that are considered to determine if the activity is or would be a significant, moderate or low drinking water threat. For more information on the 22 prescribed drinking water threat activities and circumstances, please consult the Regulation, *Tables of Drinking Water Threats* and respective source protection plan(s).

Appendix A of this Plan contains Grey County's *source protection plan* mapping. Nothing in this Plan prevents a local municipality from being more restrictive in its official plan or zoning by-law, unless doing so would conflict with any of the policies of the *source protection plans*

#### **8.11.1 Objectives**

- 1) To support local municipalities in implementing the *source protection plans* through the identification of *vulnerable* areas and the *development* of policies and provisions to mitigate land uses that would be a *significant* threat to municipal drinking water supplies.
- 2) To encourage the *development* of education and community outreach programs in collaboration with the Source Protection Authority, local municipalities, and the Province to promote best management practices to protect surface water and groundwater resources.
- 3) Local municipalities will amend their local official plan and zoning by-laws to conform to the significant threat policies, and have regard to the moderate and low threat policies that affect land use decisions under the Planning Act and the Condominium Act as identified in the applicable source protection plans.

#### **8.11.1 Significant Threats**

- 1) *Vulnerable* areas include *Wellhead protection areas* (WHPA), *Surface Water Intake protection zones* (IPZ), *highly vulnerable aquifers* (HVA), *Events-based Areas*, and *groundwater recharge areas*. *Vulnerable* areas that are protected

through the local *source protection plans* in the *County* are generally shown on Appendix A. *Groundwater recharge areas* and *highly vulnerable aquifers* generally have no policies associated to these areas in *source protection plans*. A future official plan amendment to this Plan may consider including implementing policies and mapping associated with *groundwater recharge areas* and/or *highly vulnerable aquifers* if recommended through the local *source protection plans*. More detailed mapping can be found in local municipal official plans or in the *source protection plans* and Assessment Reports. For more information on how vulnerable areas are delineated, consult the Technical Rules: Assessment Report made under the Clean Water Act, 2006.

- a) *Intake protection zones* (IPZ's) are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Within the context of *Grey County*, vulnerability scores for IPZ's range from 4 to 7. IPZ's are shown on Appendix A of this Plan and further information can be found in the local *source protection plans*.
- b) A *Wellhead protection area* (WHPA) is the area around the wellhead where land use activities have the potential to affect the quality or quantity of water that flows into the well. These are areas of high vulnerability where the greatest care must be taken in the storage, use and handling of materials that could, if mishandled or spilled, pollute or contaminate a municipal well. WHPAs are shown on Appendix A of this Plan and further information about WHPAs can be found in the local *source protection plans*.
- c) A *highly vulnerable aquifer* (HVA) is an aquifer used as a water supply and is particularly susceptible to contamination due to the proximity to the surface or to the type of materials found in proximity to the aquifer. For example, near surface fractured rock is considered more *vulnerable* than clay as the fractured rock provides transport pathways for containments to reach groundwater sources. An aquifer is an area of soil or rock under the ground that has many cracks and spaces and has the ability to store water.
- d) An area where the rain or snow seeps down into an aquifer is called a *groundwater recharge area*. Recharge areas often have loose or permeable soil, such as sand or gravel, which allows the water to seep easily into the ground. Areas with shallow fractured bedrock are also often recharge areas. A recharge area is considered *significant* when it

helps maintain the water level on an aquifer that supplies a municipality with drinking water.

- e) An *Eventsbased Area* is an area determined by modelling and other forms of analysis of spills that could cause an exceedance at an intake. This area allows potential significant drinking water threats to be identified for surface water intakes. The identification of activities as significant drinking water threats for *Events-based Areas* are found in the local *source protection plans*. *Events-based Areas* are shown on Appendix A of this Plan and further information about *Events-based Areas* can be found in the local *source protection plans*.

*Wellhead protection areas* and *Intake protection zones* are categorized by severity, each containing a vulnerability score as identified in the *source protection plans*:

Water Quality and Quantity Wellhead Protection Areas	Vulnerability Score Range	Time of Travel
WHPA-A	10	100 metre radius surrounding a municipal well
WHPA-B	2 to 10	Two (2) year travel time for water to enter a municipal well.
WHPA-C	2 to 8	Ten (10) year travel time for water to enter a municipal well.
WHPA-D	2 to 6	Twenty-five (25) year travel time for water to enter a municipal well.
WHPA-E	2 to 10	The <i>vulnerable</i> area for groundwater supply which is under the direct influence of surface water. Two (2) hours of travel time for water to reach the water intake.
WHPA-Q1	N/A	The cone of influence around a municipal well. The cone of influence is estimated by calculating the level of drawdown in an aquifer under existing land use and future pumping rates.

WHPA-Q2	N/A	Is the WHPA-Q1 and any area where a future reduction recharge would significantly impact that area.
<b>Intake protection zones</b>		
IPZ-1		One (1) kilometre circle around the water intake.
IPZ-2		Two (2) hours of travel time for water to reach the water intake.
IPZ-3		Areas prone to contamination of untreated source water during extreme weather conditions. Also known as <i>Events-based Areas</i>

### 8.11.3 Existing / Future Uses

- 1) During pre-submission consultation and *development* application review, *County* planning, *Risk Management Official* and local municipal staff will provide information related to source water protection to the proponent, to indicate whether the proposed application is within a *vulnerable* area and that the associated *source protection plan* policies, and any other policies, may apply.
- 2) Within designated *vulnerable* areas identified in the *source protection plans*, any use or activity that is, or would be, a *significant* drinking water threat is required to conform to all applicable *source protection plan* policies and, as such, may be prohibited, regulated or otherwise restricted by those *source protection plan* policies. Local municipalities will implement land use restrictions where necessary to protect municipal drinking water supplies and designated *vulnerable* areas as shown on Appendices A and F. Land use decisions within designated *vulnerable* areas will need to protect, improve, or restore the *quality and quantity of water*. Land use planning decisions should take into consideration surface and *groundwater features* at the watershed and subwatershed level and have regard for issues that cross jurisdictions. A groundwater impact assessment may be required for *development* within designated *vulnerable* areas to demonstrate how the *vulnerable* water feature will be protected, improved, or restored.
- 3) The *County* encourages the protection and/or restoration of natural heritage features as a means to improve and protect water quality and quantity.
- 4) Recreational, open space, naturalized areas, and other land uses that provide filtration and improve water quality are encouraged in vulnerable areas as identified on Appendices A and F.

- 5) In accordance with Section 59(1) of the Clean Water Act, all land uses identified within the *County Official Plan* and/or zoning by-laws and located within a *Wellhead protection area (WHPA)* or *Intake protection zones (IPZs)* are hereby designated as Restricted Land Uses. Within the designated land use categories in source protection areas identified in clauses a, b, and c below, a written notice of approval from the *Risk Management Official* will be required prior to approval of any Planning Act application. Any building or development application submitted on lands within a WHPA or IPZ in local municipalities as shown in official plans, local zoning bylaws or in the *source protection plans*, must include a Notice from the *Risk Management Official* as part of a complete application / under Section 59(2) of the Clean Water Act, 2006, as amended.
- (a) In the area where the Saugeen-Grey Sauble-Northern Bruce Peninsula *source protection plan* applies, all building and development applications in a *Wellhead Protection Area (WHPA)* A, B, C, or E, or *Intake Protection Zone (IPZ)* 1, 2, or 3 (and located in an *Event-based area*) shown on Appendix A of this Plan, or identified in a local official plan, must be accompanied by a letter from the *Risk Management Official* for the purpose of section 59 of the *Clean Water Act*.
  - (b) In the area where the Grand River *source protection plan* applies, all building and development applications in a *Wellhead Protection Area (WHPA)* A, B, or C, shown on Appendix A of this Plan, or identified in a local official plan, must be accompanied by a letter from the *Risk Management Official* for the purpose of section 59 of the *Clean Water Act*.
  - (c) In the area where the South Georgian Bay-Lake Simcoe *source protection plan* applies, all building and development applications in non-residential lands and in a *Wellhead Protection Area (WHPA)* B, or C, shown on Appendix A of this Plan, or identified in a local official plan, must be accompanied by a letter from the *Risk Management Official* for the purpose of section 59 of the *Clean Water Act*.
- 6) Any planning application must conform with the following *significant* threat policies that fall within its respective *source protection plan*. It is recommended that the *source protection plans* and the sections listed below be reviewed and addressed as part of any planning application located within a *Wellhead Protection Area* or an *Intake Protection Zone* as identified on Appendix A:
- a) *Grand River Source Protection Plan*
    - i. Definitions: Existing, New or Future, Township
    - ii. GC-S-CW-1.1 Implementation and Timing Policies

- iii. GC-S-CW-1.2 Uses and Areas Designated as Restricted Land Use Policies
- iv. GC-S-MC-3.2 Sewage System or Sewage Works – Septic System and Septic System Holding Tanks (Future)
- b) South Georgian Bay – Lake Simcoe *Source Protection Plan*
  - i. LUP-1 Prohibition of future threats (list)
  - ii. LUP-2 Applications subject to site plan control
  - iii. LUP-3 Design of new storm water management facilities
  - iv. LUP-4 Siting of sewage system *infrastructure* (locate outside of areas where SDWT)
  - v. LUP-5 Siting of sewage system *infrastructure* (master environmental servicing plans)
  - vi. LUP-6 Lot Sizing for small septic systems
  - vii. TRANS-1 Future/existing definitions
  - viii. RLU-1 Restricted Land Uses
  - ix. TIME-7 Timing and Implementation
- c) Saugeen-Grey-Sauble-Northern Bruce Peninsula *Source Protection Plan*
  - i. 02-05 Sewer Requirement for New Lots
  - ii. G-01 Restricted Land Use – Non-residential
  - iii. G-02 Restricted Land Use – Residential
  - iv. G-03 Restricted Land Use – Non-residential for Fuel Near Intakes
  - v. G-10 Transition Provisions

In addition to the above noted sections, any planning application within a *Wellhead Protection Area* or an Intake Protection Zone must have regard to the following moderate and low threat policies:

- i. LUP-5 Siting of sewage system *infrastructure* (master environmental servicing plans) of the South Georgian Bay – Lake Simcoe *Source Protection Plan*
- 7) Local municipalities will need to amend their planning documents to incorporate design principles for new stormwater management facilities to meet the requirements of the *source protection plans*. Municipalities should also give consideration to establishing or continuing programs that separate combined sewers as well as to reduce infiltration of waste water into groundwater aquifers that are used as drinking water sources.
  - 8) Legally existing uses that are located within a designated *vulnerable* area, but which are regulated by the provisions of a *source protection plan* and/or are

incompatible with the provisions of this section of the Official Plan may be permitted to expand subject to the policies of any municipal official plan and the relevant *source protection plan*. Such uses will be required to undertake measures that would protect municipal drinking water sources in the designated *vulnerable* areas. Notwithstanding the above, there may be uses that are not permitted to expand according to the relevant *source protection plan* and these uses will be specifically identified as appropriate in the local official plans and/or zoning by-laws.

- 9) The local municipal *Risk Management Official*, or other *qualified individual* through the Clean Water Act, will be responsible for determining when an existing or future land use or activity is, or may be, a *significant* drinking water threat.
- 10) Notwithstanding the land uses and activities permitted by the underlying *land use types*, shown on the schedules to this Plan, land use activities that have been identified by a *source protection plan* as being prohibited within designated *vulnerable* areas will not be permitted.
- 11) Notwithstanding the uses permitted by the underlying *land use types* shown on the schedules to this Plan, uses/activities may only be permitted within the designated *vulnerable* areas if the applicant demonstrates to the satisfaction of the local municipality that the proposed use/activity is in conformity with the policies contained within the relevant *source protection plans*.
- 12) The Source Protection Policies contained in this Plan act as the local official plan policies for the Township of Chatsworth as the Township currently does not have a local official plan.

#### **8.11.4 Commercial Water Taking for the Purpose of Water Bottling or Sale**

- 1) In order to establish a new commercial water taking operation for human consumption (i.e. for the purposes of water bottling or sale) that is proposing to take water in excess of 50, 000 litres per day for commercial sale from a non-municipal water service, a *County* Official Plan Amendment along with a local official plan amendment (if required by the local official plan), and a zoning by-law amendment will be required. This policy does not apply to those operations utilizing water that is supplementary to a commercial or industrial operation (e.g. golf courses, ski resorts, *agricultural uses*, etc.). An application for an amendment noted above is to be accompanied by the following information:
  - a) A planning justification report prepared by a *qualified individual* indicating whether or not the proposed water taking operation is consistent with the Provincial Policy Statement and conforms to the Grey *County* official plan

policies. The Planning Report will also address the policies identified in Section [9.3](#) of the *County Plan*.

- b) A hydrogeological study (which is also required for the Permit to Take Water Application) prepared in accordance with Ministry of the Environment, Conservation and Parks requirements (refer to MECP Technical Guidance Document for Hydrogeological Studies, and relevant Tier 3 Water Budget and Local Area Risk Assessment Report), by a *qualified individual*, demonstrating that the quality and quantity of ground and surface water will not be adversely impacted by the proposed operation.
  - c) Any other study that may be required by the *County* or the local municipality. The *County* requires that the proponent pre-consult with the *County* and the local municipality prior to submitting any application to determine the studies/reports that are required.
- 2) A final decision on the amendments identified in Section [8.11.4\(1\)](#) shall be required prior to the Permit to Take Water being issued by the Ministry of the Environment, Conservation and Parks. Should the amendments be appealed, a decision from the Local Planning Appeal Tribunal will be required, prior to the Permit to Take Water application being submitted to the Ministry of the Environment, Conservation and Parks.
  - 3) In assessing applications, haul routes for the transporting of the water to processing and/or bottling plants, and the subsequent distribution, must be appropriate for the proposed use. A Traffic Impact Study prepared by a *qualified individual* may be required.
  - 4) The effect of land use proposals on the groundwater aquifer utilized by approved water taking operations will be considered, and may necessitate retaining professional geoscience advice, before *development* is permitted in order to maintain the quality and quantity of the groundwater resource within the aquifer.
  - 5) If permits for the commercial taking of water for human consumption (i.e. for the purposes of water bottling or sale) currently exist at the date of *adoption* of this Plan and remains in place, Subsections (1) thru (4) above do not apply unless an increase to existing water taking is planned/proposed.

## 9 OUR TOOLS

### 9.1 Understanding the Plan

- 1) The boundaries between *land use types* shown on Schedule A are approximate except where they coincide with physical features, such as roads, rail corridors, rivers, or streams. Where such features do not exist, the exact determination of boundaries is the responsibility of the *County*. Without changes made to this Plan, the *County* may permit minor alterations from these boundaries where it is satisfied that the intent of the Plan is being maintained.
- 2) An amendment to this Plan is required under the following circumstances:
  - a) A major boundary change of a *land use type* where no physical feature exists;
  - b) A change to the range of uses permitted by a *land use type* to include a use not currently listed;
  - c) A change to any policy or objective statement contained in this Plan.
- 3) The *County* Plan provides a general framework assessment for land use and *development* which does not include a detailed assessment of local planning issues within each constituent municipality. The primary focus of the *County* Plan is to address Provincial and *County* interests affecting land use planning matters, with particular regard for the rural portions of the *County* and to provide broad policy objectives for the *settlement areas*. In some cases, it is intended that the *County* Plan may also serve as the local Official Plan within the rural municipalities. Secondary plans are encouraged to deal with detailed land use planning issues which require more detailed assessment of land use patterns and policies.

Local official plans are recommended for all *settlement areas* within the *County*. Rural municipalities may also wish to establish a local official plan and/or secondary plan where it is considered necessary or desirable to reflect more detailed land use planning policies at the local level.

- 4) The Niagara Escarpment Plan is a Provincial plan that seeks to protect the geologic feature of the Niagara Escarpment, and lands in its vicinity, as a continuous natural environment while only allowing for *compatible development*. Lands under the jurisdiction of the Niagara Escarpment Plan are outlined on Schedule A. The Niagara Escarpment Commission oversees the Niagara Escarpment Plan. The Niagara Escarpment Plan must be referred to

for determination as to whether or not lands are affected by the various *land use types* 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 Niagara Escarpment Plan will prevail.

- 5) There are various terms used throughout the plan such as ‘must’, ‘will’, ‘should’ and ‘encourage’. The words ‘must’ and ‘will’ will have the same effect as the word ‘shall’. The word ‘should’ is to be interpreted as a desired outcome or a suggested outcome and there should be good reasons for not applying the desired/suggested policy. The word ‘encourage’ in policy is to be interpreted as a desired outcome either to be applied now or to be applied in the future.

## **9.2 Following the Plan**

- 1) This Plan is prepared in accordance with the statutory powers and responsibilities assigned to the *County* by the Province. In accordance with Section 24(1) of the Planning Act, all public works and by-laws carried out by the *County* or the local municipalities must conform to this Plan.
- 2) This Plan will be used as the basis for actions on planning matters within *County* jurisdiction.
- 3) The effect of Provincial and Federal legislation in granting exemptions from compliance under this Plan for specified undertakings is acknowledged. However, the *County* will strive through consultation to gain the full support of Federal and Provincial agencies in attaining the objectives of the Plan.
- 4) The *County* considers the policies of this Plan, as approved by the Minister of Municipal Affairs, to be appropriate *County* interpretations consistent with the Provincial Policy Statement adopted by the Province under the authority of the Planning Act, R.S.O. 1990, as amended.
- 5) Where this Plan designates lands on a map, or establishes a policy on a particular matter, it may not be necessary for local municipal official plans or secondary plans to address the issue further unless this Plan requires actions by the local municipal Council, or there is a desire to apply the policy in further detail.
- 6) All local municipal official plans need to be brought into conformity with the policies of this Plan within one year of the date of approval of any amendment, including the approval of a five year review or a new official plan by the Ministry of Municipal Affairs and Housing (MMAH).

- 7) In the event that a local municipality fails to bring its Official Plan into conformity with this Plan within one year of the date of approval of this Plan, the *County* may require the local municipality to amend its Official Plan to achieve such conformity in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.
- 8) The function of this Official Plan is to provide numerous options for implementation and includes but is not limited to:
- a) Where no local Official Plan or Secondary Plan exists, the *County* Official Plan will function as the Official Plan to guide and direct long term *development*;
  - b) The *County* Plan will function as the document to provide joint planning among two or more municipalities, or by the *development* of local secondary plans as an amendment to this Plan;
  - c) A Secondary Plan may be as an amendment to the *County* Official Plan and the detailed policies of that document would be the operative policies in conjunction with the generalized policies of this Plan.
  - d) The *County* Official Plan would be the upper tier policy document used to evaluate *development* and approval of local official plans and/or secondary plans adopted by local municipal council. Where a local official plan and/or secondary plan conforms to this Plan, the local official plan and/or secondary plan is the effective and operative document and the detailed policies contained prevail over the generalized policies of this plan. Any local official plan amendments would be subject to review and evaluated for conformity to this Plan
  - e) *County* Council may through by-law delegate all or any of the authority to approve the official plans or changes of local municipalities to a Committee of *County* Council or to an appointed officer identified in the by-law by name or position occupied.
  - f) The Councils of two or more municipalities may, as permitted by Section 8(2) of the Planning Act R.S.O. 1990, as amended, enter into an agreement to provide for the joint undertaking of such matters of a planning nature as may be agreed upon and may appoint a joint planning advisory committee composed of such persons as they may determine.

### 9.3 Making Changes to the Plan

- 1) This Plan will be reviewed within the first 10 years after it comes into effect and every five years thereafter, in accordance with the Planning Act, R.S.O. 1990, as amended.
- 2) In considering a change to this Plan, the *County* will be guided by the basic intent of this Plan and by Provincial policies along with:
  - a) The need for the proposed change; however this criterion does not apply to applications for the creation or expansion of a mineral aggregate operation;
  - b) The effect of the proposed change on the demand for services and facilities;
  - c) The implications the change may have on other policies of the Plan;
  - d) The impact of the proposed change on the *County's* and local municipalities' ability to achieve the principles and policies expressed in this Plan, the local official plan, or on other *County* or municipal policies, programs and interests;
  - e) The information and conclusions provided by the monitoring studies completed under Section [9.4](#) or the background studies to the Plan; and
  - f) The information requirements listed under the Complete Applications Section [9.17](#).
- 3) It is intended that Council will regularly review this Plan and its continuing validity in light of:
  - a) Changing social, demographic, economic, health, or environmental conditions which may affect the assumptions upon which the policies of this Plan are based;
  - b) The need to maintain a current planning period as described in Section 1.2; and
  - c) The need to maintain a supply of land for *development* in various *land use types* to meet the needs of the *County*.

### 9.4 Monitoring the Plan

- 1) The *County* will continue to carry out a monitoring and evaluation system that reviews and identifies emerging social, economic, environmental, technological, and health trends, in order to analyze the effectiveness of the Plan, and identify

adjustments and updating where required. Both quantitative and qualitative measures will be utilized to monitor and evaluate the effectiveness of the policies contained in this Plan.

- 2) Data collection will have consideration for, but is not limited to:
  - a) Land utilization including the supply of occupied and vacant residential, commercial and industrial land (to be done on an annual basis);
  - b) The net residential density and mix of *development* occurring within the community planning areas, redeveloping areas, and the nodes in each local municipality (to be done on an annual basis);
  - c) The range and market value of housing types, including the percent of affordable housing measured in relation to the benchmark set out in Section [4.1](#) of this Plan (to be done on an annual basis);
  - d) The types and number of *development* applications processed (to be done on an annual basis);
  - e) Employment and other economic data;
  - f) Data affecting resources including agricultural lands, surface water, groundwater, recharge areas, and the natural area;
  - g) Demographic, migration and population trends, and forecasts;
  - h) Water and waste water servicing capacity (to be done on an annual basis by local municipalities);
  - i) The number of building permits issued per year by municipalities and the number of lots created per year in each municipality (to be done on an annual basis).
  - j) *Intensification* targets within Primary and Secondary *settlement areas* (to be done on an annual basis in consultation with local municipalities);
  - k) *Development* density within Primary *settlement areas* (to be done on an annual basis in consultation with local municipalities); and
  - l) Growth targets and allocations as per Section [2.1](#) of this Plan.
- 3) Earlier review of the document will occur if a problem is noted or if there is a *significant* change in Provincial policy or legislation.

## 9.5 Planning and *Development* Approval Process

- 1) The *County* has been assigned authority by the Minister of Municipal Affairs to approve plans of subdivision, part lot control by-laws, and plans of condominium, save and except for the City of Owen Sound.
- 2) The *County*, in its role as an assignee of various Provincial agencies as established through legislative regulation or agreements with these agencies, will implement, where appropriate, this mandate through the review and approval of permits and other instruments related to the *development* of land.
- 3) Plans of subdivisions, plans of condominium, and *County* official plan amendments will not be accepted for circulation by the *County* in absence of a complete application, as per Section [9.17](#) of this Plan, satisfying the requirements of all applicable legislation.
- 4) The *County* will, in its role as assignee of the Minister of Municipal Affairs, participate in the approval process and approve as required, local official plans and official plan amendments.
- 5) The *County* may, in consultation with the *Province*, local municipalities and other appropriate agencies, review draft approved subdivision applications every three years to determine if the draft approval should be maintained and as a result of this review, modify the conditions of draft approval as required. The proponent is responsible to ensure that any matters are properly addressed to warrant any extension of draft plan approval. Draft plan approval may lapse without prior notice to the proponent.
- 6) Planning and *development* approvals may also be further delegated by the *County* to local municipalities in accordance with the provisions of the Planning Act.

## 9.6 Zoning

- 1) Local municipalities will amend their zoning by-laws, as necessary, to implement the land use policies based upon the *land use types* of this Plan or local official plan and/or secondary plan.
- 2) All designated lands do not need to be immediately zoned to permit *development*. Certain lands may remain in a less intensive zone on an interim basis in order to allow for detailed planning or servicing studies, or for certain preconditions of *development* to be met.
- 3) Local Councils may maintain the integrity of *archaeological resources* by adopting zoning by-laws under Section 34 of the Planning Act to prohibit any land

use activities or the erection of buildings or structures on land which is a site or a *significant* archaeological resource.

### **9.7 Committee of Adjustment / Consent Granting**

- 1) Local municipalities may establish a Committee of Adjustment. This Committee will grant minor variances from the provisions of its zoning by-law, or consents and other powers provided by the Planning Act, R.S.O. 1990, as amended.
- 2) The Committee of Adjustment must conform to the policies of this Plan or local official plans and/or secondary plans.

### **9.8 Non-Conforming Uses**

- 1) It is intended that a use which does not conform to the policies of this Plan will normally no longer continue to exist in the long term.
- 2) Where a legally established use does not conform to the policies of this Plan, local Councils may consider recognizing the use as a permitted use in the zoning by-law, where it is satisfied that:
  - a) The use is not incompatible with, or harmful to, nearby uses;
  - b) The use will not detract from future intended land uses for the area;
  - c) The zoning would not set a precedent to encourage similar uses in the area;
- 3) Where an application is made to expand a legally established non-conforming use, the application may be dealt with by the Committee of Adjustment if the expansion is minor, or by the local municipal Council if it is major. In the case of an application for a major expansion, Council will consider the feasibility of the owner acquiring an alternative property or assisting the owner to find an alternative location for the use. If these are not appropriate options, Council may consider passing a by-law to permit the enlargement under the following conditions:
  - a) The proposed extension or enlargement of the established non-conforming use must not unduly aggravate the situation created by the existence of the use;
  - b) The proposed extension or enlargement must be reasonable relative to the size of the existing use;
  - c) The characteristics of the existing non-conforming use and the proposed extension or enlargement should be examined with regard to noise, vibrations, fumes, smoke, dust, odours, lighting, and traffic generating

capacity. No change to the zoning by-law should be made if one or more such nuisance factors will be created or increased;

- d) Neighbouring conforming uses are to be protected by imposing appropriate site plan control measures;
- e) The servicing policies of Section 8.9 can be met and the *development* proposed is consistent with the *Ontario Building Code*.

## **9.9 Temporary Use By-laws**

By-laws may be passed by a local council, in accordance with the requirements of the Planning Act, to allow the temporary use of land for a purpose that is otherwise prohibited by the zoning by-law, other than for *Garden Suites* which may be temporarily rezoned for a period of up to 20 years. Where *Garden Suites* are permitted, *Garden Suites* should generally be located within or in close proximity to the existing cluster of farm or non-agricultural buildings. A temporary use by-law may not exceed three years, but may be extended for one further three year period.

In adopting a temporary use by-law, council must have regard to:

- a) The financial investment required or the establishment of the temporary use;
- b) Compatibility with the surrounding land uses, and approved *development*;
- c) The adequacy of services for the intended temporary use;
- d) Access and parking for the intended temporary use;
- e) An assessment of the impact of the intended temporary use on the social, physical, and economic well-being of the municipality;
- f) The intent, purpose, and direction of this Official Plan.

## **9.10 Holding Symbol “h”**

- 1) The zoning by-law of local municipalities may contain provisions pursuant to Section 36 of the Planning Act, R.S.O. 1990, as amended, for the use of the holding symbol “h”. This symbol may be used alongside a zone symbol to specify the use to which lands, buildings, or structures may be used at such time as the holding symbol is removed by amendment to the by-law.
- 2) This zoning technique may be used in all *land use types* under the Plan where there will be a need to apply preconditions to *development* which could not be applied through normal re-zoning.
- 3) The zoning by-law must outline the interim uses to which the land may be put prior to removal of the holding symbol. These may be limited to existing use of the land.

- 4) The holding symbol will be removed pursuant to the applicable Regulations, once the local Council is satisfied that the conditions set out in the by-law have been met. The by-law may provide that detailed conditions can be addressed under site plan control, *development* agreements, reports, and other appropriate means.
- 5) The use of the holding symbol “h” will be utilized only in situations where it is feasible to address the conditions which are set out in the by-law.

### 9.11 Site Plan Control

- 1) The entire *County* of Grey is designated as a proposed Site Plan Control Area. Site Plan Control will not apply to land used for agriculture, single detached or two-unit *dwelling*s except for the purpose of fulfilling policies related to Natural Grey.
- 2) Local municipal Council may through by-law designate areas where Site Plan Control will be in effect as provided in the Planning Act, R.S.O. 1990, as amended. For the approval of *developments* proposed in the Site Plan Control Area, the Council may require plans showing the location of buildings, structures, and facilities to be developed and approve the *development* when it is satisfied that such plans meet the objectives stated below.

Council may require drawings showing plan, elevation, and cross-section views for each building to be erected, including multiple unit residential buildings located in *settlement areas* containing more than three units.

- 3) The overall objective of Site Plan Control is to improve the efficiency of land use and servicing, and to encourage a more attractive form of *development* by:
  - a) Improving site plan details to maintain consistent municipal standard in the Site Plan Control Area;
  - b) Ensuring safety and efficiency of vehicular, pedestrian, and bicycle access;
  - c) Minimizing land use incompatibility between new and existing *development*;
  - d) Providing functional and attractive on-site facilities such as landscaping and lighting;
  - e) Controlling the placement and provision of required services such as driveways, parking, loading facilities, and garbage collection;
  - f) Securing easement to provide for public *utilities* and site drainage;

- g) Ensuring that the *development* proposed is built and maintained as approved by the Council.
- 4) In order to achieve these objectives, within the *County*, Site Plan Control will address but not be limited to such matters relating to exterior design, including the character, scale, appearance and design features of buildings, and their sustainable design. It will also look at the location of buildings and structures, possible road widenings in accordance with Section [8.3](#), location of access points, off-street parking and loading facilities, pedestrian and bicycle circulation, lighting, landscaping, garbage storage facilities, private and common outdoor areas, and easements.
- 5) Notwithstanding the provisions of Section [9.11](#) of this Plan, Site Plan Control will not apply to lands licensed under the *Aggregate Resources Act*.

### **9.12 Lot Creation**

- 1) Where division of land is considered, the approval authority must have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:
  - a) The land division is permitted by the appropriate land use policies of Section 3 to 8;
  - b) The land division is to promote *development* in an orderly and contiguous manner, and should not conflict with the established *development* pattern of the area;
  - c) The proposed use is *compatible* with existing and future permitted land uses on *adjacent lands*;
  - d) The servicing requirements of Section [8.9](#) must be met;
  - e) Direct access from a Provincial Highway or a *County* road may be restricted as outlined in Section [8.3](#). Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;
  - f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;
  - g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.

- h) The proposed lots comply with Provincial *Minimum Distance Separation Formulae* except for lots created within *settlement areas*.
- 2) Any conditions, including zoning if required, must be fulfilled, prior to final approval of the lot creation.

### **9.13 Plans of Subdivision and Condominium**

In any new applications for plan of subdivision or plan of condominium submitted to the *County* for approval, the proponent will need to consider and be prepared to justify the following:

- 1) The layout of the proposed plan with regard to matters of:
  - a) Access and connections to public transportation (where applicable) and access to existing trails,
  - b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or *County* road and front onto a local internal street,
  - c) Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other *active transportation infrastructure* with consideration for existing walking and cycling conditions,
  - d) Accessibility needs,
  - e) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs,
  - f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact *Development*,
  - g) Impact on the natural environment, as defined in Section 6 of this Plan.
  - h) Consideration of the design of street lighting to minimize impact on dark skies,
  - i) The provision of usable parkland and green space,
  - j) Confirmation of sufficiency of school accommodation,
  - k) Public access to water front or beach (where applicable),

- l) Snow removal and emergency vehicle access,
  - m) Compatibility with the Ministry of the Environment, Conservation and Parks' D-Series Guidelines or its successor document(s),
  - n) Accessible, age-friendly design features, and
  - o) Healthy environment *development* provisions outlined in Section [4.3\(1\)](#).
- 2) A range of housing and employment densities.
  - 3) A mix of housing types including homes for the aged and assisted living facilities.
  - 4) The provision of affordable housing.
  - 5) Consistency with Provincial Policy and Local Official Plan provisions
  - 6) The information requirements listed under Section [9.17](#) Complete Applications which will be identified through pre-submission consultation with the *County* or local municipality as applicable.

### **9.13.1 Extensions of Draft Approval**

When considering extensions to draft plan approval for plans of subdivision or plans of condominium, the following criteria shall be considered. If a draft plan meets a minimum of four of the ten criteria below, an extension to the draft plan will generally be supported by the County subject to the local municipality supporting the extension request.

- 1) The proposal is within an identified designated *settlement area land use type* in the *County* and municipal official plans.
- 2) The proposal can be serviced with municipal services. Where an extension is being considered in a *settlement area land use type* that does not have municipal services, extensions can be supported if private or communal services can feasibly service the development.
- 3) The proposal provides a lot density which meets any applicable *County* or municipal official plan targets. Where such density targets do not currently exist, it shall be demonstrated that the density makes efficient use of land and municipal water and wastewater services.
- 4) The proposal provides a mix of housing types (e.g. single detached, semi-detached, townhouse, or multi-residential).
- 5) The proposal provides rental housing.
- 6) The proposal provides affordable housing as per section 4.2 of this Plan.

- 7) The proposal provides for a mix of land uses, including more than just residential uses, but which may also include commercial, employment, or recreational uses. For the purposes of this policy recreational uses need to be either passive or active recreational uses, which go beyond a standard 5% parkland dedication.
- 8) The proposal represents infilling, redevelopment of an underutilized property, and/or intensification within or immediately adjacent to a built-up area.
- 9) Earlier phases of the same development have already been registered, and the draft approval extension represents development in accordance with an approved phasing plan, or master development agreement.
- 10) Substantial progress towards clearance of conditions of draft approval, including at least one of the following actions have been demonstrated since the date of draft approval or previously granted extension of draft approval:
  - a) Completion of a supporting study as required by the conditions of draft approval;
  - b) Submission and/or acceptance of final servicing drawings;
  - c) Drafting and/or execution of a municipal agreement;
  - d) Zoning by-law amendment or site plan applications have been submitted and/or completed; or
  - e) Clearance letter received from a municipality or agency.

In addition to the above criteria, the County will not support an extension for draft plan approval extension until written support has been received from the municipality where the proposed development is located.

Notwithstanding the provisions of this section 9.13.1, these policies do not apply to the City of Owen Sound, who remains the approval authority for plans of subdivision and plans of condominium in the City.

#### **9.14 *Development Charges***

- 1) The *County* has passed a *Development Charges By-law*. *County Development Charges* will be applied at the building permit stage and will be collected by local municipalities. *Development Charges* will be updated a minimum of every five (5) years, or earlier if required.
- 2) Local municipalities also have the option of passing a *Development Charges By-law*, in accordance with the legislation.

### **9.15 Maintenance and Occupancy Standards**

In keeping with the general goals and objectives of this Plan, the *County* wants to ensure that its communities are pleasant, healthy, and safe places to live, work, learn, invest, and play.

- 1) By-laws may be passed under the *Ontario Building Code Act* by local municipalities which would define standards for:
  - a) Garbage disposal and pest prevention;
  - b) Structural maintenance, safety, and cleanliness of buildings;
  - c) The adequacy of a building or unit within a building for healthful occupancy in terms of sanitation, light, and ventilation
  - d) Keeping properties free from garbage, debris, weeds, abandoned or in-operative vehicles, trailers, boats, mechanical equipment or building materials.
  - e) The minimum standards for maintaining the *heritage attributes* of a designated property and, should it not comply with those standards, requiring such property to be repaired and maintained to conform with the standards.
- 2) Local official plans may contain more detailed policies dealing with property maintenance and occupancy standards.
- 3) Property owners may be required to maintain their properties in accordance with standards adopted by a local council.

### **9.16 Community Improvement Plans**

Local municipal councils, under the Planning Act may choose to designate Community Improvement Areas. Identifying a Community Improvement Area must be carried out through a by-law designating the whole, or any part of the local municipality as a Community Improvement Area.

The goal of any Community Improvement Area is to foster and co-ordinate the physical improvements and maintenance of older or neglected areas of a community for environmental, social, or community economic reasons.

Community Improvement Areas are intended to achieve one or many of the following objectives:

- a) To encourage the efficient provision and maintenance of physical *infrastructure*, public services, and *utilities* to serve present and future needs on a local and regional scale;
- b) To address issues which may be particular to one neighbourhood or region;
- c) To ensure the maintenance and renewal of older housing stock;
- d) To promote the creation of affordable/attainable housing units;
- e) To foster *redevelopment*, reuse and/or maintenance of existing *brownfield sites*, *vacant sites*, greyfield sites, and/or current commercial and industrial sites;
- f) To enhance the visual appeal of downtown core areas and neighbourhoods;
- g) To promote on-farm business growth, value-added agriculture, agri-tourism, facility improvements, or farm innovation;
- h) To encourage the preservation and adaptive re-use of built heritage;
- i) To promote energy efficiency and sound environmental design;
- j) To foster economic growth within designated areas;
- k) To promote *intensification* in targeted areas;
- l) To encourage local participation in funding programs for local *development* which may also be eligible for Provincial or Federal funding;

Community Improvement Plans will be submitted to the Ministry of Municipal Affairs and Housing (MMAH) for review and comment. The *County* may provide grants, loans, or other assistance as *County* Council deems appropriate for the purposes of carrying programs as described in local municipal Community Improvement Plans.

### **9.17 Complete Applications**

Applicants are required to make a pre-submission consultation appointment with the *County*. Prior to making a decision on whether or not a *County*-level application is complete, the applicant is required to make a pre-submission consultation appointment with the *County*. Local municipalities are also encouraged to pass mandatory pre-submission consultation by-laws for their local applications.

Within 30 days of the pre-submission consultation meeting staff will provide the applicant with a written notice of what information will be required for an application to be deemed complete. If an applicant submits a *County* application without any pre-submission consultation, the application will be returned to the applicant and a pre-submission consultation meeting will be arranged. Municipalities without pre-

submission consultation by-laws will be given 30 days, upon receipt of the application and fees, to review the application and request further information or studies.

Notwithstanding any other clause within section 9.17 of this Plan, *County* or municipal staff have the ability to request further information, should it be required, after agency circulation and public consultation. A request for further information will not affect the 'completeness' of an application, or impair the timelines referenced above.

Independent peer reviews, at the expense of the proponent, of these technical studies/reports may be required at the discretion of *County* and/or municipal staff; where staff or agency technical review is insufficient to determine the adequacy of the conclusions of these reports/studies. Where simultaneous *County* and municipal applications are being processed, individual *County*/municipal peer reviews will be discouraged, in favour of a joint peer review serving both parties.

The Table below identifies the information required for each application type. The need for specific studies will be done at the time of pre-submission consultation. Where a local municipality has an official plan which contains complete application requirements for local applications, local requirements will be used.

More specific studies referenced in Sections 3 to 8 of the Plan may also be required.

Type of Application	Complete Application Requirements
<b>Minor Variance</b>	<ul style="list-style-type: none"> <li>• Accurate and completed application form as provided by the municipality</li> <li>• Payment of applicable fees</li> <li>• Required studies which may include, but are not limited to <i>environmental impact study</i>, karst study, a planning justification report including a statement of compliance with the PPS and Official Plan(s), a servicing report, and <i>MDS</i> calculation report</li> </ul>
<b>Consent And Zoning By-law Amendment</b>	<ul style="list-style-type: none"> <li>• Accurate and completed application form as provided by the municipality</li> <li>• Payment of applicable fees</li> <li>• Information as required in Ontario Regulation 545/06 or any future successor to this Regulation</li> <li>• Required studies which may include, but are not limited to <i>environmental impact study</i>, Traffic Impact Study, road assessment, Agricultural Impact Assessment, progressive rehabilitation plan, noise, vibration, odour, visual impact assessment, water supply, well water records, sewage system <i>development</i>, a servicing report, <i>lake carrying capacity study</i>, functional servicing report, storm water management, a drainage study, decommissioning report, hydrogeological report, commercial impacts, a <i>D-4 study</i>, a D-6 assessment, an</li> </ul>

Type of Application	Complete Application Requirements
	archaeological assessment(s), a Heritage Impact Assessment, karst study, <i>MDS</i> calculation report, an environmental screening report, aggregate potential testing, planning justification including a statement of compliance with the PPS and Official Plan(s) and any other studies deemed necessary by the municipality or agencies.
<b>Local Official Plan Amendment (LOPA)</b>	<ul style="list-style-type: none"> <li>• Accurate and completed application form as provided by the municipality</li> <li>• Payment of applicable fees</li> <li>• Information as required in Ontario Regulation 543/06 or any future successor to this Regulation</li> <li>• Mandatory pre-submission consultation with <i>County</i> and municipal staff to determine the types of studies necessary</li> <li>• Required studies which may include, but are not limited to <i>environmental impact study</i>, traffic study, road assessment, water supply, sewage system <i>development</i>, functional servicing report, Agricultural Impact Assessment, progressive rehabilitation plan, storm water management, karst study, a drainage study, noise, vibration, odour, visual impact assessment, commercial impacts, decommissioning report, an environmental screening report, a <i>D-4 study</i>, a D-6 assessment, hydrogeological report, <i>employment areas</i> study, <i>MDS</i> calculation report, a servicing study, a <i>settlement area</i> capability study, <i>lake carrying capacity study</i>, <i>comprehensive review of settlement areas</i>, an archaeological assessment(s), a Heritage Impact Assessment, planning justification and any other studies deemed necessary by the municipality, <i>County</i> or agencies</li> </ul>
<b>Plan of Subdivision – Plan of Condominium</b>	<ul style="list-style-type: none"> <li>• Accurate and completed application form as provided by the <i>County</i> or delegated approval authority</li> <li>• Payment of applicable fees</li> <li>• Information as required in Ontario Regulation 544/06 or any future successor to this Regulation</li> <li>• Mandatory pre-submission consultation with <i>County</i> and municipal staff to determine the types of studies necessary</li> <li>• Required studies which may include, but are not limited to environmental impacts, traffic, noise, vibration, odour, a <i>D-4 study</i> or its successor document, a planning justification report including a statement of compliance with the PPS and Official Plan(s), water supply, hydrogeological report, sewage system <i>development</i>, functional servicing report, storm water management, karst study, a drainage study, a servicing study, <i>lake carrying capacity study</i>, <i>MDS</i> calculation report, a <i>settlement area</i> capability study, archaeological assessment(s), a Heritage Impact Assessment and any other studies deemed</li> </ul>

Type of Application	Complete Application Requirements
	necessary by the <i>County</i> , delegated approval authority or agencies.
<b>County Official Plan Amendment</b>	<ul style="list-style-type: none"> <li>• Accurate and completed application form as provided by the <i>County</i></li> <li>• Payment of applicable fees</li> <li>• Information as required in Ontario Regulation 543/06 or any future successor to this Regulation</li> <li>• Mandatory pre-submission consultation with <i>County</i> to determine the types of studies necessary</li> <li>• Required studies which may include, but are not limited to environmental impacts, Traffic Impact Study, road assessment, water supply, agricultural impact assessment, progressive rehabilitation plan, sewage disposal, storm water management, karst study, functional servicing report, a drainage study, noise, vibration, odour, visual impact assessment, decommissioning report, <i>lake carrying capacity study</i>, hydrogeological report, an environmental screening report, a <i>D-4 study</i>, a D-6 assessment, commercial impacts, <i>employment areas</i> study, <i>comprehensive review of settlement areas</i>, archaeological assessment(s), a Heritage Impact Assessment, <i>MDS</i> calculation report, a servicing study, a <i>settlement area</i> capability study, planning justification and any other studies deemed necessary by the <i>County</i> or agencies</li> </ul>

### 9.18 Definitions

For clarification of certain terms used throughout this Plan, reference is to be made to the following:

*ABANDONED LANDFILL SITES* are areas that may have at one point in time operated as a landfill where waste was discarded. The *County* reviewed these potential sites as part of the Historic Landfill Study and have now classified the sites into 'Cleared Sites', 'D-4 Recommended to Clear Site', or 'Previously Evaluated Sites'. The definitions for these categories can be found in Section 8.10.1.

*ACTIVE TRANSPORTATION* includes everything from walking, cycling, movement with mobility aids, skiing, snowshoeing, skating, skateboarding, longboarding, roller blading or any other way to travel that is self-powered.

*ADJACENT LANDS* means those lands, contiguous to a specific natural heritage or *protected heritage property*, where it is likely that *development* or *site alteration* would have a negative impact on the feature or area. The *adjacent lands* widths listed below are approximate values to be used in this Plan unless different values are established by a technical study prepared by a qualified professional knowledgeable on natural resources:

<u>Feature or Area</u>	<u>Adjacent Land Width</u>
Habitat of Threatened or <i>Endangered species</i>	120 metres
<i>Significant Wetlands</i>	120 metres
Other Identified <i>Wetlands</i>	30 metres
<i>Fish habitat</i>	120 metres
<i>Significant Woodlands</i>	120 metres
<i>Significant Valleylands</i>	120 metres
<i>Significant Wildlife habitat</i>	120 metres
Earth Science <i>Significant Area of Natural and Scientific Interest</i>	50 metres
Life Science <i>Significant Area of Natural and Scientific Interest</i>	120 metres
<i>Core areas</i>	120 metres
<i>Protected heritage property</i>	50 metres

*ADVERSE EFFECTS* as defined in the Environmental Protection Act, means one or more of:

- 1) Impairment of the quality of the natural environment for any use that can be made of it;
- 2) Injury or damage to property or plant or animal life;
- 3) Harm or material discomfort to any person;

- 4) An adverse effect on the health of any person;
- 5) Impairment of the safety of any person;
- 6) Rendering any property or plant or animal life unfit for human use;
- 7) Loss of enjoyment of normal use of property; and
- 8) Interference with normal conduct of business.

**ADOPTION** for the purposes of this Plan means the date of *adoption* of the Grey County Official Plan by Grey County Council or the date of *adoption* of a local Official Plan by the local Council.

**AFFORDABLE HOME OWNERSHIP** means the least expensive of the following:

- a) Housing where the purchase price is at least 10 percent below the average purchase price of a resale unit in Grey County or,
- b) Annual housing expenses do not exceed 30% of gross household income (i.e. before tax household income).

**AFFORDABLE RENTAL HOUSING** means a unit where rent is the least expense of the following:

- a) At or below the average market rent in Grey County or,
- b) Rent prices do not exceed 30% of gross household income.

**AGGREGATE RESOURCE AREA(s)** *Aggregate resource area* delineate areas of sand and gravel deposits, as identified through the Aggregate Resource Inventory Master Plan and are shown on Schedule B of this Plan.

**AGRICULTURAL CONDITION** means;

- a) In regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
- b) In regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

**AGRICULTURAL USES** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre,

including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Examples of agricultural uses** are listed in Table 7 of this Plan. **AGRICULTURAL IMPACT ASSESSMENT** means a study that evaluates the potential impacts of non-agricultural uses on agriculture, including agricultural operations, *agricultural uses*, and *prime agricultural areas* and recommends ways to avoid or if not possible, minimize and mitigate adverse impacts.

**AGRICULTURAL LAND USE TYPE** means those areas where prime agricultural lands predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* have been identified by the *County* in partnership with the Ontario Ministry of Agriculture, Food and Rural Affairs, through a study completed in the 1990's. Any new or revised mapping of *prime agricultural lands* shall be in accordance with Provincial guidelines, through an alternative agricultural land evaluation system approved by the Province.

**AGRICULTURAL-RELATED USES** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Examples of *agricultural-related uses* are listed in Table 7 of this Plan.

**AGRI-MINIUMS** are a form of collective ownership that can be established under the Condominium Act whereby a farm could be divided into plots where each farmer owns a plot of land with some parts under collective ownership including shared buildings, *livestock barns*, storage sheds which the group of farmers divides up the costs and maintenance of the shared buildings/areas.

**AGRI-TOURISM USES** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation; such uses may also include farm vacation suites, hay rides, petting zoos, farm-themed playgrounds, horse trail rides, corn mazes, seasonal events, equine events, or wine tasting.

**AIRPORT-RELATED USES** include airport-related commercial and industrial (e.g. aircraft sales and service manufacturing, maintenance, shipping and storage), research establishments, commercial flight schools including associated temporary accommodation, business offices, and *small scale* accessory uses.

**ANAEROBIC DIGESTER:** A permanent structure designed for the decomposition of organic matter by bacteria in an oxygen-limiting environment. For the purposes of this MDS Document, *anaerobic digesters* include, but are not limited to, associated components, which may produce nuisance odours such as: digestion vessels, storages for anaerobic digestion materials, storages for anaerobic digestion output (digestate), loading and unloading areas, gas flares and solid/liquid material separators. *Anaerobic digesters* also include the *anaerobic digester* vessels and components that do not currently operate, but have operated in the past and continue to be structurally sound and reasonably capable of operating.

**ARCHAEOLOGICAL RESOURCES** includes artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**AREAS OF ARCHAEOLOGICAL POTENTIAL** means areas with the likelihood to contain *archaeological resources*. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

**BENEFICIATING** is any process that improves (benefits) the value of aggregate by removing unwanted materials/minerals from the aggregate which results in a higher grade product (concentrate) and a waste stream (tailings).

**BONUS ZONING** means the planning tool, authorized by Section 37 of the Planning Act, which enables municipalities to secure community benefits through Section 37 Agreements in conjunction with a rezoning that permits increased height and/or density over and above existing planning permissions. Through *bonus zoning* the owner / developer and the community share in the increased value of the *development*.

**BROWNFIELD SITES** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

**BUILDING CODE** refers to the *Ontario Building Code*.

**BUILT HERITAGE RESOURCES** means a building, structure, monument, installation of any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. *Built heritage*

*resources* are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, Provincial and/or Federal registers.

*COMPATIBLE* means the *development* or redevelopment of uses which may not necessarily be the same as or similar to the existing *development*, but can coexist with the surrounding area with limited impacts..

*COMPATIBLE RECREATION* means recreational uses that will not negatively impact the natural features or function of the *Core Areas* or *Linkages* and would not be in contradiction of the prohibitions listed in sections [7.1](#) to this Plan.

*COMPLETE STREETS* are roads that are designed to support all age groups and a variety of travel modes (walking, cycling, walkers, electric scooters, transit, and motorists). *Complete streets* should also be designed to include street furniture, pedestrian islands to ease street crossings, benches, and streetscape features separating pedestrians from traffic such as curbs and street trees.

*COMPLETE TRANSPORTATION SYSTEM* means a system of transportation facilities, corridors and rights-of-way and associated facilities to support the movement of people and goods. This includes roads, sidewalks, trails, paved shoulders/cycling lanes, railway corridors, airports, harbours, transit stops and stations, bus lanes, passing lanes, parking facilities, park' n' ride lots, service centres, rest stops, vehicle inspection stations, ferries, canals, and associated facilities such as storage and maintenance.

*COMPREHENSIVE REHABILITATION* means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

*COMPREHENSIVE REVIEW* for the purposes of *settlement area* boundary expansion or employment area re-designation, means an official plan review which is initiated by the *County* or local municipality, or an official plan amendment which is initiated or adopted by the *County* or local municipality, which:

- 1) Is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and Provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting Provincial interests;
- 2) Utilizes opportunities to accommodate projected growth through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;

- 3) Is integrated with planning for *infrastructure* and *public service facilities*; and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
- 4) Confirms sufficient water quality, quantity, and assimilative capacity of receiving water are available to accommodate the proposed development;
- 5) Confirms that sewage and water services can be provided;
- 6) Confirms that the lands to be developed do not comprise Special Agricultural lands designated on Schedule A of this Plan, unless otherwise unavoidable; and
- 7) Considers cross-jurisdictional issues.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

*CONNECTING LINK* is a section of a *County* road that goes through a built-up area or *settlement area* which serves a local purpose for local traffic but also serves a *County* purpose as a connection to the *County* road system. For a *connecting link*, the *County's* interest will be to protect the continuity and connectivity of the *County* road system. For municipalities, a *connecting link* is important as it provides access through downtown/built-up area by motorists, pedestrians and cyclists and making sure that the *connecting link* continues to provide these functions.

*CONSERVATION AUTHORITY* refers to the Grey Sauble *Conservation Authority*, Saugeen Valley *Conservation Authority*, Nottawasaga Valley *Conservation Authority* and/or the Grand River *Conservation Authority*.

*CONSERVATION ORGANIZATION* refers to a non-government conservation body including a land trust, conservancy, or similar not-for-profit agency governed by a charter or articles of incorporation or letters patent, and with by-laws and objectives that support the protection of the natural environment as defined in Section [7](#) of this Plan of the *County* of Grey. Such an organization is to have registered charitable status.

A *conservation organization* is considered to have an “approved” status under this Plan once the *County* of Grey has been satisfied that a *conservation organization* has an environmental purpose consistent with the purpose, objectives and policies of the *County* of Grey Official Plan. This would include commitment, public support, organizational ability, sustained activity in the interests of conservation over several years, and a legally binding arrangement to ensure that all lands acquired or held as nature preserves remain protected should the organization cease to exist.

*CONSERVED* means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or Heritage Impact Assessment. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

*CORE AREAS* identified in the *County's Natural heritage system Study – Green in Grey (January 2017)* and shown on Schedule C to this Plan. The intent of the *Core Area* is to protect the very large natural areas in the *County* while recognizing continued private use and encouraging landowners to continue to protect and manage these lands in an environmentally sustainable manner.

*COUNTY* refers to the Corporation of the *County* of Grey unless otherwise specified. The *County* is a municipality for the purposes of Provincial legislation.

*COUNTY ARTERIAL ROADS* are the major roads of the *County* that support large volumes of traffic typically over the longest distances. *County Arterial roads* typically connect to Provincial Highways and form an integral part of the overall road network.

*COUNTY COLLECTOR ROADS* connect communities and distribute traffic between the Provincial Highways and *County Arterial roads* and the *County local roads* and municipal Local roads.

*COUNTY LOCAL ROADS* are roads that are serving more local traffic and typically distribute traffic from *County Arterial* and *County Collector roads* to individual properties. *County local roads* can also serve a collector road function by distributing traffic between *County Collector roads* and other *County/municipal local roads*.

*COUNTRYSIDE* is the collective grouping of the Agricultural, *Special agricultural*, Rural, Mineral Resource Extraction, *Aggregate Resource Area*, and Space Extensive Commercial and Industrial *land use types*. The use of the term '*countryside*' is used colloquially, to refer to those areas outside of *settlement areas*, so as not to confuse the reader by using the more common parlance of 'rural' which could otherwise be confused with the *Rural land use type*. Forestry, oil and gas, and *significant* natural environmental features are also located across the *countryside*.

*CULTURAL HERITAGE LANDSCAPE* means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites, or natural elements that are

valued together for their interrelationship, meaning, or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, *main streets* and neighbourhoods, cemeteries, trailways, viewsheds, natural areas, and industrial complexes of heritage significance; and areas recognized by Federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

*D-4 STUDY* is a study required to determine the potential for *negative impacts* in compliance with the *Guideline D-4* including, but not limited to, ground and surface water (hydrogeology and hydrology), noise, odour, and dust, methane gas migration, traffic impact, land use compatibility, and other studies considered appropriate.

*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.

*DWELLING* means any permanent building that is used, or intended to be used, continuously or seasonally, as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities. For the purposes of interpreting this Plan, the terms 'house' or 'housing unit' shall also be used synonymously with the term '*dwelling*'.

*ECOLOGICAL FUNCTION* means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical, and socio-economic interactions.

*EMPLOYMENT AREAS* means those areas designated in the *County* or local official plans for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

*ENVIRONMENTAL IMPACT STUDY (EIS)* is a study to identify and assess the potential impacts of specific *development* proposal on known or potential *sensitive* areas in the Natural Environment as defined in Section [7.11](#) of this Plan land use types/constraints and the Special Policy Area. The purpose of the EIS is to assess whether or not the *development* as proposed can integrate into the natural environment and if not, whether or how it can be modified or, where necessary, mitigated to better fit

into the natural environment as defined in Section [7.11](#) of this Plan. Site EIS's can take the form of full or scoped studies. The *County* will assist proponents in identifying the key technical issues to be addressed and the appropriate level of effort required in the preparation of a site EIS. The exact EIS requirements will vary depending on the specific *development* scenario being proposed. Where small *developments* (i.e. individual lot severances) barely encroach on *sensitive* lands, a scope EIS would likely be the appropriate vehicle for addressing impacts. Larger, more complex proposal (i.e. plans of subdivision) are more likely to require a full site EIS. Components of the EIS are to include:

- A description of the natural environment as defined in Section [7.11](#) of this Plan, including both physical form and *ecological function*;
- Summary of the *development* proposal;
- Prediction of the potential direct, indirect and cumulative effects of *development* compared with overall environmental goals;
- Identification and evaluation of options to avoid impacts;
- Identification and evaluation of options for mitigation or rehabilitation, including setbacks;
- Recommendations on the connectivity or linkage of the natural heritage feature or features being assessed to other natural heritage features or systems;
- Recommendations on the restoration or improvement of natural heritage features;
- Demonstration that there will be no *negative impacts* on the natural features or their *ecological functions*;
- An implementation plan, and;
- Evaluation of the need for a monitoring plan.

**ENDANGERED SPECIES** means a species that is listed or categorized as an “*Endangered species*” on the Ontario Ministry of Natural Resources and Forestry’ official species at risk list, as updated and amended from time to time.

**EVENTS-BASED AREAS** are areas identified in local *source protection plans* and are shown on Appendix A to this Plan. *Events-based Areas* are determined by modelling and other forms of analysis of spills that could cause an exceedance at an intake. This area allows potential significant drinking water threats to be identified for surface water intakes. The identification of activities as significant drinking water threats is done under Technical Rule 130 of the Clean Water Act, 2006, as amended, and can be found in local *source protection plans*.

**FARM BUSINESS PLAN** is a written record of objectives for the proposed farm business and how to obtain them. It describes, at a minimum, a product or service,

customers, competition, management and financial arrangements. A *farm business plan* typically includes a: business strategy, marketing plan, production plan, human resources plan, financial plan, and considers social responsibility.

*FARM SIZED* means the following minimum lot sizes in the *countryside land use types*;

- Agricultural = 40 hectares,
- *Special agricultural* = an agriculturally productive area of 10 hectares or greater, or
- Rural = 20 hectares.

By default, existing lots which are less than the above sizes will be considered *non-farm sized* lots. *Agricultural uses* and *agricultural-related uses* are still permitted on *non-farm sized* lots, unless otherwise prohibited by the municipal zoning by-law.

*FISH HABITAT* as defined in the Fisheries Act, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

*FLOODPLAIN* for river stream, and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

*FLOODING HAZARD* means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- 1) Along the shorelines of Georgian Bay the *flooding hazard* limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- 2) Along river, stream, and small inland lake systems, the *flooding hazard* limit is the greater of:
  - a) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  - b) The one hundred year flood; and
  - c) A flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has

been approved as the standard for that specific area by the Minister of Natural Resources;

- d) Except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

*FLOODPROOFING STANDARD* means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards*, wave uprush, and other water-related hazards along the shorelines of Georgian Bay and *flooding hazards* along river, stream and small inland lake systems.

*FLOODWAY* for river, stream and small inland lake systems, means the portion of the *floodplain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *floodplain*.

Where the two zone concept is applied, the *floodway* is the contiguous inner portion of the *floodplain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the *floodplain* is called the flood fringe.

*FUNCTIONAL CLASSIFICATION* means classifying roads based on the function that the road is providing for moving people and goods. Policies and standards are then designed based on the function that the road is serving. For *County Roads*, the *functional classification* includes *County Arterial*, *County Collector* and *County local roads*.

*GREENFIELDS* are lands within designated *settlement areas*, which are designated for growth over the planning horizon, but which have not yet been fully developed.

*GREYFIELDS* are previously developed properties that are not contaminated.

*GROUNDWATER FEATURE* refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

*GROUNDWATER RECHARGE AREA* is an area where the rain or snow seeps down into an aquifer. An aquifer is an area of soil or rock under the ground that has many cracks and spaces and has the ability to store water. Water that seeps into an aquifer is

called recharge. Much of the natural recharge of an aquifer comes from rain and melting snow. Recharge areas often have loose or permeable soil, such as sand or gravel, which allows the water to seep easily into the ground. Areas with shallow fractured bedrock are also often recharge areas. A recharge area is considered *significant* when it helps maintain the water level in an aquifer that supplies a community with drinking water. These areas are identified in *source protection plans*.

*GUIDELINE D-4* means the Ministry of the Environment, Conservation and Parks (MECP) *Guideline D-4*, as amended and any successor guideline or legislation.

*GUIDELINE D-6* means the Ministry of the Environment, Conservation and Parks (MECP) *Guideline D-6*, as amended and any successor guideline or legislation.

**HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES** means

- a) With respect to a species listed on the Species at Risk on Ontario List as an endangered or threatened species for which a regulation made under clause 55(1) of the Endangered Species Act, 2007, as revised, is in force, the area prescribed by that regulation as the habitat of the species; or
- b) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and
- c) Places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

*HAZARD LANDS* means property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of the Georgian Bay, this means the land, including that covered by water, where applicable, and the furthest landward limit of the *flooding hazard*, erosion hazard, or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or erosion hazard limits.

*HAZARDOUS SITES* means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils, steep slopes, or unstable bedrock (karst topography).

*HERITAGE ATTRIBUTES* means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation,

water features, and its visual setting (including *significant* views or vistas to or from a *protected heritage property*).

*HIGH QUALITY* means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Master Papers (ARIP).

*HIGHLY VULNERABLE AQUIFER (HVA)* is an aquifer used as a water supply and is particularly susceptible to contamination due to the proximity to the surface or to the type of materials found in proximity to the aquifer. These areas are identified in a *source protection plan*. For example, an area where fractured rock surrounds ground water is considered more *vulnerable* than an area surrounded by clay as the fractured rock provides transport pathways for containments to reach groundwater sources. The HVA has fractured rock, sand and gravel above, which could provide a pathway for contaminants to reach the aquifer.

*HOME RURAL OCCUPATIONS* refers to those uses located within part of a residence or within an accessory building to a residence, operated by the resident or residents and is secondary to the principal permitted use of the property. The local Municipal Comprehensive Zoning By-law will include more detailed definitions for *Home Rural Occupations*. Municipalities may choose to distinguish between those home occupation uses permitted within *settlement areas*, versus those permitted across the *countryside*.

*HYDROLOGIC FUNCTION* means the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

*INDIVIDUAL ON-SITE SEWAGE SERVICES* means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O.Reg. 350/06, under the Building Code Act, 2006 that are owned, operated, and managed by the owner of the property upon which the system is located.

*INDIVIDUAL ON-SITE WATER SERVICES* means individual, autonomous water supply systems that are owned, operated, and managed by the owner of the property upon which the system is located.

*INFRASTRUCTURE* means physical structures (facilities and corridors) that form the foundation for *development*. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities and transmission and distribution systems, *utilities*, electricity transmission and distribution systems (e.g. hydro corridors), communications/telecommunications, public airports, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

*INTAKE PROTECTION ZONES (IPZ's)* are areas of land and water identified in a *source protection plan* and as shown on Appendix A to this Plan where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.

*INTENSIFICATION* means the *development* of a property, site or area at a higher density than currently exists through:

- 1) *Redevelopment*, including the reuse of *brownfield sites*;
- 2) The *development* of vacant and/or *underutilized lots* within previously developed areas;
- 3) *Infill development*; and
- 4) The expansion or conversion of existing buildings.

*KARST AREA* is applied to those lands which possess or are expected to possess shallow overburden with karst topography. Shallow overburden applies to those lands displaying less than one metre of natural soil over bedrock while karst topography is a geologic feature found in limestone formations which may be fissures, caves, sinkholes and springs. The combination of the two features have the potential of being extremely *sensitive*, thus requiring further in-depth study through an *environmental impact study* prior to any *development* being permitted.

*LAKE CARRYING CAPACITY STUDY* refers to a study comprised of various components which would predict the effects of lakeshore *development* on the water quality, fisheries and wildlife for a particular lake. The purpose of any study would be to determine the current state of the lake and to establish an upset limit for future *development* to ensure that the integrity of the lake environment is maintained.

*LAND USE TYPE* the term '*land use type*' shall be used synonymously the terms 'land use designation' or 'designation' as they may be used in *County*, municipal, or Provincial planning documents, policy, or legislation.

*LEGAL OR TECHNICAL REASONS* means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

*LINKAGES* are designed to provide movement corridors for both plants and animals between *Core Areas*, and provide and protect biodiversity and the long-term viability of ecological systems.

**LIVESTOCK** means beef cattle, birds, dairy cattle, deer and elk, fur-bearing animals, game animals, goats, horses, poultry, ratites, sheep, swine and other animals as identified in the Provincial *Minimum distance separation formulae*.

**LIVESTOCK BARNs** means one or more permanent buildings located on a lot which are intended for housing *livestock*, and are structurally sound and reasonably capable of housing *livestock*.

**LIVESTOCK FACILITIES** means all *livestock barns* and *manure storages* on a lot, as well as all unoccupied *livestock barns* and unused *manure storages* on a lot.

**LOCAL MUNICIPALITY** refers to the Township of Chatsworth, the Township of Georgian Bluffs, the Municipality of Grey Highlands, the Town of Hanover, the Municipality of Meaford, the City of Owen Sound, the Township of Southgate, the Town of The Blue Mountains, and/or the Municipality of West Grey.

**LOW IMPACT DEVELOPMENT (LID)** is an innovative stormwater management approach that emphasizes conservation and use of on-site natural features to protect water quality and to manage stormwater runoff.

**MAIN STREET** is the principal street and often the main thoroughfare through a city, town or village. *Main streets* often contain retail shops, banks, and other businesses.

**MANURE STORAGE** means a permanent storage which is structurally sound and reasonably capable of storing manure and which typically contains liquid manure (<18% dry matter) or solid manure (≥18% dry matter), and may exist in a variety of:

- Locations (under, within, nearby, or remote from barn);
- Materials (concrete, earthen, steel, wood);
- Coverings (open top, roof, tarp, or other materials);
- Configurations (rectangle, circular); and,
- Elevations (above, below or partially above-grade).

**MINERAL AGGREGATE OPERATION** means

- 1) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*, or successors thereto;
- 2) For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- 3) Associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**MINERAL AGGREGATE RESOURCES** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing, and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

**MINIMUM DISTANCE SEPARATION FORMULAE** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from *livestock facilities*.

**MUNICIPAL BOUNDARY RESTRUCTURING** means annexing part of a municipality to another municipality, annexing a geographic area that does not form part of a municipality to a municipality, amalgamating a municipality with another municipality, separating a *local municipality* from an upper-tier municipality for municipal purposes, joining a *local municipality* to an upper-tier municipality for municipal purposes, dissolving all or part of a municipality, and incorporating the inhabitants of a geographic area as a municipality.

**MUNICIPAL SEWAGE SERVICES** means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

**MUNICIPAL WATER SERVICES** means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002.

**NATURAL HERITAGE FEATURES AND AREAS** means features and areas, including *significant wetlands*, other identified *wetlands*, *fish habitat*, *significant woodlands*, *significant valleylands*, *significant habitat of endangered species or threatened species*, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

**NATURAL HERITAGE SYSTEM** means a system made up of natural heritage features, *Core Areas*, and *Linkages*, joined by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

**NEGATIVE IMPACTS** means that it shall be demonstrated that there is no loss of a natural feature or *ecological function* for which an area is identified. The manner in which this will be achieved will be through the undertaking of an *Environmental impact study*. *Negative impacts* are defined to mean:

- 1) In regard to water and water resources, means degradation to the *quality and quantity of water, sensitive surface water features and sensitive groundwater features*, and their related *hydrologic functions*, due to single, multiple or successive *development or site alteration* activities; or
- 2) In regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; or In regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple, or successive *development or site alteration* activities.

**NET HECTARE** as it applies to residential density means the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, commercial sites, and lands designated *Hazard lands*, or otherwise undevelopable for environmental protection reasons.

**NON-AGRICULTURAL USES** means buildings designed or intended for a purpose other than an agricultural use; as well as land, vacant or otherwise not yet fully developed, which is zoned or designated such that the principal or long-term use is not intended to be an agricultural use, including, but not limited to: commercial, future urban *development*, industrial, institutional, *open space uses, recreational uses*, settlement area, urban reserve, etc. However, this does not include agriculture-related uses, *on-farm diversified uses* and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**NON-FARM SIZED** means the following lot sizes in the *countryside land use types*;

- Agricultural = less than 40 hectares,
- *Special agricultural* = an agriculturally productive area of less than 10 hectares, or
- Rural = less than 20 hectares.

By default, existing lots which are above these sizes will be considered farm lots.

*Agricultural uses* and *agriculture-related uses* are still permitted on *non-farm sized* lots, unless otherwise prohibited by the municipal zoning by-law.

**NORMAL FARM PRACTICES** means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

*NUTRIENT UNIT* means the amount of nutrients that give a fertilizer replacement value of the lower of 43 kg of nitrogen or 55 kg of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).

*ON-FARM DIVERSIFIED USES* means uses that are secondary to the principal agricultural use of the property, and are limited to the sizes listed in Table 8 of this Plan. Examples of *on-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products.

*OPEN SPACE USES* means environmental areas and parks that have limited public visitation and usually do not require buildings or alter the natural topography, such as conservation areas and parks typically without buildings and *infrastructure*.

*PARTIAL SERVICES* means

- 1) *Municipal sewage services or private communal sewage services and individual on-site water services; or*
- 2) *Municipal water services or private communal water services and individual on-site sewage services.*

*PORTABLE ASPHALT PLANT* means a facility

- 1) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- 2) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

*PORTABLE CONCRETE PLANT* means a building or structure

- 1) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- 2) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

*PRIME AGRICULTURAL AREA* means areas within the *Agricultural land use type* of this Plan. This includes: areas of *prime agricultural lands* and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

*PRIME AGRICULTURAL LAND* means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

*PRIVATE COMMUNAL SEWAGE SERVICES* means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

*PRIVATE COMMUNAL WATER SERVICES* means a non-municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

*PROTECTED HERITAGE PROPERTY* means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

*PROVINCE* refers to the Province of Ontario and its Ministries.

*PROVINCIAL AND FEDERAL REQUIREMENTS* means;

- a) In regard to policy [7.9](#), legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish and fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) In regard to policy [7.10\(2\)](#), legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

*PUBLIC SERVICE FACILITIES* means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include *infrastructure*.

*QUALIFIED INDIVIDUAL* is an individual with qualifications and/or credentials related to a field of study and who is therefore appropriate for conducting a study and/or providing an expert opinion that has been required by the *County*. The qualifications and credentials of the *qualified individual* will be to the satisfaction of the *County* or review agencies, or where appropriate, are defined by relevant legislations, regulation and standards (e.g. Registered Professional Planner or a Professional Engineer).

*QUALITY AND QUANTITY OF WATER* is measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

*RECREATION* means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction, and the achievement of human potential.

*REDEVELOPMENT* means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

*RESERVE SEWAGE SYSTEM CAPACITY* means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved *development*. For the purposes of policy 1.6.4.1(e), reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the *development* can be treated or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.

*RESERVE WATER SYSTEM CAPACITY* means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved *development*.

*RESIDENTIAL INTENSIFICATION* means *intensification* of a property, site or area which results in a net increase in residential units or accommodation and includes:

- 1) Redevelopment, including the redevelopment of *brownfield sites*;
- 2) The *development* of vacant or *underutilized lots* within previously developed areas;
- 3) Infill *development*;
- 4) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- 5) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

*RESOURCE BASED RECREATIONAL USES* must mean those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated

commercial and residential uses. Such uses can include water based *recreation*, campgrounds, lodges/resorts and skiing/snowboarding facilities.

*RISK MANAGEMENT OFFICIAL* (RMO) and *RISK MANAGEMENT INSPECTOR* (RMI) are appointed by the municipality that is responsible for implementing local *source protection plan* policies. An individual can only become an RMO or RMI upon successful completion of a mandatory training course approved by the Ministry of Environment and Climate Change.

*RURAL LAND USE TYPE* means the system of lands within Grey County that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. For the purpose of this Plan, the *Rural land use type* is comprised of those farming, resource, and recreational lands outside of *settlement area land use types*, and outside the *Agricultural* and *Special Agricultural land use types*.

*SENSITIVE* in regard to *surface water features* and *groundwater features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

*SENSITIVE LAND USES* means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

*SETTLEMENT AREAS* means those areas designated in this Plan as Primary *Settlement Area*, Secondary *Settlement Area*, Inland Lakes and Shoreline, Recreational Resort Area, Sunset Strip Area and Industrial Business Park.

*SEWAGE AND WATER SERVICES* includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

*SIGNIFICANT* means

- 1) In regard to *wetlands*, and *areas of natural and scientific interest*, an area identified as provincially *significant* by the Ontario Ministry of Natural Resources using evaluation procedures established by the *Province*, as amended from time to time;

- 2) In regard to *woodlands*, areas identified by the Ministry of Natural Resources, in concert with the *County* using the criteria identified in Section 7.4 of this Plan, which are ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- 3) In regard to other natural heritage features, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- 4) In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in sections (d)-(e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some *significant* resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

*SITE ALTERATION* means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

*SMALL SCALE* means the size limitations on size and scale listed in Table 8 of this Plan, as they apply to *on-farm diversified uses*. When the term '*small scale*' is used outside of the *Agricultural*, *Special agricultural*, or *Rural land use types*, the term is more generic in nature and may be defined by municipal official plans or zoning by-laws.

*SOURCE PROTECTION PLAN* is a plan prepared under the Clean Water Act which identifies threats to our municipal drinking water supplies and identifies ways to help prevent these threats from contaminating our water. All municipal decisions, including those made under the Planning Act and the Condominium Act, must conform to the *significant* drinking water threat policies found in the three applicable *Source protection plans* that comprise *Grey County* which are the *Saugeen Valley*, *Grey Sauble*, *Northern Bruce Peninsula Source protection plan*, the *South Georgian Bay Lake Simcoe Source protection plan*, and the *Grand River Source protection plan*.

*SPECIAL AGRICULTURAL LAND USE TYPE* means areas designated using guidelines established by the Province, as amended from time to time, where specialty

crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops (apples), vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- 1) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- 2) Farmers skilled in the production of specialty crops, and
- 3) A long-term investment of capital in areas such as crops, drainage, *infrastructure* and related facilities and services to produce, store or process specialty crops.

*SPECIAL NEEDS HOUSING* means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

*SURFACE WATER FEATURE* refers to water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

*SURPLUS FARMHOUSE* means an existing farm house which meets the criteria of Section [5.2.3](#) and is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). The term 'residence surplus to a farm operation' shall be synonymous to '*surplus farmhouse*' for the purposes of this Plan.

*THREATENED SPECIES* means a species that is listed or categorized as a "*Threatened species*" on the Ontario Ministry of Natural Resources and Forestry' official species at risk list, as updated and amended from time to time.

*UTILITIES* means physical structures (facilities and corridors) that form the foundation for *development*. *Utilities* include, but are not limited to, alternative energy systems, conventional energy systems, electric power generation and transmission (e.g. hydro corridors), communications/telecommunications, sewage and water systems, septage treatment systems, and oil/gas pipelines.

*UNDERUTILIZED LOT* is a parcel of land which is currently or was previously developed, but has the ability to permit a higher intensity of land uses.

*VALLEYLANDS (SIGNIFICANT)* were identified in the *County's Natural heritage system Study – Green in Grey (January 2017)*. They were identified by the participating Conservation Authorities and have been mapped as 200 metre wide corridors. Detailed delineations of *Significant Valleylands* should be evaluated on a site specific basis through an *environmental impact study* using the following criteria:

- The valley must be  $\geq 100$  metres wide and  $\geq 2$  kilometres long.
- The valley banks must be  $\geq 3$  metres in height (extrapolated from 5 metre contours at 1:10,000 or better information where available).
- Where valley slope is 3:1 on one side with no slope on the opposite side of the watercourse, the opposite valley limit is delineated using either 100m from centreline of the watercourse or the limit of the *floodplain* to create a continuous valley feature.
- Where 3:1 valley slopes occur on both sides of the river, but they are not continuous, the *floodplain* limit (or contour information and professional judgment) is used to delineate a continuous valley feature.

*VULNERABLE* means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

*WASTE MANAGEMENT SYSTEM* means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

*WAYSIDE PIT OR QUARRY* is a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way, and may include a *Portable asphalt plant* accessory to a *Wayside pit or quarry*.

*WELLHEAD PROTECTION AREA (WHPA)* is an area around the wellhead identified in a *source protection plan* and as shown on Appendix A to this Plan where land use activities have the potential to affect the quality or quantity of water that flows into the well. These are areas of high vulnerability where the greatest care must be taken in the storage, use and handling of materials that could, if mishandled or spilled, pollute or contaminate a municipal well.

*WETLANDS* means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands

being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition. The *County* identifies Provincially *Significant Wetlands* and *Significant Coastal Wetlands* on Schedule A and Other *Wetlands* on Appendix B.

*WILDLAND FIRE* is defined as forest types assessed as being associated with the risk of high to extreme Hazardous Forest Types for Wildland Fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

*WILDLIFE HABITAT* means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a *vulnerable* point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

*WOODLANDS* means land that is one hectare or more in area with at least:

- 1) 1000 trees, of any size, per hectare;
- 2) 750 trees, measuring over five (5) centimetres/1.96 inches in Diameter at DBH, per hectare;
- 3) 500 trees, measuring over twelve (12) centimetres/4.72 inches, in Diameter at DBH, per hectare; or
- 4) 250 trees, measuring over twenty (20) centimetres/7.87 inches in Diameter at DBH, per hectare;

but does not include a cultivated fruit or nut orchard or a plantation established for the purpose of producing Christmas trees.

#### **9.19 Transition Provisions to New Official Plan**

- 1) Nothing in this Plan intends to limit the ability of existing approved developments or draft approved plans of subdivision/condominium to be built, provided that development complies with Provincial and Federal legislation relating to endangered species habitat. Nothing in this Plan shall limit the ability of implementing zoning amendments, part lot control by-laws, site plans or minor variances to implement the existing approved development or draft approved plans of subdivision / condominium. This Plan shall not limit the ability of the approval authority to revise the conditions of draft approval in accordance with the Planning Act. Should additional redline revisions, zoning amendments, part lot control by-laws, site plans, or minor variances be required, additional studies identified in this Plan will not be required, unless:

- Already required by existing draft conditions or a site plan agreement;
  - Conditions are revised in accordance with the Planning Act;
  - It is required by Provincial and Federal regulations;
  - The development is proposing to develop new lands that were not previously scheduled for development, or studied by previous background studies;
  - Major changes are being proposed to a development that significantly alters the original draft approval development (e.g. doubling the density of a draft plan of subdivision, developing in new lands, etc.).
- 2) Any matter or proceeding referenced in subsection 9.19.3 that was commenced before the Plan came into force shall be continued and finally disposed of under the former *County of Grey* Official Plan as it read on the day the matter or proceeding was commenced.
- 3) For the purposes of 9.19.2, a matter or proceeding shall be deemed to have commenced before the Plan came into force as follows:
- a) An adopted official plan amendment to the former *County* Official Plan, the day that Council passed the by-law adopting the amendment;
  - b) An application for an official plan amendment initiated by any person or public body, on the day the application was determined by the approval authority to be a complete application;
  - c) An application for a zoning by-law amendment initiated by any person or public body, on the day the application was determined by the local municipality to be a complete application;
  - d) An application for the approval of a plan of subdivision or plan of condominium, on the day the application was determined by the approval authority to be a complete application;
  - e) Development subject to site plan control, on the day the application for approval of a site plan was determined by the local municipality to be a complete application;
  - f) An application for minor variance, on the day the application was determined by the local municipality to be a complete application; and,
  - g) An application for consent, on the day the application was determined by the local municipality to be a complete application.

## **10 SECONDARY PLAN FOR GEORGIAN VILLAS INC.**

### **10.1 Purpose**

The purpose of this Secondary Plan is to provide a policy framework for a comprehensively planned, fully serviced, four seasons resort community, including an 18 hole championship golf course, along the western shore of Owen Sound Bay. The policies will help create a community that will be a destination in and of itself and ensure that the community develops in an environmentally sustainable, economically viable and socially appropriate manner.

### **10.2 Objectives**

The objectives of the Secondary Plan are as follows:

- 1) To protect and preserve the natural environment of the area by establishing policies which maintain and enhance *sensitive* natural areas and protect the surface, groundwater, shoreline and aquatic resources.
- 2) To provide for an adequate supply of housing in terms of type, cost, size and tenure to meet the needs of an anticipated seasonal and permanent population of 2500 to 3000 within the Secondary Plan area.
- 3) To create an urban environment that celebrates the built heritage and streetscapes of Southern Ontario while conserving the surrounding natural heritage environmental features and functions.
- 4) To provide long term employment opportunities by creating a sustainable economic base that complements a sound environment.
- 5) To provide for a level of public services, that adequately meets the needs of the residents of the Secondary Plan area.
- 6) To require, where *significant* alterations to the open space system are proposed, an appropriate Environmental Impact Assessment, in order to assess the impact of the change on the natural environment areas of the Secondary Plan area.

### **10.3 Land Use Policies**

#### **10.3.1 Interpretation of Boundary**

The outer boundary of the Secondary Plan is defined on the south by Church Sideroad, on the West by Grey County Road 1, on the north by Presqu'ile Road and on the east by the shoreline of Owen Sound Bay and contains all of lots 28 to 34, Concession 3 inclusive in the former Township of Sarawak now part of the Township of Georgian Bluffs. Alterations to the exterior boundary of the area will require an amendment to the Grey County Official Plan and may also require an amendment to the local official plan.

The internal boundaries between *land use types* within the Secondary Plan are less stringent except where they are determined by man-made or natural features. The exact delineation of the boundary of a specific *land use type* in a specific location will be determined upon submission of detailed *development* plans and implementing zoning bylaws. Minor refinements of the *land use type* boundaries will not require amendment to this Plan.

#### **10.4 *Land use types***

The lands within the boundary of the Secondary Plan are allocated among the following *land use types*:

- Open Space
- Environmental Protection
- Residential
- Village Centre
- Cultural Heritage Area

The *land use types* are shown on Schedule A to this Secondary Plan. (*Schedule A has been replaced by Secondary Schedule 1q*). This section of the Secondary Plan contains policies associated with each *land use type*. All *development* within each *land use type* will be subject to the *development* criteria contained in Section 10.5 of this Plan.

Changes in policy or major *land use types* will require an amendment to the Secondary Plan. The process for reviewing and assessing such amendments is outlined in Section 10.5.11 - Implementation of this Plan.

##### **10.4.1 Open Space**

The Open Space *land use type* is intended to provide for various forms of open space land uses. The objectives that direct *development* in the Open Space area will include:

- Maintaining the scenic values and open landscape character of the area
- Maintaining and conserving ecologically *sensitive* areas
- Melding a continuous open space trail system through portions of the natural, built and cultural environments.

##### **1) Permitted Uses**

Subject to the provisions of Section 10.5 – *Development* Criteria, the following uses may be permitted within the Open Space *land use type*:

- Golf course and associated maintenance buildings,
- Trail systems,
- Cultural Heritage sites,
- Passive recreational areas,
- Public and private parks,
- Reforestation

- Transportation and public *utilities* facilities

#### **10.4.2 Residential**

The Residential *land use type* is intended to accommodate a wide variety of densities and tenures. The objectives directing *development* in residential areas will focus on organized pre-planned *development* and will reflect early Ontario architecture. In addition, *development* objectives will emphasize designing streetscapes with appropriate landscaping and lighting *compatible* with nearby wildlife and that reflect architecture and the environment rather than vehicles.

##### **1) Permitted Uses**

Subject to the provisions of Section 10.5 – *Development* Criteria, the following uses may be permitted within the Residential *land use type*:

- Detached residential *dwellings*,
- Low density residential *dwellings*,
- Medium density residential *dwellings*,
- Public and private parks,
- Institutional uses,
- Transportation and public utility facilities,
- Cultural Heritage sites,
- *Open space uses*.

##### **2) Lot Creation Policies**

It is the intent of this Secondary Plan that the residential *development* will generally occur by plan of subdivision or condominium. The lot creation policies are contained in Section 10.5.16 - Implementation of this Plan.

##### **3) Density Provisions**

For the purposes of this Plan, low density is considered to be 6-15 units per net acre and medium density is 15-20 units per net acre.

#### **10.4.3 Environmental Protection**

The areas designated Environmental Protection on Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*) reflects areas that exhibit safety hazards of terrain, are environmentally *sensitive* and may contain *natural heritage features and areas*. The objective of the Environmental Protection *land use type* is to maintain the ecology for which the natural areas are identified and to restrict *development* within those areas and their associated buffers in order to conserve the identified ecological features and functions. Environmental Protection areas include no *development* setbacks within the Environmental Protection *land use type*.

##### **1) Permitted Uses**

Subject to the provisions of Section 10.5 – *Development* Criteria, the following uses may be permitted within the Environmental Protection *land use type*:

- No buildings or structures or landscape alteration shall be permitted.
- Public and private parks,
- Passive recreational uses such as outdoor education but excluding a golf course or other intensive uses,
- Conservation and wildlife management including silviculture where tree thinning to promote growth is identified
- Essential transportation and public *utilities*,
- Cultural Heritage sites,
- Earth Science sites

#### **10.4.4 Village Centre**

The Village Centre *land use type* of the Secondary Plan is intended to permit the widest variety of uses of a commercial, residential or institutional nature. The objective of this *land use type* is to develop these various uses in a pre-planned manner while emphasizing early Ontario architecture and streetscapes.

The design objectives include a well- defined village centre that is pedestrian in scale focused on a village green and incorporating a mix of commercial, institutional and residential uses. Commercial uses shall be provided at a scale and time as demanded by market forces and shall include retail and service uses catering to the surrounding residential population as well as specialty commercial uses necessary to support the recreational base and its year-round use.

In order to ensure that *development* within the Village Centre *land use type* proceeds in an orderly manner, the proponent shall prepare a comprehensive site plan for this area to illustrate location, size, height and massing of all buildings and structures, the parking, access, pedestrian circulation and landscaping of the area, in consultation with the *County* and the *local municipality*.

##### **1) Permitted Uses**

Subject to Section 10.5 - *Development* Criteria, the following uses may be permitted within the Village Centre *land use type*:

- retail
- convention centre
- apartments above commercial stores
- health care facilities
- medium density residential *dwelling*s
- cultural heritage sites
- institutional uses

- educational and recreational facilities
- *open space uses*
- office uses
- high-density residential *dwelling*s
- hotels
- transportation and public utility
- private club facilities

## 2) Lot Creation Policies

The provisions for lot creation are included in Section 10.5.16 - Implementation of this Plan.

## 3) Density Provisions

For the purposes of this Plan, medium density is considered to be 15-20 units per net acre and high density is 20-35 units per net acre.

### **10.4.5 Cultural Heritage Area**

Thirteen (13) Cultural Heritage sites have been identified within the ten (10) Cultural Heritage Areas identified on Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*). The objective is to preserve these sites in accordance with the following standards:

- 1) Heritage Sites will be surveyed and reflected on Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*) to this Plan.
- 2) The location of the Heritage Sites will be registered on Title.
- 3) Heritage Sites will be preserved in their natural state and may be identified by an appropriate cairn, plaque or similar identification
- 4) Heritage Areas will be placed in an appropriate restrictive zoning category in the implementing Zoning Bylaw.
- 5) Any future change or alteration to a Heritage Site will require a Stage 3 archaeological investigation and submission based on the criteria established by the Ministry of Tourism, Culture and Sport.
- 6) Should additional Cultural Heritage sites or historical artifacts be uncovered during the construction phase, the owners will consult with the Ministry of Tourism, Culture and Sport to determine whether additional archaeological assessments are required. Where deemed appropriate, additional Cultural Heritage Areas may be added to Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*) by amendment.

## 10.5 *Development Criteria*

The *Development Criteria* established in this section is to be applied to all forms of *development* within the Secondary Plan boundaries in conjunction with other policies of the Plan.

### 10.5.1 *Transportation & Utility Systems*

The objective is to design and locate these facilities in order to minimize impacts on the environment and landscape. The planning, design and construction of all roads and trails shall have regard for practices that minimize the impact on natural heritage features and require the following:

- 1) Electrical and other services will be placed underground wherever possible at the cost of the *development* proponent.
- 2) Roadways will be landscaped and attractive streetscapes being promoted and constructed to promote accessibility.
- 3) Street lighting will complement the early Ontario Architecture of the Secondary Plan and respect environmentally *sensitive* areas by design, placement and intensity of lighting.
- 4) Street right of way width shall reflect the following:
  - a) Collector Roads- minimum width of 20 meters
  - b) Local Roads – will vary according to location and the type of land use as determined by the *local municipality*.
- 5) The Collector Road system shown on Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*) is intended to carry traffic between local streets and the peripheral road network. Intersections and entrances will be designed to *County* and local municipal standards. The Collector Road system provides, convenient access from residential areas to the Village Core and could form the basis of a public transit system should one be developed.
- 6) The Collector Road System will be designed to discourage through traffic routes. New direct accesses from the Secondary Plan area onto the adjacent *County* Road 1, Church Sideroad East and Presqu'ile Road will be limited.
- 7) Medium and high-density residential *development* and non-residential uses are encouraged adjacent to the Collector Road system.
- 8) The internal local road network will be designed in a manner that evenly distributes traffic throughout the Secondary Plan area while discouraging through

traffic on internal local residential streets, reduces speed and has an attractive streetscape that promotes pedestrian and bicycle use.

- 9) Consideration will be given to on road bikeways, which may be provided on the Collector Roads, to complement the multi-use trail system.
- 10) Sidewalks will be provided in the Village Centre and generally along streets that act as main routes to the Village Centre.
- 11) Short-term on-street parking will be provided on collector and internal local roads in a manner that does not detract from the adjoining streetscape.

The Collector Road System shown as Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*) reflects a general location of this road system. The final location will be based on topography, servicing requirements and adjoining land uses. Alterations to the collector road system will not require an amendment to this Plan.

The location, design and function of the Collector Road System as well as the local road network will be subject to more detailed analysis during the preparation of each *development* phase. Additional traffic studies may be required as part of the *development* review process to address:

- 1) The location, design and function of the Collector Road system as well as the local road network within the Secondary Plan area, including confirming the right of way and pavement widths.
- 2) Sight distances and construction requirements at the intersections of the Collector Road system with Church Side Road East, *County* Road 1 and Presqu'île Road in accordance to current guidelines.
- 3) The type of roadway improvements required on *County* Road 1, from *County* Road 17 northerly to the site, and on *County* Road 1, Church Side Road East and Presqu'île Road adjacent to the site, including the length of turn lanes at intersections and the type of traffic control devices.

### **10.5.2 Municipal Service Standards**

The objective is that all residential and non-residential buildings and structures will be serviced by municipal sewage and water. Arrangements for the provision of these services will occur during the design and prior to the implementation of each Phase subject to the agreement of the *local municipality* which will have regard to the overall *development* potential of the Secondary Plan.

- 1) Municipal water will be provided by means of the extension of the East Linton water system. Upgrades to this system will be accommodated at various Phases of the *development*.
- 2) Municipal sewage will be provided by the construction of a municipal sewage treatment facility and will be constructed in stages so as to accommodate the various Phases of the Secondary Plan. Any effluent emanating from the treatment facility will conform to the Environmental Guidelines established for this Plan and other provincial standards as required from time to time.
- 3) A Master Servicing Plan will be prepared and approved by the Municipality, the Ministry of the Environment and Grey Sauble *Conservation authority* prior to any final *development* approvals. The Master Servicing Plan shall include provisions for sanitary sewage, potable water services, road construction, utility services and stormwater management. The design of the services shall have regard to the overall plan area and shall provide details on a Phase by Phase basis.
- 4) It is anticipated that the Plan will be developed in five or more Phases and each phase may have one or more stages. It is anticipated that Phase One will be composed of the following:
  - the golf course and club house,
  - a mixed density of up to two hundred (200) residential units
  - a portion of the Village Centre
  - a portion of the perimeter trail system
- 5) It may be necessary to provide private servicing for certain non -habitable structures caused by their remote location such as the golf course maintenance building. Any exceptions to the servicing standards shall be approved by the Municipality and the appropriate approval authority on an individual basis. This exception only applies to non-habitable structures located outside the Residential or Village Centre *land use types*.
- 6) It may be necessary to conduct additional hydrogeological studies in order to assess the implication of the karst topography on surface and ground water movement and on structure location and design. The necessity for such studies will be determined at the subdivision design stage in consultation with the Grey Sauble *Conservation Authority* and the appropriate approval authority.

### **10.5.3 Forest Management**

The objective is to maintain and enhance the forest and the ecology it supports. Forest qualities include groundwater storage, air filtration, buffering capabilities and ecological linkages across the Plan Area. Ecology supported in the forest includes, but not limited to, nest trees for regionally uncommon breeding birds, shade for maintaining aquatic community water temperatures, forested vernal pools, snow intercept value for resident

winter wildlife and tree canopy required for shade tolerant vegetation communities. The following policy implements the objectives for forest management:

- 1) Tree cutting will be prohibited in the Environmental Protection *land use type* save and except where trees create a safety hazard, or require silvicultural treatment. Unless dead standing trees are creating a safety hazard they will be retained for their wildlife attributes
- 2) Reforestation and landscaping projects will encourage the use of native species.
- 3) Existing forest areas will be protected, enhanced and maintained by establishing appropriate setbacks from adjoining land uses.
- 4) Efforts will be made to link woodlot areas through wildlife corridors where possible.
- 5) The most *sensitive* Woodlots have been designated Environmental Protection and identified on Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*) as Woodlots A through D. The following setbacks have been established for each woodlot within which only *open space uses* will be encouraged.

Reduction of these setbacks will require a Scoped Environmental Impact Analysis prior to *development* occurring.

Woodlot A – 50 meters

Woodlot B – 40 meters

Woodlot C – 20 meters

Woodlot D – 40 meters

#### **10.5.4 Development Affecting Steep Slopes, Ravines and the Shoreline.**

The objective is to ensure that *development* affecting slopes and ravines does not result in environmental damage or unsafe conditions, therefore:

- 1) Wherever possible the shoreline, slopes and ravines will form part of an open space use where minimal alteration to the natural environment is permitted.
- 2) *Development* projects, such as a golf course, will be designed in such a manner as to minimize disturbance of slope, ravine or shoreline areas.
- 3) During *development*, appropriate measures will be taken to control erosion, to ensure water quality is maintained and to ensure that aquatic habitats and resources adjacent to the plan area are preserved and remain in a natural state during and following *development*.

- 4) Limited construction along the shoreline for essential services should be appropriately timed to minimize impacts on fish and *wildlife habitat*.
- 5) The protection of these areas may involve the establishment of *development* setbacks from the physical feature in addition to retaining as much vegetation as is possible and replanting disturbed areas with appropriate native vegetation. The appropriate setbacks and re-vegetation program will be developed in consultation with the Grey Sauble *Conservation Authority* at the time of subdivision design.

This policy also applies to slopes, ravines and intermittent water-courses that may not be identified on Schedule “A” (*Schedule A has been replaced by Secondary Schedule 1q*) of this Plan.

- 6) Ravines, steep slopes and the appropriate setbacks should be zoned open space at the time of implementation, where they traverse a Residential or Village Centre *land use types*.
- 7) Ravines, steep slopes, the shoreline and the applicable setbacks will form part of the trail system within the Secondary Plan. Existing features, such as the shoreline of glacial Lake Nipissing, hedge rows or similar features will be incorporated, wherever possible, into a vegetated passive *recreation* trail system and the wildlife corridor network.
- 8) Where it is determined that some alterations to a natural drainage system is required, a Scoped Environmental Impact Analysis may be required in order to determine that such alteration will complement the environmental objectives of this Plan. The nature of the Scoped *Environmental impact study* will be determined in consultation with the *County* of Grey and the Grey Sauble *Conservation Authority*.

#### **10.5.5 Signage**

The objective of signage control is to maintain the landscape character and design standards of the Secondary Plan Area by prohibiting certain types of signs and strictly regulating others. The Municipality shall prepare a sign bylaw for the Plan Area that implements the following standards:

- 1) Information signs, such as street names and traffic control signs, installed and maintained by the municipality will be permitted.
- 2) Advertising or information signs including, billboards, portable or temporary reader board signs, and vehicles or similar devices used as signs will be prohibited.
- 3) Freestanding signs on all properties are discouraged and where permitted shall be limited in size and height.

- 4) Architecturally *compatible* facia signs on commercial or other non-residential structures will be encouraged.
- 5) All signage shall have regard for any adjacent environmentally *sensitive* features by detail in location, intensity and direction of lighting.
- 6) Temporary signs to provide information to the public during the construction phase of the Plan may be permitted. Temporary real estate signs may also be permitted.

#### **10.5.6 Golf Course *Development***

The objective is to design, construct and maintain the proposed golf course in an environmentally sound manner that complements the proposed community. The golf course shall be *sensitive* to the natural environment by minimizing effects on surface water, local *wetlands*, groundwater resources and other ecological values as have been identified in the Environmental Impact Studies, prepared as background for this Secondary Plan.

- 1) The design of the golf course, including design features such as ponds, bridges etc., will take into consideration the recommendations to protect the *sensitive* ecological and natural areas identified in the *Environmental impact study* and Scoped *Environmental impact study* prepared as part of the basis for the Secondary Plan. Recommended buffer zones shall be adhered to whenever possible.

During the design phase of the golf course, the extent of the Environmental Protection Area along the shoreline will be determined in consultation with the Grey Sauble *Conservation Authority* and the Chippewa's of Nawash. In certain areas additional setbacks from the shoreline will be required in order to protect the integrity of the groundwater and shoreline aquatic environment.

- 2) A Stormwater Management Plan for the golf course will be prepared in concert with the Municipality and the Grey Sauble *Conservation Authority*, the Ministry of the Environment and the technical consulting team prior to construction commencing.
- 3) In addition to the criteria in Section 10.5.8, when alterations to tree canopy are required, in order to meet sight lines, or some other design criterion, a Scoped Environmental Impact Assessment will be prepared and approved in accordance with the Environmental Guidelines of this Plan.
- 4) An Environmental Management Plan will be prepared approved by the appropriate authorities prior to the final approval of the golf course. The Terms of Reference contained in this Plan, for an Environmental Management Plan, may require additional hydrogeological information.

The Environmental Management Plan shall include an assessment that ensures the continued quality and quantity of ground and surface water resources that are subjected to golf course irrigation and fertilization affects. The Environmental Management Plan will take into consideration the karst limestone features on portions of the golf course area.

A Monitoring Program will be recommended within the Environmental Management Plan specific to the character of the Secondary Plan landform, soil types, infiltration rates and the proposed golf course management regime. As part of this management regime, the irrigation requirements shall reflect the applicable provincial and conservation standards. The Monitoring Program will be determined through consultation with the Municipality, the *County*, the Ministry of the Environment and the Grey Sauble *Conservation authority* in order to meet the goal of conserving key ecological features and functions identified in the Plan area.

The Monitoring Programs will be submitted on an annual basis to the appropriate provincial and local authorities in order that the golf course and its cumulative effects, within this drainage basin, can be assessed against the environmental objectives of the Provincial Policy Statement and this Plan.

- 5) An Operations Manual shall be prepared and tabled with the Municipality describing how the golf course is constructed, managed and operated. The Manual will contain Best Management Practices for the *development* of the golf course with respect to maintaining ground water quality, the reduction in the use of fertilizers and pesticides, turf management and irrigation.

#### **10.5.7 Marina Development**

The objective is to locate, design, construct and maintain a marina in a manner that adheres to sound environmental standards and therefore shall meet the following:

- 1) The location of any future marina will be determined in consultation with the Grey Sauble *Conservation Authority* and the Department of Fisheries and Oceans (DFO).
- 2) When the scale and nature of any future marina is determined, a Scoped *Environmental impact study* will be conducted on the preferred location. Any *Environmental impact study* would include the following:
  - a) A recommendation of appropriate measures that can be employed to control erosion, to ensure water quality is maintained and that adjacent aquatic habitat and resources are preserved in accordance with Department of Fisheries and Oceans guidelines.

- b) An environmental baseline reading of aquatic conditions prior to *development* occurring.
  - c) Establish a monitoring program for the construction and operation phases of the *development*
  - d) Preparing an Impact Assessment specific to the construction and operation phase effects on aquatic community.
  - e) Submission of a Department of Fisheries and Oceans Application for Compensation Package, given the net loss of *fish habitat* structure.
- 3) When the location of a marina is determined and the foregoing matters taken into consideration the *development* of the marina will proceed by amendment to this Plan and any necessary amendments to the Township Zoning Bylaw.

#### **10.5.8 Environmental Guidelines**

The objective is to establish a set of Environmental Guidelines to which all *development* and *redevelopment* shall have regard. These guidelines include:

- 1) The protection and enhancement of ground and surface water resources.
- 2) The maintenance and enhancement of natural forest features and their wildlife corridor linkages through a two tier conservation system where the highest environmental protection is given to the core Woodlots A-D on Schedule A (*Schedule A has been replaced by Secondary Schedule 1q*) and where alteration to the Open Space system will preserve identified wildlife corridors.
- 3) Protecting *wildlife habitat*, aquatic species and maintaining the ecological diversity that characterizes this part of the Owen Sound Bay Shoreline.
- 4) Limiting or prohibiting the intrusion of urban uses into the designated Environmental Protection areas.
- 5) Requiring, during the construction phase, Best Management Practices which shall include, but may not be limited to, the following:
  - a) To encourage major *site alteration* projects to occur outside of peak bird breeding times, generally from May 25 to July 1.
  - b) To limit construction periods where possible to avoid dawn and dusk periods in the summer months.

- c) To utilize native plant buffers for wet or dry storm water management swales and ponds to capture sediment and uptake nutrient from hard surfaces within the plan and the overland runoff from the golf course.
- d) To control and capture sediment driving all phases with sediment and silt traps.
- e) To locate storm water management areas outside of *sensitive* wetland and environmentally *sensitive* areas or to locate in such a manner that will support the function of the *sensitive* area.

#### **10.5.9 Urban Design Guidelines**

The individual and collective design and locating of residential, commercial, institutional and other buildings and uses within the community shall reflect the following urban design objectives.

- 1) The architectural design of buildings and structures and their resultant streetscapes will reflect a pedestrian scale, which will produce safe and attractive pedestrian environments.
- 2) Designs and site planning of buildings will de-emphasize the visual impact of garages, roof colours and parking areas as viewed from public streets and public areas.
- 3) The architectural design of buildings and structures shall support a sense of scale that is appropriate to the scale of the streetscape and its landscape elements.
- 4) The detail design of buildings and structures shall be coordinated to strongly support the distinct character of the Community.
- 5) Design Guidelines will be established for the Community and used for all new structures and renovations.
- 6) The Design Guidelines shall incorporate lighting guidelines in order to respect wildlife concerns and to minimize nightlight.
- 7) A continuous, connected, safe and attractive outdoor public realm will be provided to facilitate pedestrian movement throughout the Secondary Plan area utilizing public roads, parks, multi-use trails and natural greenway corridors. Walking distances between housing, parks, open space, *recreation* centres, shopping and other local destinations will be minimized by providing direct and convenient pedestrian linkages. All pedestrian linkages will be constructed in an accessible and barrier-free manner where feasible.
- 8) All pedestrian linkages will be constructed in an accessible and barrier-free manner where feasible.

#### **10.5.10 Architectural styles**

It is intended that the Community will use the rich heritage of early Ontario architectural design in order to set it apart from other communities. The range of traditional architectural styles that will be encouraged for the Georgian Villas community include,

but will not be limited to, Georgian, Neo Classic/Adamesque, Queen Anne, Italianate, English Style, Gothic Revival, Beaux Arts/Classical Revival, and the Ontario Cottage.

Certain architectural styles may lend themselves better to higher densities buildings, commercial structures, and other non-residential structures more than others.

A design review process may be initiated to review all projects to ensure that the Design Guidelines established for the community are followed throughout the construction phase of the project and beyond. The review process will consider streetscapes, landscaping, lighting and signage.

#### **10.5.11 Implementation**

This Secondary Plan will be implemented by the *County* of Grey and the Township of Georgian Bluffs through the authority vested upon them under the Planning Act, Municipal Act, the Environmental Assessment Act, Ontario Building Code and other applicable statutes. Implementation of this Plan will take into consideration the findings and recommendation of all Environmental Impact Studies done during the preparation of this Plan.

#### **10.5.12 Planning Act**

The principal methods of implementation involve the following:

#### **10.5.13 Zoning Bylaw**

Upon approval of the Secondary Plan, the Municipality will use the zoning provisions of the Planning Act in concert with other provisions of the Act to ensure *development* proceeds in an effective, efficient and sustainable manner.

- 1) Suitable land use zones will be established to reflect the provisions of this Plan and the level of servicing.
- 2) Zoning will be progressive and accompany draft plans of subdivision, in the initial phases.
- 3) Holding provisions, or planned *development* zones may be used until appropriate plans and agreements have been established to the satisfaction of the Municipality.

#### **10.5.14 Holding Provisions**

The use of holding (-h) provisions in a Zoning Bylaw is to enable the Municipality to indicate a future land use and control the timing of *development* until certain Municipal or *County* requirements are satisfied. The Municipality is required to pass a bylaw to remove the holding provision in accordance with the provisions of the Planning Act. In considering the removal of holding provision, the Municipality may require one or more of the following:

- 1) Submission of a site plan showing servicing, landscaping, drainage.
- 2) Submission of appropriate environmental or urban design studies.
- 3) Entering into one or more servicing, *development* or design agreements with the municipality.

#### **10.5.15 Site Plan Control**

The entire Secondary Plan area is designated as a Site Plan Control Area and the Municipality may, by implementing bylaw, determine all or specific parts or uses to be subject to Site Plan Control.

The use of Site Plan Control by the Municipality will be instrumental in the *development* of the Secondary Plan area. Site Plan Control will be used to assure the Municipality that the golf course will be constructed and managed in an environmentally acceptable and sustainable manner. Site Plan Control will be used as well to assess and implement the policies of this Plan for all multiple residential, institutional, commercial and open space structures.

Site Plan Control for the Secondary Plan area will require plans and drawings to be prepared to address the urban design guidelines for the Plan and those requirements established by the Municipality under the provisions of the Planning Act.

In addition to the conditions of approval permitted under the Planning Act, the Municipality or *County* may require right of way widening on bordering roads as follows:

- Grey *County* Road 1 – 5.2 meters
- Church Sideroad East – 5.2 meters
- Presqu'île Road - 5.2 meters

The Municipality may require that one or more agreements be entered into to assure compliance with the policies of this Plan.

#### **10.5.16 Lot Creation**

Lot creation within the Secondary Plan will occur primarily by registered Plan of Subdivision or Plan of Condominium. Consents may be permitted under limited circumstances where it is not in the public interest that a Plan of Subdivision or Condominium be required.

The following matters shall also be taken into consideration:

- 1) The division of land is permitted by the appropriate land use policies.
- 2) The division of land shall promote *development* in an orderly and contiguous manner and shall not conflict with the established *development* pattern of the area.

- 3) The proposed use is *compatible* with existing and permitted future land uses on *adjacent lands*.
- 4) The size of any parcel of land created shall be appropriate for the proposed use and in no case shall any parcel be created which does not conform to the minimum provisions of the implementing zoning bylaw.

#### **10.5.17      *Development Charges***

Council may adopt a *Development Charge* Bylaw pursuant to the provision of the *Development Charges Act*. As required by statute such Bylaw shall be reviewed periodically to reflect changing municipal conditions.

#### **10.5.18      *Parkland Dedication***

Parkland dedication shall be in a manner authorized under the Planning Act. The Environmental Protection areas and portions of the Open Space network will be considered for dedication to the Municipality or the Grey Sauble *Conservation Authority*, as part of the required parkland dedication requirements of the Planning Act.

#### **10.5.19      *Public Participation***

The *development* of this Secondary Plan and policy has been subjected to a joint “Class Environmental Assessment and Planning Act” process. This joint planning process employed for this project is contained in Appendix A to this Plan. The Planning Act aspect of this process will with regard to establishing long-term land use policy be completed when the Secondary Plan receives final approval.

The implementation of this Secondary Plan will continue to employ the joint Planning Act and Environmental Assessment process in the approval process for plans of subdivision and the provision of *infrastructure*.

Public Consultation and discussions will occur as part of the review process for draft plans of subdivision under section 50 of the Planning Act and the required zoning process under section 34. At the time of this public consultation a review of the *infrastructure* arrangements, drainage matters and the various requirements of subdivision approval will be undertaken.

Generally public discussion and consultation will occur in the following manner:

- 1) Prior to the passing of any bylaws implementing the policies of this Plan in accordance with the notice provisions of the Planning Act.
- 2) At each phase of the *development*, Council may seek meaningful discussions with concerned individuals and agencies in addition to any required notification under the Planning Act.
- 3) Council will initiate a review of this Secondary Plan at approximately 5- year intervals from the date of approval of the Secondary Plan by the Approval Authority.

#### **10.5.20 Environmental Management Plans – Terms of Reference**

An Environmental Management Plan is produced by a multi-disciplinary team who should include a biologist, golf course architect, hydrogeologist and land use planner. The Environmental Management Plan would contain provisions for the following:

- 1) Best Management Practices for the Golf Course *Development* Process. These would include:
  - a) A pre-golf course *development* baseline environmental and feasibility study. A Baseline Environmental and Feasibility Study should assess terrain, soils, hydrogeology, hydrology, water quality, vegetation, aquatic biology and wildlife.
  - b) Coordination of environmental constraint mapping and the proposed routing of the golf course.
  - c) Permits to Take Water and Certificates of Approval as required. The water budget for the site should include monthly estimates of change in runoff, evapotranspiration and infiltration due to changes in vegetation and soil alteration.
  - d) Monitoring to include construction phase effects, and operations phase effects,
  - e) Operational requirements for turf grass maintenance with the key function of buffers and planted native vegetation for sediment control.
- 2) Prior to the operation phase and planting of grasses the following shall be submitted:
  - a) A monitoring program
  - b) Detailed Erosion Control and Stormwater Management Plan
  - c) Nutrient Management Program
  - d) Operations Manual for Golf Course Staff
  - e) Fertilizer, Pesticide and Herbicide Program

#### **10.5.21 Amendments**

Changes in policy or a major change in a *land use type* will require an amendment to this Secondary Plan. Amendments to this Plan shall be justified and shall take the form of one or more reports prepared by *qualified individuals* and shall generally include the following matters or such matters as are determined by the *County*.

- 1) The consistency of the proposed amendment with the Provincial Policy Statement and *County* Official Plan Policy.
- 2) The need for the proposed use.

- 3) An evaluation of land use on site and in the surrounding area.
- 4) An evaluation of the hydrology and hydrogeological impacts of the proposal.
- 5) Economic analysis.
- 6) When relevant, an evaluation of existing vacant lots within the market area to determine need.
- 7) An assessment of the impact on cultural heritage.
- 8) An environmental impact assessment
- 9) A transportation analysis.

The Municipality may require a Justification Report reviewing similar issues for a zoning amendment application.

Amendments will not be required:

- 1) To incorporate approved amendments.
- 2) Correct grammatical or typing errors provided the intent of the sentence or policy is not changed.
- 3) To correct references to legislation or regulations.
- 4) To make minor adjustments to the *land use type* in keeping with the policies and intent of this Plan.
- 5) To alter the Collector Road System.

## **11 Hanover/West Grey Secondary Plan**

### **11.1 Purpose**

The purpose of the Hanover / West Grey Secondary Plan is to provide an opportunity for urban *development* on lands located adjacent to the designated Primary Settlement Area of Hanover. It has been demonstrated that a sufficient supply of land does not exist within Hanover to meet the long-term (i.e. 20 year) demand for certain land use activities, specifically commercial and open space.

### **11.2 Objectives**

The objectives of this Secondary Plan are as follows:

- 1) To provide for an adequate supply of land that cannot otherwise be provided within the Primary Settlement Area of Hanover in order to meet the long-term demand for commercial land and open space land within the urban centre.
- 2) To ensure that *development* within the Secondary Plan area is consistent with the goals, objectives and policies of the Town of Hanover Official Plan.

- 3) To ensure that new *development* within the Secondary Plan area is serviced with municipal water and sanitary sewers.
- 4) To ensure that new *development* within the Secondary Plan area is serviced by a transportation system that provides for the safe and efficient movement of vehicular traffic within the Secondary Plan area and adjacent areas.

### **11.3 Secondary Plan Boundaries**

The outer boundary of the Secondary Plan is shown on Schedule A Map 3 and Secondary Schedule Map 3j, both as amended. Alterations to this exterior boundary will require an amendment to the *County of Grey Official Plan* supported by justification addressing the *County of Grey Official Plan* policies of Sections 4.4.2 and 4.5.1(3) and the Provincial Policy Statement.

### **11.4 Specific *Land use type* Boundaries**

The lands within the boundary of the Secondary Plan are designated either 'Highway Commercial' or 'Open Space' on Secondary Schedule Map 3k. Alterations to the internal boundaries between these *land use types* will require an amendment to the *County of Grey Official Plan*, except where such alteration represents a minor adjustment. An amendment to the *County Official Plan* shall only be considered where the alteration to the internal boundaries can be justified.

### **11.5 Highway Commercial**

#### **1) Permitted Uses**

The 'Highway Commercial' *land use type* is intended to provide opportunities for new commercial uses which are not suited to locate within the downtown of Hanover due to their size and/or nature, and which do not compete on a functional basis with Hanover's downtown.

Permitted uses shall include, but are not limited to: automotive uses; restaurants; motels; hotels; bulk sales establishments; garden centres; theatres; places of entertainment; and, building supply outlets, grocery stores, wholesale outlets, pharmacies, retail stores, or combination thereof, provided such uses occupy a minimum of 929 square metres of floor area and *agricultural uses* existing at the time of the approval of Official Plan Amendment 122 dated September 9, 2015.

#### **2) General Policies**

- a) The lands designated 'Highway Commercial' shall be zoned with a "h" (holding) suffix in the implementing amendment to the Municipality of West Grey Comprehensive Zoning By-law. The "h" suffix shall not be removed until all servicing issues have been addressed and a Site Plan Agreement has been registered on title. In addition, where the proposed *development* involves a building supply outlet, grocery store, pharmacy,

retail store or other store representing a combination thereof, and such *development* occupies a floor area exceeding 2787 square metres, the “h” suffix shall not be removed until a retail market study justifying the need for the additional floor space based on the type of the commercial use within the Town of Hanover and this Secondary Plan Area has been prepared to the satisfaction of the Municipality of West Grey in consultation with the Town of Hanover. The “h’ suffix is not applicable to permitted *agricultural uses*.

- b) Proposals for new *development* shall be subject to a Site Plan Control Agreement involving the property owner and the Municipality of West Grey.
- c) The creation of new lots along the east side of Grey Road 28 shall be strongly discouraged, and conversely, land consolidation involving the existing lots along the east side of Grey Road 28 shall be encouraged, in order to promote the best and efficient use of the lands and safe traffic patterns.
- d) Lot creation, where permitted, shall be considered in accordance with Section [9.12](#) Lot Creation of the *County* of Grey Official Plan.
- e) The utilization of mutual entrances will be required along the east side of Grey Road 28. *Development* and re-*development* of these lands shall require the entrances to be constructed in the locations shown on Schedule 3k. All Site Plan Agreements involving these lands shall require the approval of the *County* of Grey Transportation Services Department. Should land consolidation occur and/or other situations arise where it is more desirable from the *County*’s perspective to construct an entrance in a different location than shown on Schedule 3k, such entrance may be considered without an amendment to Schedule 3k provided the entrance location and the entire Site Plan is satisfactory to the *County* of Grey Transportation Services Department.
- f) It is the intent of this Secondary Plan for all *development* along the west side of Grey Road 28 to gain its access from an internal road in order to eliminate entrances onto the *County* Road. Consideration for direct access onto Grey Road 28 may be considered where there is no internal road access and the entrance conforms to the *County* of Grey Transportation Services Department requirements.
- g) All *developments* may be subjected to the completion of a Traffic Impact Study and a subsequent peer review. All road modifications as

recommended in the Traffic Impact Study shall be the responsibility of the developer.

- h) The minimum standards for 'Highway Commercial' *development* pertaining to, among other things, lot area, lot frontage, parking, lot coverage, outdoor storage, and open space, shall be included in the Comprehensive Zoning By-law for the Municipality of West Grey.
- i) Outdoor storage should be located to the rear of the main building or in an area of the lot where such storage is substantially screened from public view and where such storage will have the least impact on the adjacent land uses.
- j) Outdoor lighting shall direct light away from adjacent streets and properties.
- k) Adequate buffers between Highway Commercial *development* and adjacent non-commercial uses shall be provided in order to minimize potential land use conflicts.
- l) Re-*development* of the existing developed lots shall be subject to the policies of this Secondary Plan.
- m) All relevant policies of the *County* of Grey Official Plan shall apply to all land located within this Secondary Plan area. In the event of a conflict between the *County* Official Plan and this Secondary Plan, the most stringent policy shall apply.
- n) Notwithstanding section 11.5(1) and 11.5(2) to this Plan, existing uses, which were legally established prior to the approval of Official Plan Amendment # 122 dated September 9, 2015, shall be permitted to continue to be used for such purposes,. No expansions will be permitted to *livestock agricultural uses* within these lands.

## **11.6 Open Space**

### **1) Permitted Uses**

The 'Open Space' *land use type* is intended to provide opportunities for active and *recreation* activities.

Permitted uses shall be various forms of public and private open space including parks, playgrounds, picnic areas, sports fields, tennis courts, community trails and other recreational facilities and *agricultural uses* existing

at the time of the approval of Official Plan Amendment 122 dated September 9, 2015.

2) General Policies

- a) The establishment of open space activities shall be encouraged to locate adjacent to elementary and secondary school sites where possible.
- b) The *development* of open space activities shall take into consideration the Parks and Recreation Master Plan for the Town of Hanover.
- c) Proposals for new *development* may be subject to a Site Plan Control Agreement.
- d) Notwithstanding section 11.6(1) and 11.6(2) to this Plan, existing uses, which were legally established prior to the *adoption* of Official Plan Amendment # 122, dated September 9, 2015 shall be permitted to continue to be used for such purposes. No expansions will be permitted to *livestock agricultural uses* within these lands.

**11.7 Municipal Servicing**

- 1) All new *development* and re-*development* of land within the Secondary Plan area shall be serviced with municipal water and sanitary sewers.
- 2) Financial and other arrangements regarding the extension of such services will be determined through discussions involving the Municipality of West Grey and the Town of Hanover. The details of such arrangements will likely be carried forward into the individual Site Plan Control Agreements involving the owners of the respective properties.
- 3) Minor changes to the existing developed properties may be permitted utilizing the existing private or *partial services* until such time as the municipal services are available.
- 4) The required site plans for all new *development* and re-*development* of land shall include provisions for stormwater management. The *County* of Grey Transportation Services Department may be involved in the review of the site plan and may be a party in the Site Plan Control Agreement.
- 5) The extension of municipal water and sanitary sewers shall generally be in accordance with Secondary Schedule Map 3k and to the satisfaction of the Town of Hanover and Municipality of West Grey.

**11.8 Transportation**

- 1) The policies of Section 11.5(2) shall apply.

- 2) Sidewalks shall be required along one side of all new roads where deemed appropriate by the Town of Hanover and Municipality of West Grey.
- 3) The visual impact of a *development* along a *County* Road shall be addressed in order to promote beautification along the main thoroughfares of Hanover and surrounding area.
- 4) The construction of new municipal arterial/collector roads crossing generally in the area of the easterly Hanover-West Grey municipal boundary between the northerly limit of Grey Road 4 and the southerly limit of Knappville Road may be required. The alignment, design and need for any new municipal arterial/collector roads within those limits will be determined by a Class Environmental Assessment Act and the goal of minimizing any impact on existing agricultural operations shall be a significant consideration. An amendment to his Plan will not be required for the identification or construction of any new municipal arterial/collector roads approved pursuant to the Class Environmental Assessment.

### **11.9 Existing Land Uses**

The Secondary Plan is intended to provide opportunities to private land owners to develop their respective properties. Notwithstanding the *land use types* shown on Secondary Schedule Map 3k existing uses, which were legally established prior to the approval of Official Plan Amendment 122 dated September 9, 2015 shall be permitted to continue to be used for such purposes.