



Recolour Grey County Official Plan Review What We've Heard So Far...



Report PDR-CW-29-17

Committee of the Whole, May 11, 2017

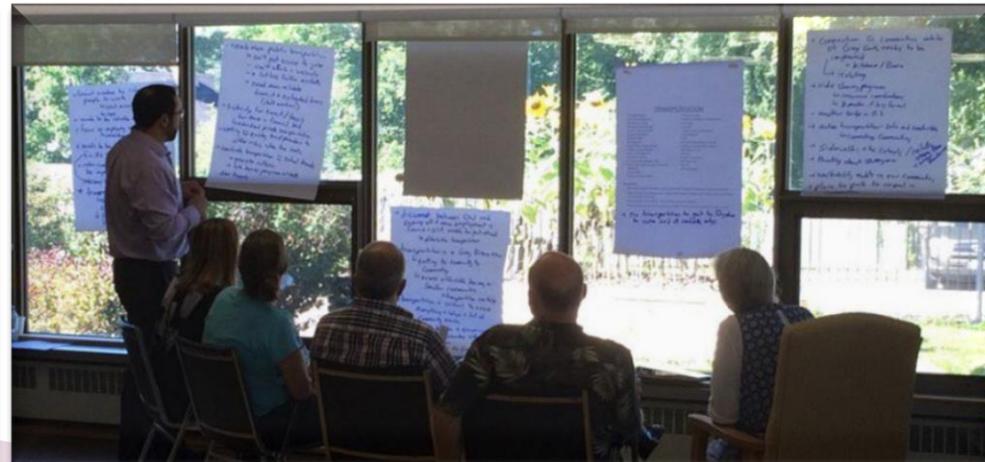
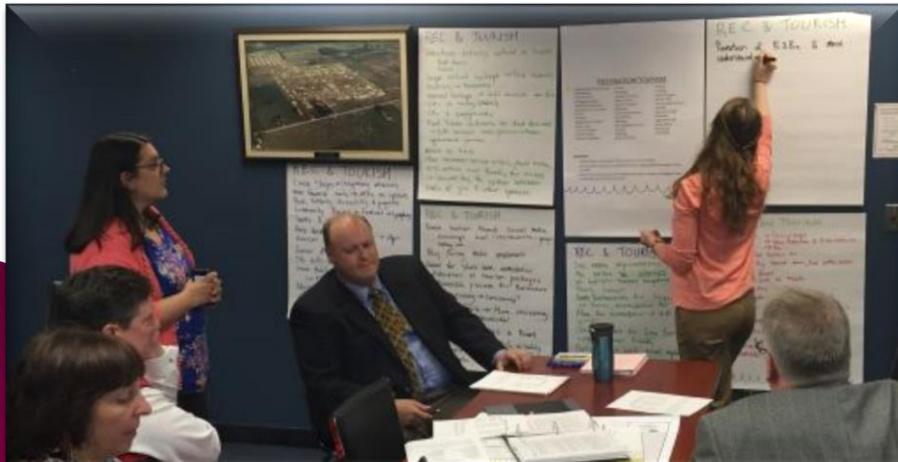
What is Recolour Grey?

- Recolour Grey is the name for the review of the County's Official Plan. Recolour Grey is a community driven process, led by the Grey County Planning department. Recolour Grey is our County 5 year official plan review.
- County OPA 80 was adopted by Council in 2009, approved by the Province in 2011 and approved by the OMB in June and October 2012. Our OP has a planning horizon of 2026.
- This 5 year review could result in a new Official Plan.



What's happened so far?

- Recolour Grey started with a kick-off meeting of County Council on May 19th 2016. At that meeting, Council and public attendees shared their ideas on how the County should grow in the next 20 years.
- Summer and fall of 2016 were spent at community events talking to people about their vision for the County. During this time, we received hundreds of comments on Recolour Grey.
- Over the winter of 2017 we have reviewed all of these comments to see where research or changes are needed.



Why are changes needed?



Over the past number of years of working with the Official Plan, we have flagged policies that need recolouring. Changes in planning such as Drinking Water Source Protection Plans, Provincial Policy Statement 2014, and Minimum Distance Separation formulae 2017, have all contributed to the need for updates.

During this time some other studies and technical reports have been completed that recommend changes to the County Plan.

These reports Include:

- Transportation Master Plan,
- Updated Growth Management Strategy,
- Historic Landfill Study,
- On-Farm Business Study,
- Green in Grey Natural Environment Study,
- Updated Housing Study,
- Grey County Apples Study,
- Age Friendly Communities Report, and
- Agricultural Lot Sizes Study.

The Five Themes

After we sorted through all of the comments received, we grouped them into five themes:

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



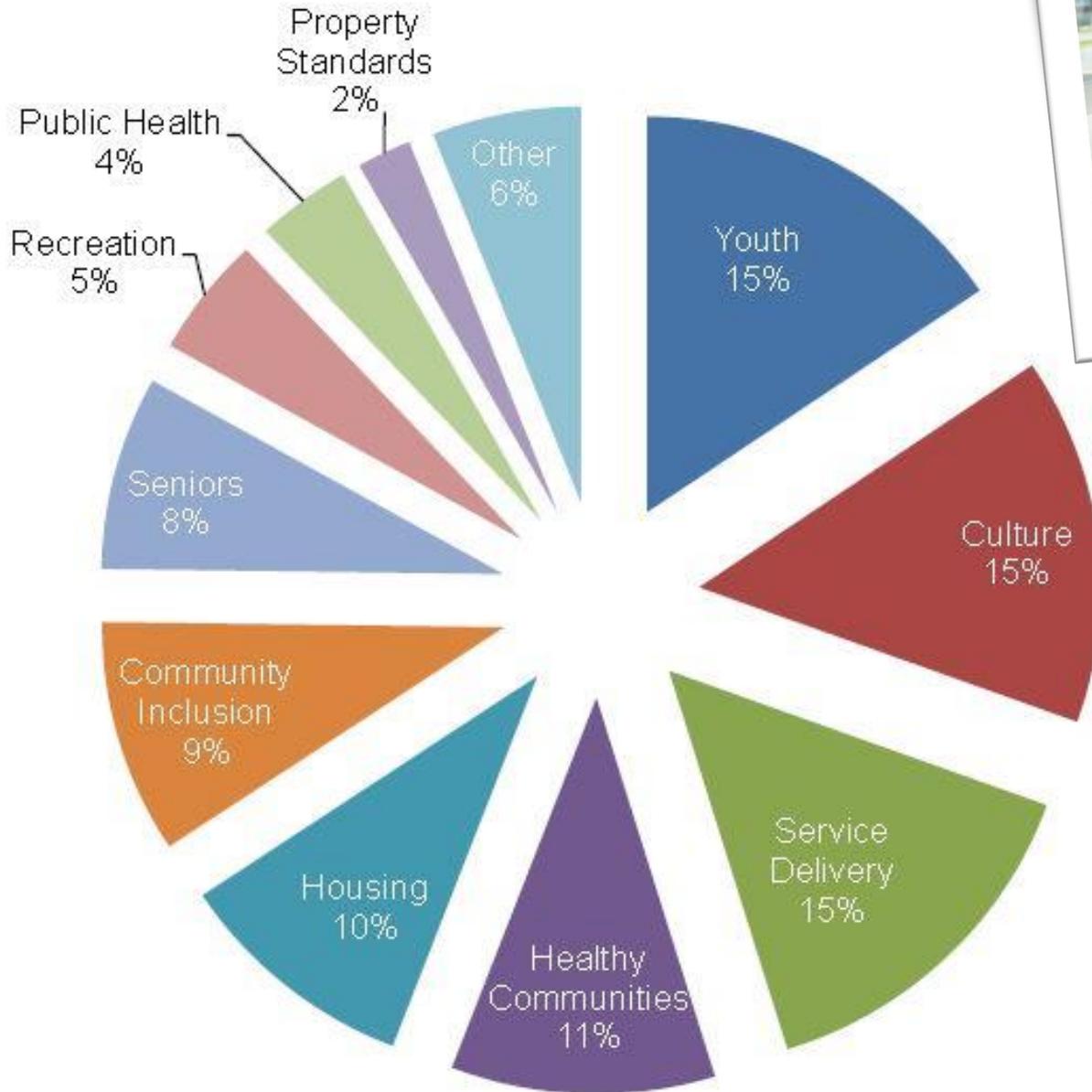
There were also some comments received which were outside of the scope of planning, which is the 'other' category. Planning staff will be sharing the comments in the other category with stakeholders and community groups who have an interest or responsibility in those fields.

Comments Received by Theme





Live Grey





Live Grey

Under Live Grey, we received the following comments.

Housing - Allow for smaller and experimental housing types

- Need more affordable housing (rental and ownership) using tools and incentives

Community Inclusion - Keep youth in Grey with activities, facilities, and supports for them

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

Culture - Need more recreational, historical, and cultural facilities in our communities

- The small town/rural feel of our communities should be preserved

Healthy Communities - Consider those in the community without automobile access

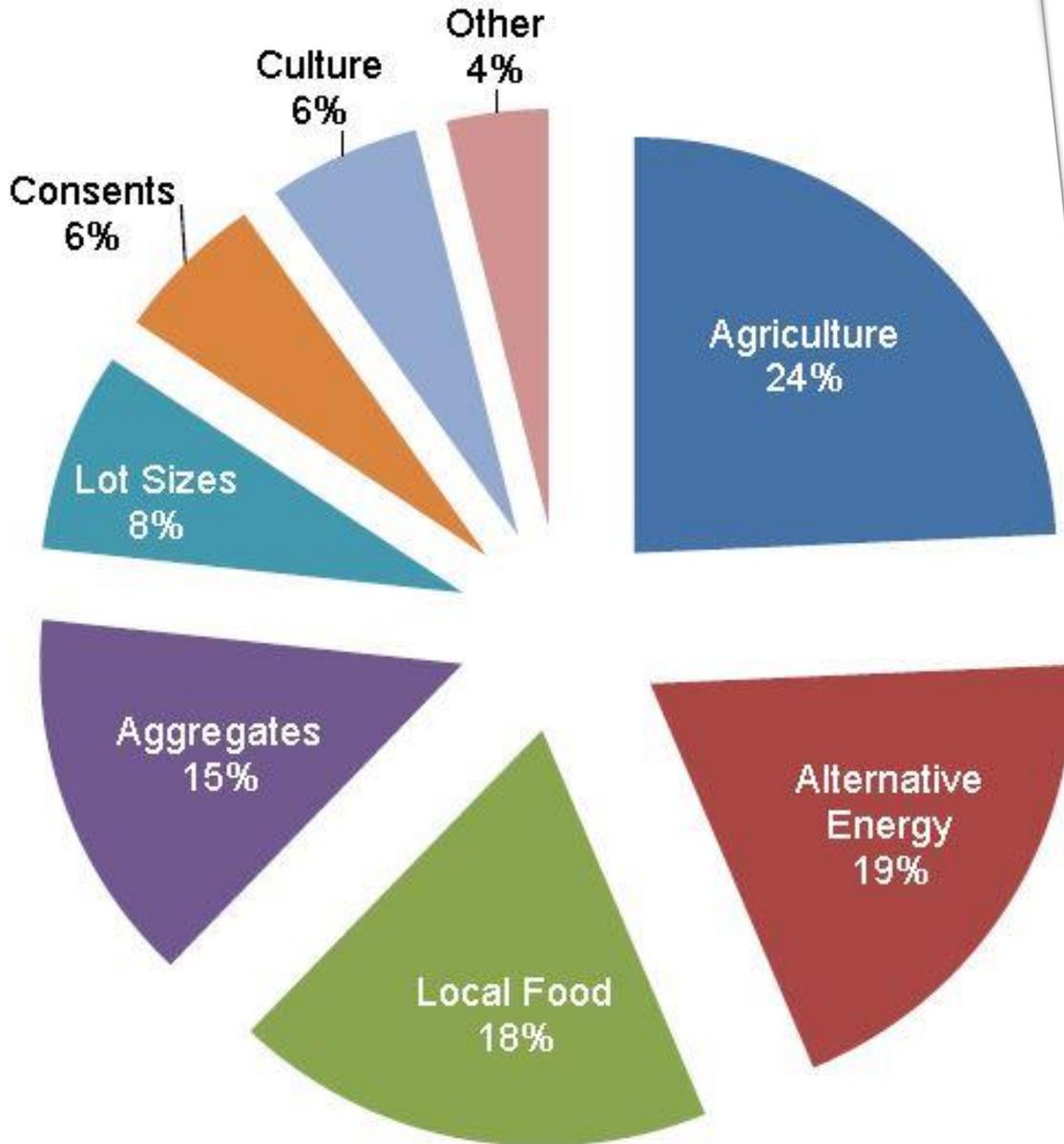
- Grey County needs more parks, dog-parks, splash-pads, community gardens, and access to beaches
- Complete streets for walkable and bicycle friendly communities

Miscellaneous Live Grey - Need to attract people, industry, and employment opportunities

- No further hamlets should be removed from the mapping or reduced



Cultivate Grey





Cultivate Grey

Under Cultivate Grey, we received the following comments.

Protection of Farmland - Consider smaller farm lot sizes e.g. 50 acres versus 100 acres

- Need to control rural severances
- Protect farmland from pits/quarries
- All rural and agricultural land should have the same level of protection

Food Production and Local Food - Need to consider food security

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

Growing the Rural Economy - On-farm businesses should be supported but limited in size

- Need for more agri-tourism to educate people about farming, to reduce land use conflicts

Other Resource Development - Need the ability to be able to refuse a pit

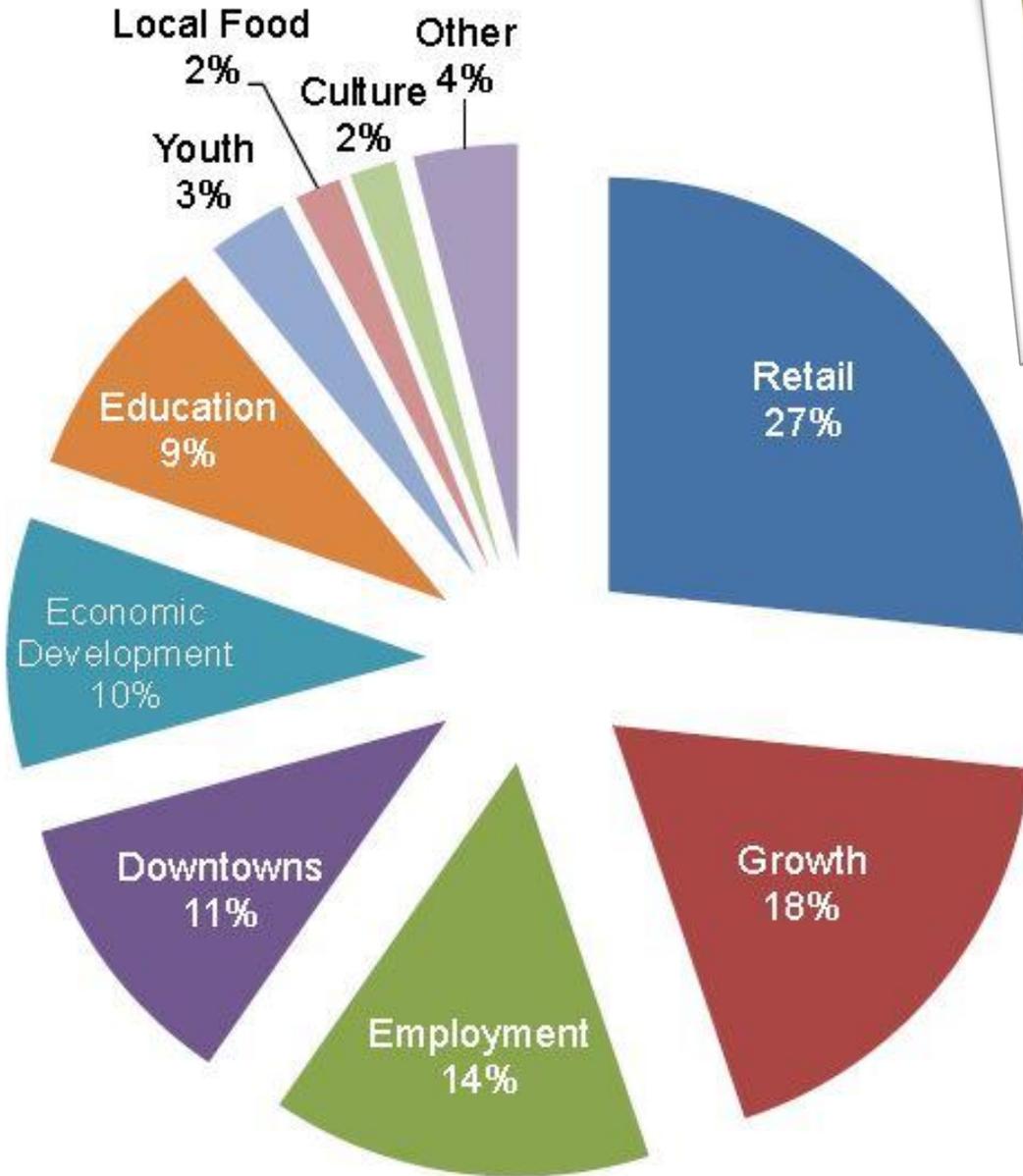
- Concerns over impacts from pits/quarries, including traffic, dust, noise, impacts on roads

Miscellaneous Cultivate Grey - No more wind or solar farms

- Need systems for crops which are left unpicked to be shared with those in need



Develop Grey





Develop Grey

Under Develop Grey, we received the following comments.

Economic Development - Need to attract more people to the area and retain our youth

- More food options – Grey should become a ‘foodie’ destination
- Need Community Improvement Plans and incentives for development

Employment - Need for more jobs, industry, retail, and innovation (knowledge economy)

- Brownfield development should be further supported

Downtowns - Downtown revitalization is needed, including more downtown living opportunities

- Need affordable places to live and shop

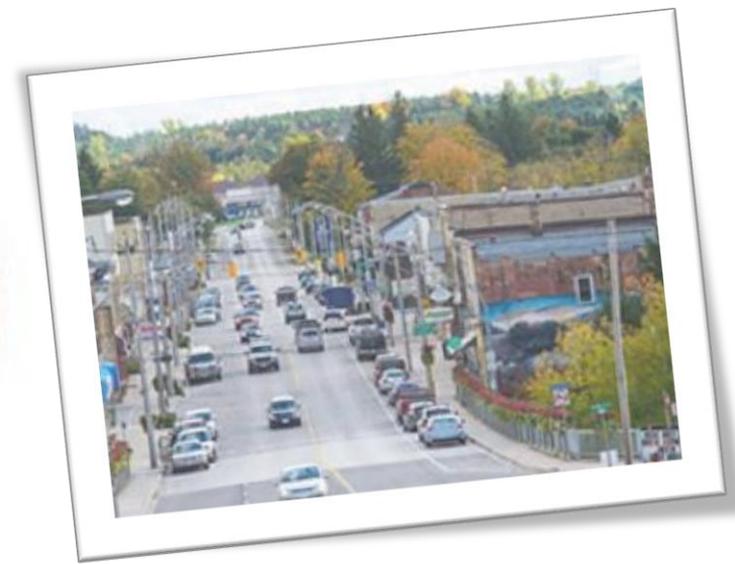
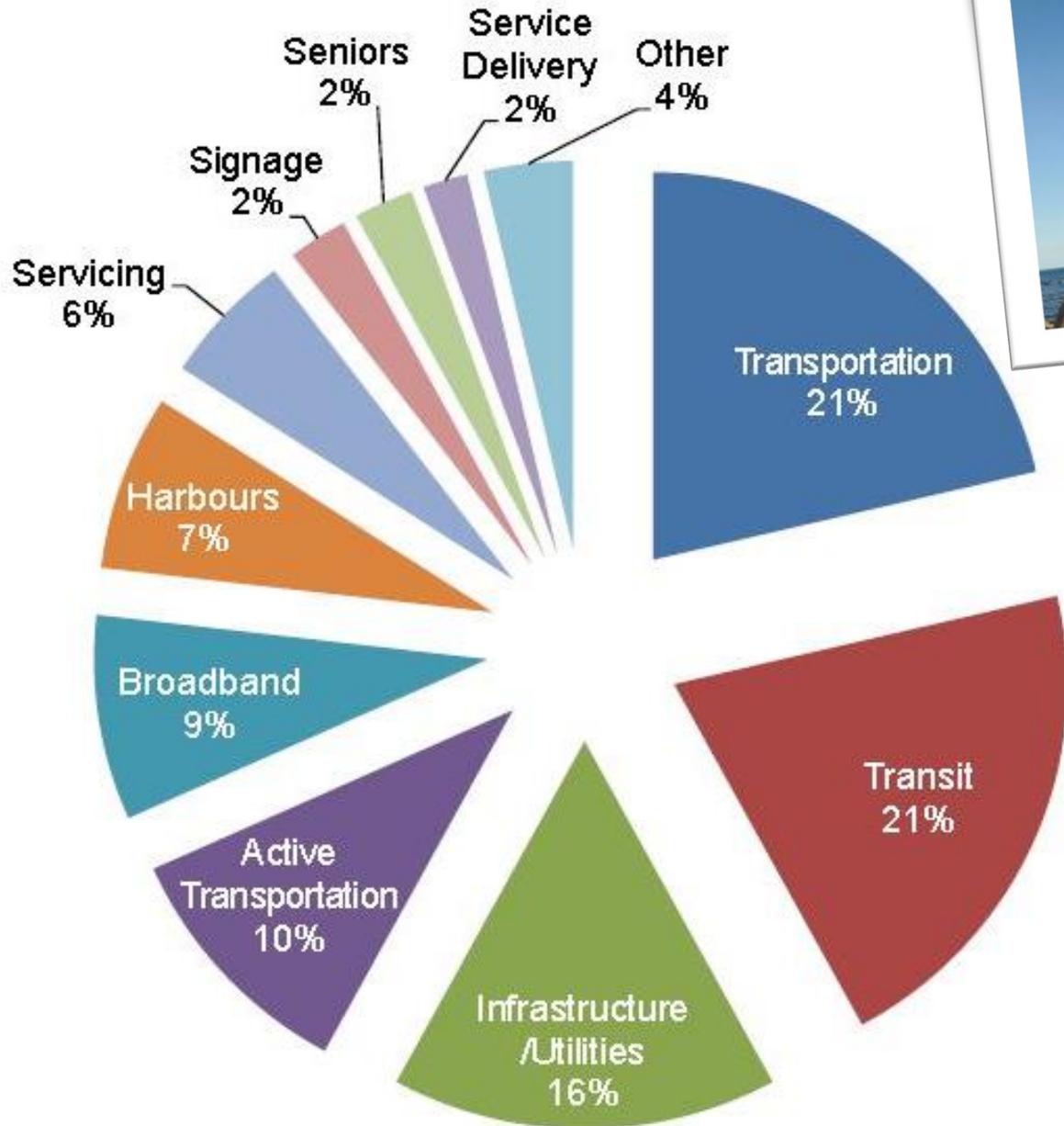
Growth - Do not destroy the beauty of the area by adding too much development and people

- We need to stop sprawl into our farm areas
- Support growth large / small settlement areas, with on-farm business growth too
- Mixed use development and intensification are needed
- The official plan is too restrictive on growth in smaller communities

Miscellaneous Develop Grey - Too many layers of government / agency bureaucracy

- Rural schools are and could further become community hubs
- Need less expensive resort accommodations and recreational choices

Move Grey





Under Move Grey, we received the following comments.

Transportation by Vehicles - Increased need for transit in and between communities (including to the Greater Toronto Area), to tourist destinations, and a rural bus service

- Need innovative transit solutions such as using empty school buses, or Uber
- Need to better use our harbours and existing airports, and bring back rail
- Regulations around all-terrain-vehicles on roads / trails are needed
- Some additional roads need to be paved and Provincial Highways widened

Active Transportation - More bike lanes are needed on all roads including Provincial Highways

- Walkable communities are desirable to improve accessibility for all

Servicing - Need natural gas to communities / industry, as hydro rates are too high

- Water and sewer are needed to support development

Information & Technology – Need affordable high speed internet in rural areas and settlement areas

- Charging stations for electric cars are needed

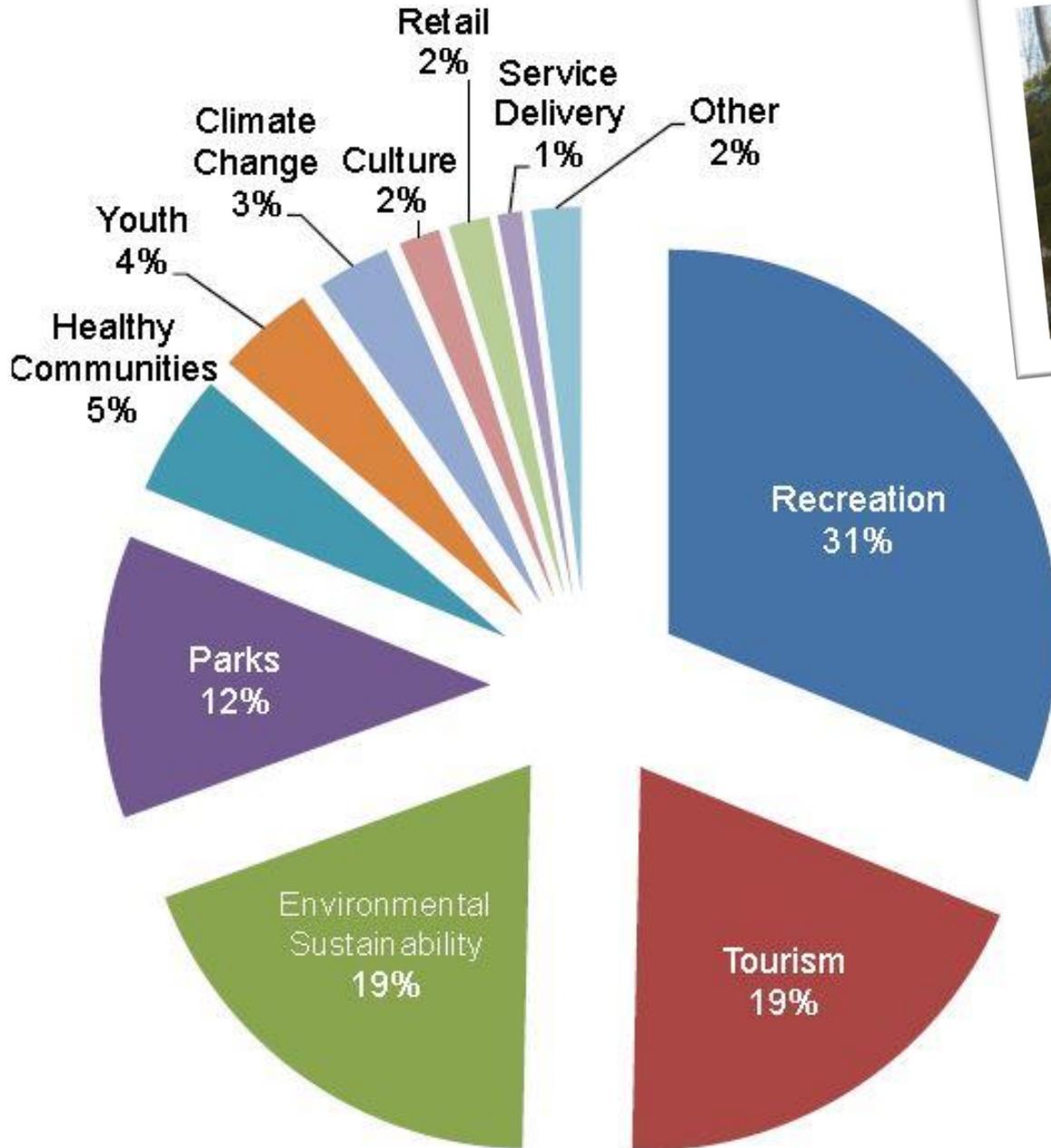
Miscellaneous Move Grey - Need better signage for safety, wayfinding, cultural / historical, etc.

- Impacts from pits and quarries on roads, need to increase the aggregate levies
- Road safety concerns around cycling, Mennonite vehicles and larger farm equipment





Natural Grey



Under Natural Grey, we received the following comments.

Tourism and Recreation - More low-cost recreational activities are needed for youth/families

- Increased public access to shorelines is needed and fishing should be promoted
- Increase tourism marketing and programming in Grey
- Coordinate multi-user groups in natural areas / trails e.g. ATVs, conservationists, etc.

Protection of Environmental Features & Systems - Woodlot policies and mapping need to be clear

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

Climate Change - Flooding concerns

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

Parks - Parks are important and more dog parks and trails are needed

- Wonderful natural attributes including parks, recreational activities, and dark skies

Miscellaneous Natural Grey - Coordinate with the Niagara Escarpment Commission (NEC) and Conservation Authorities to minimize restrictions and bureaucracy

- Look for innovative waste solutions

Other Grey

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

Miscellaneous

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



What's Next?

- ▶ In the Spring of 2017 County Planning staff will be releasing discussion papers for each of the five Recolour Grey themes, with some policy options for consideration by the public and Grey County Council. Prior to releasing these discussion papers, we are sharing this summary of the comments received to date. If we've missed anything please let us know!
- ▶ Following the discussion papers we will be sharing draft Official Plan policies for people to review and comment on. In the summer of 2017 we will be back out in the community looking for more opinions on what needs to be changed in the new Official Plan.



Is this still an update or a new official plan?

The intent of Recolour Grey was to look at changes to the current Official Plan. We now think that a new Official Plan is needed. Based on the work that's been done to date, and the nature of the changes suggested, a new Plan would be the easiest approach.

Rather than tweaking the old Plan to incorporate everybody's feedback, it will be beneficial to start with a 'blank canvas' and write new policies to meet the County's needs for the next 20 years. We want the new Plan to be easier to read and understand by anyone.



Questions?



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