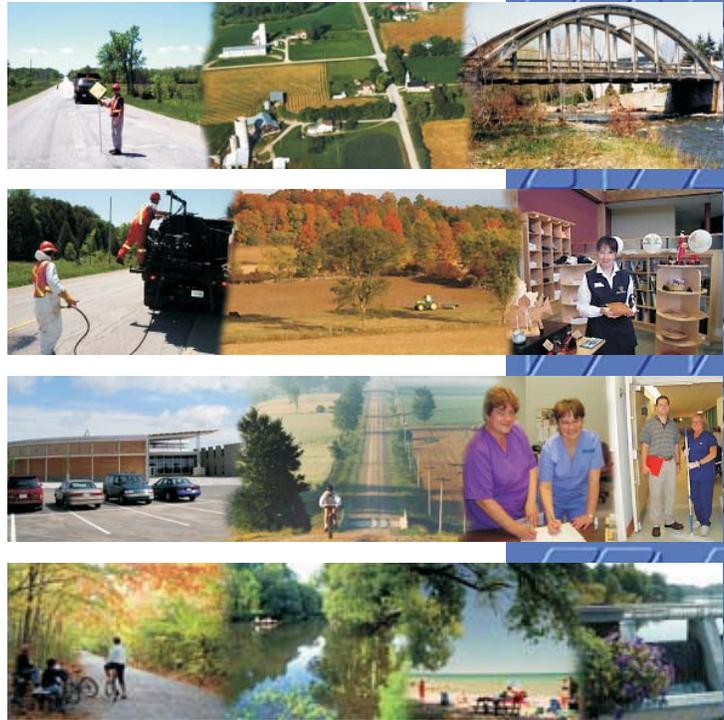


Grey County Growth Management Strategy

Growth Management Strategy Report



Submitted To:



**The Corporation of the County of Grey
Planning and Development**

Submitted By:



In Association With:

The Centre for Spatial Economics (C₄SE)

April 2008

Grey County Growth Management Strategy

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Submitted To:

The Corporation of the County of Grey
Planning and Development
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**1.0
INTRODUCTION**

Malone Given Parson Ltd. and C4SE have been retained by the County of Grey to prepare a Growth Management Strategy to be expressed in draft policies to be incorporated in the Official Plan during its 5-year review process. Work to date has included the preparation, circulation, and discussion of preliminary growth projections and a land supply and demand analysis. This document describes the recommended approach for managing growth in the County from 2006 to 2031. The recommended strategy is based on consideration of the following:

- The County of Grey’s current Official Plan mission statement, goals, and objectives;
- Provincial policy directions as defined in the 2005 Provincial Policy Statement;
- The growth projections prepared for the County and its area municipalities as part of the Growth Management Strategy process;
- A land needs and supply analysis carried out as part of the Growth Management Strategy process;
- Discussions with County of Grey planning staff and area municipal representatives concerning recent development trends and future growth issues; and,
- County of Grey policy papers prepared in support of the 5-year Review of the County of Grey Official Plan.

The growth management strategy presented in this report is consistent with provincial planning policy directions. It recommends strengthening the role of the County’s settlement areas, emphasizing the role of intensification and redevelopment, and regulating the expansion of settlement areas and rural area development. The recommended strategy begins with a discussion of growth projections and then lays out policy modifications or additions for agricultural and rural areas and settlement areas.

The report concludes with presentation of the recommended revisions to the County Official Plan to implement the recommended growth management strategy, for consideration in the County’s 5-year review of the Plan. The recommended revisions are presented in a “Track Changes” format to enable comparison to the Plan’s current policies.

This Growth Management Strategy and recommended implementing policies are intended to support the larger Official Plan review process being undertaken by the County of Grey in 2009. Additional policy changes that complement and strengthen the directions presented in this document will be considered and prepared by County planning staff and presented for comment to stakeholders as the review process continues.

**2.0
GROWTH
MANAGEMENT
STRATEGY**

This section presents the recommended strategy for managing growth in the County of Grey from 2006 to 2031. The Strategy is organized based on the structure of the County’s current Official Plan.

**2.1
Growth
Projections**

The County of Grey’s current Official Plan recognizes the weaknesses of using historic growth trends to project future growth. The new growth projections prepared as part of the Growth Management Strategy process use both historic growth trends and future economic prospects of the County and of each area municipality to project future growth. The projections recommended in this Strategy are more detailed than those currently presented in the Official Plan:

- The current Official Plan growth projections are presented by quadrant rather than by amalgamated area municipality;
- The current Official Plan growth projections are expressed in the number of residential units rather than population, households, and employment;
- The recommended projections are expressed in population, household and employment growth allocations to each area municipality.

Area municipalities had an opportunity to comment on preliminary growth projections and allocations. We carefully considered all comments and requests for revised allocations, but found no compelling rationale to reallocate the projected growth. We are confident that the growth allocations presented in this growth management strategy appropriately recognize the economic opportunities and available land supply in each area municipality.

Tables 2.1 to 2.3 detail projected permanent population, household, and employment growth from 2006 to 2031 by area municipality.

Table 2.1: Population Projections by Area Municipality

	2006	2011	2016	2021	2026	2031
West Grey	12,700	13,500	14,300	15,100	15,600	15,900
Southgate	7,500	8,400	9,300	10,200	10,800	11,400
Grey Highlands	9,800	10,700	11,500	12,400	12,900	13,400
Hanover	7,400	7,800	8,100	8,400	8,600	8,700
Chatsworth	6,600	7,000	7,400	7,800	8,000	8,200
The Blue Mountains	7,000	7,700	8,300	8,900	9,300	9,700
Meaford	11,400	12,000	12,500	13,100	13,300	13,500
Georgian Bluffs	10,900	11,700	12,300	13,100	13,500	13,800
Owen Sound	22,600	23,400	24,000	24,800	24,900	24,900
County of Grey	95,900	102,200	107,700	113,800	116,900	119,500

Table 2.2: Household Projections by Area Municipality

	2006	2011	2016	2021	2026	2031
West Grey	4,700	5,100	5,500	5,900	6,200	6,400
Southgate	2,600	3,000	3,500	3,900	4,200	4,500
Grey Highlands	3,700	4,200	4,600	5,000	5,300	5,500
Hanover	3,000	3,200	3,400	3,600	3,700	3,800
Chatsworth	2,400	2,600	2,800	3,000	3,100	3,200
The Blue Mountains	2,900	3,200	3,400	3,700	3,900	4,200
Meaford	4,400	4,700	5,000	5,300	5,500	5,600
Georgian Bluffs	4,000	4,500	4,900	5,300	5,500	5,700
Owen Sound	9,400	9,900	10,400	10,900	11,100	11,300
County of Grey	37,100	40,400	43,500	46,600	48,500	50,200

Table 2.3: Employment Projections by Area Municipality

	2006	2011	2016	2021	2026	2031
West Grey	3,900	4,200	4,400	4,600	4,600	4,600
Southgate	2,000	2,300	2,500	2,700	2,700	2,700
Grey Highlands	3,900	4,200	4,400	4,600	4,600	4,600
Hanover	4,900	5,200	5,300	5,400	5,400	5,400
Chatsworth	1,500	1,600	1,700	1,800	1,800	1,800
The Blue Mountains	3,000	3,400	3,500	3,700	3,700	3,700
Meaford	3,100	3,300	3,500	3,600	3,600	3,600
Georgian Bluffs	2,600	2,900	3,000	3,200	3,200	3,200
Owen Sound	13,500	13,900	14,200	14,400	14,400	14,400
County of Grey	38,400	41,000	42,500	44,000	44,000	44,000

2.2 Managing Growth in Agricultural and Rural Areas

The County of Grey's Official Plan Mission Statement recognizes the significance of Grey's rural lifestyle and its Physical, Social, and Economic Objectives demonstrate the importance of agricultural lands and operations. Both Provincial and County policies have been strengthened in recent years to more strictly control the subdivision and development of agriculturally significant lands and rural areas and a greater emphasis has been placed on directing growth to designated urban areas.

Comments provided by area municipalities and supported by recent development trend data demonstrate, however, that despite the policy direction to focus growth in settlement areas a significant amount of growth continues to occur in rural locations. This growth is being driven by a market that desires a rural lifestyle. While the County has been more restrictive in permitting severances, the high number of existing rural lots of record in the County means a significant amount of residential potential exists outside of designated settlement areas.

Similarly, some area municipalities are experiencing increased amounts of growth in quasi-industrial/agricultural businesses in agricultural and rural areas. There has been pressure to create more flexible policies that would allow for a broader range of uses and larger sizes for these small scale commercial and industrial businesses. Some area municipalities have warned

that stricter policies restricting employment growth in these rural locations would impair opportunities to diversify the farm-based agricultural economy.

We recognize that there is no policy device that can be used to prevent the market's choice for rural housing or employment. There is a significant supply of rural lots of record and few options available to further force growth from rural areas to urban ones. Nonetheless, it is important that the County's Official Plan policies continue to direct growth as much as possible to settlement areas in order to protect environmentally significant and agriculturally important areas. It is recommended that:

- Policies emphasize that housing and employment growth are to be directed to designated settlement areas and growth in agricultural and rural areas should be limited.
- Small scale commercial and industrial policies be refined and updated as recommended in the County's Policy Paper #1 but remain clear that the majority of employment should be directed to settlement areas. Only in this way can employment growth help support population and household growth in settlement areas.
- Consent and subdivision policies be strengthened to further limit lot creation in agricultural and rural areas. There are a sufficient amount of vacant lots of record to accommodate projected rural growth. Recommendations provided in the County's Policy Paper #1 recognize Provincial Policy Statement changes and are appropriate.

The discussion below identifies other more positive approaches to focusing growth away from rural areas to settlement areas.

2.3 Managing Growth in Settlement Areas

More restrictive growth policies in agricultural and rural areas require that there be sufficient opportunities for accommodating anticipated growth in designated settlement areas. The County Official Plan currently identifies a hierarchy of settlement areas: *Urban* applies to major urban settlements; *Hamlet* applies to rural communities; *Inland Lake and Shoreline* applies to areas of concentrated development around bodies of water; and, *Urban Fringe* applies to land adjacent to urban settlements that can best accommodate future urban development. The existing Official Plan sets out general policies that apply to all settlement areas. We recommend that these policies be strengthened to more effectively encourage and support growth in settlement areas.

Settlement Targets

Grey's Official Plan currently includes policies that state the County is responsible for monitoring development trends to ensure the majority of growth is directed to settlement areas. We recommend that:

- Policies be created that specify settlement growth targets. Annual residential development trends can then be measured against targets to determine if policies are being met or if they must be further strengthened.

Intensification

To further support growth in settlement areas, there must be sufficient opportunities for intensification. Intensification refers to conversion, infill, redevelopment, and reuse projects on vacant or underutilized land in existing built-up areas. While intensification efforts can apply to all land uses, planning policy is typically concerned with the intensification of residential uses because this land use typically occupies a greater amount of urban land than other uses, housing supply influences the size and composition of a population, and it influences the locational decisions for other land uses.

In addition, during the consultation process with area municipalities, we were made aware of concerns regarding the shortage of affordable housing in the County, particularly for those employed in services industries. Intensification is an appropriate approach for expanding the diversity of housing options and increasing the supply of affordable housing.

There are some opportunities for the intensification of Grey's built-up areas, particularly in the County's larger centres. The County of Grey Official Plan does not currently include intensification policies, though some area municipalities address the issue in their local Official Plans.

It should be noted that while motherhood principles of compact development are generally accepted by communities, there are significant challenges to implementing intensification projects at the site level, particularly in well-established neighbourhoods. "NIMBY" opposition to intensification projects is perhaps the greatest inhibitor and stems primarily from concerns over property values, crowding, and the loss of community values. Successful intensification projects require community buy-in and a higher quality of urban design to address legitimate concerns of neighbours.

Recognizing that intensification policies could help enforce municipal objectives for encouraging compact development and the provision of a more affordable housing forms, we recommend that:

- Policies be created that establish minimum targets for intensification and redevelopment within the County's built-up areas.
- Policies be created to encourage area municipalities to identify locations best suited for intensification or redevelopment.
- Policies be created that establish minimum targets for the provision of affordable housing within the County.
- Policies be created to recognize the importance of compatible development. It should be noted that "compatible development" is not intended to mean "the same form as existing development".

- Policies be created to enable the creation of such tools as Community Improvement Plan areas which in turn enable funding under Provincial government programs.

*Phasing of
Development*

In addition to intensification and redevelopment, the phasing of development is an important component of the Provincial Policy Statement. In keeping with provincial policies, we recommend:

- Policies be created that specify the requirement that area municipalities establish and implement phasing policies to ensure the orderly progression of development within settlement areas.

*Settlement
Expansion*

Based on the land needs analysis carried out as part of this Growth Management Strategy, we do not expect that additional urban land will be required to accommodate settlement growth to 2031. That said, it is appropriate and necessary to continue to include an Official Plan policy that regulates settlement area expansion. In keeping with the Provincial Policy Statement, we recommend that:

- Settlement area expansion policies be strengthened by requiring a comprehensive review that demonstrates that sufficient opportunities for growth are not available through intensification, redevelopment, or vacant settlement area land to accommodate the anticipated demand.

*Annual Vacant
Land Inventory*

Policies directing growth to settlement areas can cause land price inflation in designated areas if there is, or there is perceived to be, a constrained land supply. The increased cost of developable land in a constrained market can cause house price inflation as new higher priced homes are built and the average housing price increases. This has implications for the availability of affordable housing. To address the issue of land supply and affordable housing, we recommend that:

- Policies be created requiring a vacant residential lot inventory be carried out by the County annually. Supply must then be balanced against anticipated demand for each of the urban areas to ensure there is a sufficient amount of designated land to meet projected demand.

**2.3.1
Urban Policies**

The County of Grey's current Urban designation applies to existing major urban settlement areas including the City of Owen Sound, incorporated towns and some villages. County Planning Staff have prepared a Policy Paper recommending that the current hierarchy of Settlement Areas (Urban Areas and Hamlets) be revised into a hierarchy of Primary, Secondary and Tertiary Settlement Areas. We support this change, and adopt it in the recommended revisions to the current Official Plan.

The land needs analysis carried out as part of the Growth Management Strategy indicates that there is generally a sufficient amount of designated land to accommodate anticipated growth in settlements to 2031 in all area municipalities with the possible exceptions of West Grey and Grey Highlands. It is recommended that:

- The Official Plan be revised to incorporate policies defining the need to undertake comprehensive analyses prior to considering settlement boundary expansions.
- In the case of West Grey, the municipality in concert with the County undertake a comprehensive analysis to determine intensification potential, refine internal growth allocations, define priority locations for growth, assess the need for settlement boundary extensions and the designation of current Urban Fringe lands for development, and prepare implementing Secondary Plans.
- In the case of Grey Highlands, the municipality in concert with the County undertake a comprehensive analysis to determine its intensification potential, refine internal growth allocations, define priority locations for growth, assess the economics of service capacity expansions, assess the need for settlement boundary extensions and the designation of current Urban Fringe lands for development, and amend its local plan accordingly.

2.3.2 Hamlet Policies

The County of Grey's current Hamlet designation applies to unincorporated rural communities and the Village of Chatsworth. The land needs analysis carried out as part of the Growth Management Strategy indicates that there is a sufficient amount of designated Hamlet land to accommodate growth in Hamlets to 2031.

The above referenced County of Grey Policy Paper recommends that individual Hamlets be classified as Secondary Settlement Areas, Tertiary Settlement Areas, or neither depending on a number of criteria. Similarly, County planning staff suggest refining Hamlet boundaries based on existing lot fabric. We believe these are appropriate policy directions. We recommend:

- Policies be modified to reflect a hierarchy of hamlet areas based on criteria established by the County.
- The refinement of Hamlet boundaries take in those properties that were included in the vacant land supply to ensure that there is no loss of suitable vacant land in Hamlets through the refinement process.

2.3.3 Urban Fringe Policies

The County Official Plan's current Urban Fringe designation applies to the urban influence areas adjacent to the Town of Mount Forest and a number of the Urban designations of the plan. Given the supply of developable Urban and Hamlet land and vacant rural lots of record, we do not believe there will be a need to develop these during the Official Plan horizon with the possible exception of lands in West Grey and Grey Highlands, as described above.

While we do not believe other Urban Fringe land in the County will be required to satisfy demand over the planning horizon, we do not recommend removing the designation. Current Official Plan policies are appropriate for restricting growth in these locations in the near term. The benefit of retaining the designation is that it recognizes the fact that growth will continue to occur after the horizon of the Official Plan policies. Urban Fringe land reflects the strategic direction of where urban areas can likely grow over the longer term and ensures that interim decisions do not impede appropriate growth at those future horizons.

**2.3.4
Space
Extensive
Industrial and
Commercial
Policies**

The County of Grey's Space Extensive Industrial and Commercial designations apply to areas previously designated and approved for such development. We do not recommend any changes for these policies.

**3.0
NEXT STEPS**

This Growth Management Strategy report provides the strategic directions for accommodating growth in the County of Grey from 2006 to 2031. These directions are proposed to be implemented through the recommended revisions to the County's current Official Plan, attached as Appendix 1.

After these recommended directions and policies have been conveyed to the County, they will be subject to further consideration and consultation as part of the 5-Year Review of the County Official Plan. The growth management-specific policy amendments recommended here-in will be augmented by complementary revisions to consent, servicing and possibly other policy areas. These will be developed by County staff for further consideration through the Official Plan Review.

APPENDIX 1

Recommended Revisions* to the Grey County Official Plan to Implement the Grey County Growth Management Strategy

* Note that these revisions will be considered and complemented by others recommended through the County's Five Year Review process of the Official Plan.

Recommended Revisions* to the

COUNTY OF GREY



OFFICIAL PLAN

To implement the Draft Grey County Growth Management Strategy

February, 2008,

* Note that these revisions will be considered and complemented by others recommended through the County's Five Year Review process of the Official Plan.

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1.6 COUNTY DEVELOPMENT STRATEGY

BACKGROUND

In order for the County to meet the objectives of the mission Statement it is imperative for the County to direct its growth. This growth is important to the residents and to the future economic prosperity of the County. Growth must be directed to minimize adverse impacts on the Natural Environment, the Agricultural land base, and the Rural landscape to recognize the availability of various levels and types of servicing.

The County shall direct the majority of the growth to designated Settlement Areas. Development in the rural areas shall be in accordance with the policies contained within the Plan.

GROWTH PROJECTIONS

Population and employment projections for the planning period have been prepared for the County to establish a basis for assessing the need to designate additional lands to accommodate growth, to determine housing needs and identify priorities for municipal infrastructure. These projections are based on consideration of historic growth patterns, economic prospects for the County's employment base, migration patterns and expected drivers of future growth. As described in Tables 1, 2 and 3 below, they result in a projected total permanent population of 119,500 people at 2031, in 50,500 households and employment totalling 40,000 jobs. The projections do not address and are not intended to regulate seasonal recreational development. They do incorporate provision for permanent occupancy of recreational units.

These projections are allocated to the County's lower tier municipalities with consideration of the factors identified above at the local level, as well as such others as existing lots of record, approved and potential future unit supply on designated lands, and services capacities, again as shown in Table 1. The allocations are further subdivided to establish targets for the amount of growth to be directed to settlement areas and for intensification in Section 2.6 of this Plan.

Given the growth projections, allocations and targets defined in Table 1, and with the possible exception of lands adjacent to Markdale and Durham, there is no need to designate additional lands in the County for permanent residential or urban employment lands purposes. This conclusion will be re-considered at future reviews of the Official Plan.

The County will monitor the number of development units created by land division (consent, Plan of Subdivision and Plan of Condominium) in the Planning Area to ensure that the majority of projected growth is being directed to Settlement Areas. The County will review and update the growth projections and unit supply at the five year review of the Plan.

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POLICIES

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2.3 RURAL DESIGNATION

2.3.1 BACKGROUND

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

The Rural designation contains policies for the protection of Primary Aggregate Resource Areas identified on Appendix A to this Plan.

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2.3.2 USES PERMITTED POLICIES

- (1) The Rural designation on Schedule A shall mean that the predominant use of the lands shall be for agriculture and forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. In addition to the uses permitted under Section 2.1.2(1) of this Plan, other uses also permitted within the Rural designation shall include low density non-farm residential, small scale commercial and industrial uses, institutional and resource based recreational uses and portable asphalt plants and wayside pits and quarries, all subject to satisfying location criteria and development limitations as outlined in Section 2.3.3.
- (2) Large scale commercial and industrial uses dependent on the rural area for their location shall require an amendment to this Plan. The criteria of this Section in addition to the requirements of Section 6.3 shall be addressed.

2.3.3 DEVELOPMENT CRITERIA POLICIES

- (1) As required in Section 2.3.2(1), for any non-farm land uses to be permitted within the Rural designation, all of the following must be satisfied:
 - (a) That development on improved agricultural land shall be discouraged. Where development is proposed on improved agricultural land it must be demonstrated that no reasonable alternative exists.
 - (b) That the location of the non-farm land use imposes no operating constraints to an existing farm. An adequate separation distance shall be maintained between non-farm development and existing livestock uses. Conversely, an adequate separation distance shall be maintained between the development of livestock facilities and existing non-farm uses. The Minimum Separation Distance formulae shall be used reciprocally to

determine the appropriate setback requirements for both farm and non-farm uses in the Rural designation.

- (c) That if municipal services are not available, evidence of the site's suitability to provide an adequate quality and quantity of water supply and that the site can accommodate an approved sanitary sewerage disposal system. In areas of shallow overburden with karst topography, as identified as Special Policy Area on Appendix A, an Environmental Impact Study addressing matters as set out in Section 2.8.4 shall be addressed by a qualified individual and must accompany any application for development.
- (d) That adequate drainage and outlets are available for storm water runoff. Approval of drainage provisions may be required from the applicable municipality, the County, the Ministry of Transportation and/or the Conservation Authority having jurisdiction.
- (e) That access to the site is from a public highway of reasonable construction and open and maintained on a year round basis and is appropriate for the use proposed. Access must not result in traffic hazards due to poor sight lines or proximity to an intersection and must conform to Section 5, Transportation and Utilities.
- (f) Except for resource-based recreational development, new lot creation shall be permitted only by severance in accordance with the conditions of the general consent policies of Section 6.12 and the consent policies of Section 2.3.4. No lot so created shall be smaller than 0.4 hectares in area. New lot creation shall not create new ribbon development along roadways. Areas of existing ribbon development will be restricted to infill development only.
- (g) New resource-based recreational development shall require an amendment to this Plan, supported by a planning justification report that addresses how the policies of this Plan, the Provincial Policy Statement, the Niagara Escarpment Plan (if within the area subject to that plan) and the area municipal Official Plan are met, how the location is necessary to support the proposed uses, how need for the proposed uses can not be met by approved development in other locations in the County, and how the development is to be serviced.
- (h) Non-farm development will not be permitted within 300 metres of a settlement area except in cases of minor infilling and rounding out of existing development.
- (i) On areas identified as primary aggregate resource areas on Appendix A to this Plan, non-farm development (other than passive open space uses)

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shall only be permitted where it has been demonstrated to the appropriate approval authority that:

- (i) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns; or that
- (ii) The proposed land use or development serves a greater long term interest of the general public than does aggregate extraction.

(j) Non-farm development within 300 metres of areas identified as Mineral Resource Extraction on Schedule A or primary aggregate resource areas on Appendix A to this Plan shall only be permitted if it has been demonstrated to the appropriate approval authority that the proposed land use or development would not significantly preclude or hinder future aggregate extraction.

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(k) If the site is within the adjacent lands of an area identified as Wetland designation on Schedule A, that an Environmental Impact Study is required by a qualified individual demonstrating that there will be no loss of wetland functions;

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(l) All development proposals should address, in addition to all other applicable policies of this Plan, how the proposed development would maintain or enhance the rural landscape ie: buffering, landscaping existing or proposed.

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(k) That no ribbon development along roadways will result from the development. ¶
(l) Non-farm residential development in the form of a plan of subdivision/condominium shall be permitted subject to the development criteria. The density of development shall be based on the level of services to be provided. The servicing options of Section 5.3 shall be addressed prior to any development.¶

(m) All new lots shall satisfy the provisions of Section 5.3 and Section 6.12 in addressing the adequacy of the site to accommodate servicing.

¶
In the Rural designation, local municipalities will be encouraged to designate ¶ specific areas for planned low density non-farm residential development in the form of plans of subdivision/condominium in their local Official Plans and/or Secondary Plans. Notwithstanding 2.3.4(2), in areas designated in a local Official Plan and/or Secondary Plan, consents may be considered for smaller holdings provided a plan of subdivision for the overall lands is not considered necessary or in the public interest. The density of development will be determined on the basis of site specific hydrological conditions. No lot so created shall be smaller than 0.4 hectares in area.¶

(n) That an amendment to the local Zoning By-law be obtained. Local municipal Zoning By-laws will regulate off-street loading, parking space and access points to be provided for all commercial, industrial, recreational and institutional development.

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(o) It must be demonstrated that the non-farm residential, small scale commercial and industrial and institutional uses must be necessary to serve the needs of the immediate area and the agricultural/rural community.

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(2) Minimum lot size within the Rural designation for newly created farm lots shall be 20 hectares.

(3) Minimum lot size within the Rural designation for non-farm non-residential permitted uses shall be determined by the Zoning By-law of the local municipality and shall address the requirements of Sections 5.3 and 6.12 of this Plan.

- (4) Sound farm land 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 schemes shall be encouraged. Clearing of forested areas will not be permitted except in conformity with the County Tree Cutting By-law.
- (5) Wayside pits and quarries shall not include the stockpiling of sand salt mixtures.
- (6) Notwithstanding the policies of Section 2.3.2(1), intensive livestock operations as defined in Section 6.14 of this Plan, shall be regulated by the local municipality, by ensuring that the Zoning By-law of the municipality incorporates the MDS I and II Formulae. In addition, local municipalities may establish ratios of land base to livestock units as approved by the Ministry of Agriculture, Food and Rural Affairs in their Zoning By-laws. New or enlarged intensive livestock operations shall not be permitted within a minimum of 500 metres of Urban, Hamlet, Inland Lakes and Shoreline and Recreation designations as identified on Schedule A.

2.3.4 CONSENT POLICIES

- (1) Where previous or current farm acquisitions have rendered an existing habitable farm house surplus to the long-term needs of the farm operation, **or** where an established farm has more than one habitable dwelling which is considered surplus to the needs of the farm operation, a consent may be considered to sever the surplus dwelling from the farm unit, provided that, in addition to the general consent policies of this Plan, the lot severed for non-farm use is rezoned to recognize the non-farm dwelling.
- (2) All consents for non-farm residential development shall be approximately 0.8 hectares in area, each parcel both severed and retained shall have a minimum lot frontage of 100 metres and a maximum density of four lots may be considered, by the consent process, per 40 hectares. 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.
- (3) Lots may be created for agricultural uses that are greater than 2 hectares and less than 20 hectares, where the number of animal units to be permitted will be on a livestock to land ratio, as established in the local Comprehensive Zoning By-law subject to a maximum density of four lots by the consent process per 40 hectares.
- (4) Consents are permitted where the land being conveyed is to be added to an existing non-farm use provided an undersized lot is not created.

- (5) Consents may also be granted to correct lot boundaries or to convey additional lands to an abutting lot provided an undersized lot is not created.
- (6) Consents may be granted for the establishment of non-farm land uses permitted in Section 2.3.2.
- (7) Consents shall not be in conflict with Section 2.3.3(1).

2.4 IMPLEMENTATION AGRICULTURAL, SPECIAL AGRICULTURE AND RURAL

The Agricultural, Special Agriculture and Rural policies of this Plan shall be implemented by the following methods:

- (1) The Zoning By-laws adopted by the local municipal Councils will contain appropriate standards for parking, buffer planting, setbacks, lot size, coverage, uses, and any other matters permitted under the Planning Act, R.S.O. 1990 as amended.
- (2) Site plan control and development agreements will be utilized through the use of Section 41 of the Planning Act, R.S.O. 1990, as amended, to fulfil the requirements of the local municipality relative to municipal concerns.
- (3) The assistance and advice of the appropriate authority or agency having jurisdiction will be obtained for areas in and adjacent to lands in the various Natural Environment designations.
- (4) The Minimum Separation Distance formulae will be used in a reciprocal manner to determine desirable separations between both farm and non-farm developments.
- (5) The assistance and advice of the appropriate authority or agency responsible for offering advice concerning the demand for recreational activities may be obtained in assessing applications for recreational development.
- (6) Consultation may occur with the Ministry of Municipal Affairs and Housing and the appropriate authorities regarding on site servicing in the creation of any lot.
- (7) Municipalities shall be encouraged to enact by-laws to regulate and control manure pits pursuant to the Municipal Act, R.S.O. 1990, as amended and the Planning Act, R.S.O. 1990, as amended.

2.6 SETTLEMENT AREAS

2.6.1 BACKGROUND

One of the major issues of the Plan has been the economic well being of the County. While the Official Plan cannot itself force development or create job opportunities, the Official Plan can have a positive attitude to development and ensure that sufficient lands are set aside for development opportunities. Development within the County's settlement areas is as important to the residents of Grey as it would be to any larger urban municipality. As long as land use compatibility is maintained and natural resources and the environment are protected, development consistent with the Provincial Policy Statement is to be promoted and encouraged in all municipalities.

Grey County residents have expressed a desire for properly planned growth, but not growth based strictly on past performance. The population and employment projections prepared in support of this Plan have considered a range of growth factors, including past trends, future prospects and servicing capacities. The Settlement Area Policies position settlement areas as the focus of growth and encourage appropriate development in all municipalities; that is development which does not negatively impact on natural resources and which is compatible with surrounding land uses.

Section 1.6 of this Plan describes its allocations of growth to the County's area municipalities. A fundamental conclusion of the growth analysis supporting those allocations is that, with the exception of lands adjacent to Markdale and Durham, there is sufficient approved, planned and potential unit supply and employment lands supply to accommodate the growth projections without need for any settlement area boundary expansions. Settlement area policies nonetheless specify requirements for consideration of boundary expansions should circumstances change. The policies also specify targets for the distribution of permanent population growth to settlement areas, and for intensification within settlement areas.

The County Plan establishes two major designations for areas of concentrated development:

- Settlement Areas; and,
- Inland Lake and Shoreline Areas.

The Settlement Area designation applies to the County's existing urban centres, towns, villages and most hamlets. It is further divided into three subtypes to distinguish between these centres:

- Primary Settlement Areas – larger settlements with full municipal servicing, intended to be the primary target for residential and non-residential growth;
- Secondary Settlement Areas – Towns, Villages and larger Hamlets which generally have significant populations and a wide range of uses and amenities. These

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areas can accommodate residential growth in the form of single lots or plans of subdivision/condominium as well as new community facilities and employment uses:

- Tertiary Settlement Areas - generally smaller hamlets in which, due to external, physical or policy constraints, development will generally be limited to infilling or rounding out.

The distribution of the County's Settlement Areas is described in Table 4, [To be inserted by County]. Hamlets not enumerated in the Table are subject to the rural or agricultural area policies of the surrounding area.

Table 4: Primary, Secondary, and Tertiary Settlement Areas

To be inserted by County when revised settlement policies and community classifications are finalized.

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The Inland Lake and Shoreline designation applies to areas of concentrated development around inland lakes and the Georgian Bay shoreline.

A Settlement Fringe designation is maintained to ensure that areas surrounding settlement areas are not subject to inappropriate development that interferes with the orderly development and future expansion (if and when warranted) of the settlement area

Space Extensive Industrial and Space Extensive Commercial designations apply to areas previously designated and approved for such development.

This Plan establishes the targets described in Table 5 in order to guide decisions by County and Area Municipal Councils to focus growth to the County's Settlement Areas.

Table 5: Residential Growth Targets for Settlements

	Settlement Area Target
West Grey	60%
Southgate	60%
Grey Highlands	60%
Hanover	100%
Chatsworth	40%
The Blue Mountains	80%
Meaford	60%
Georgian Bluffs	60%
Owen Sound	100%
County of Grey	69%

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2.6.2 GENERAL POLICIES AFFECTING SETTLEMENT AREA DESIGNATIONS

(1) In order to support achieving the growth allocation targets established in Table 5, this Plan also establishes the targets described in Table 6 for the proportion of new growth to be achieved through intensification (as defined in Section 6.14 of this Plan).

In updating their Official Plans to conform to this Plan, area municipalities shall:

(a) Determine through analysis as described in paragraph (b) below, whether they can attain a higher level of intensification, and adopt the Table 6 figures or the higher level targets as minimum targets for intensification;

(b) Undertake inventories and studies of settlement area capacities to accommodate intensification, including consideration of infrastructure and

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public service facilities, the identification of areas best suited to intensification and of the policy measures required to enable and support attaining the identified targets;

(c) Develop policies and/or guidelines to ensure that new development does not conflict with surrounding development;

Table 6: Minimum Targets for Residential Intensification

	Primary Settlement Areas	Secondary and Tertiary Settlement Areas
West Grey	10%	5%
Southgate	10%	5%
Grey Highlands	10%	5%
Hanover	10%	-
Chatsworth	-	5%
The Blue Mountains	10%	5%
Meaford	10%	5%
Georgian Bluffs	-	5%
Owen Sound	15%	-

Consider the role of such strategies and tools as

- o Brownfields redevelopment;
- o Enabling 'as-of-right' permissions for (e.g.) apartments in dwellings in residential areas, residential over retail or stand alone residential uses in mixed use areas;
- o Reduced municipal fees for low cost housing development, Community Improvement Plans and Tax Increment Financing schemes to support residential components in brownfields or core area redevelopment, etc., all subject to services availability and appropriate development criteria; and,

(d) Develop and adopt policies to support achievement of the specified intensification targets prior to or concurrent with new development within designated growth areas.

(2) Local Official Plans, Secondary Plans, Plans of Subdivision and Condominium Plans shall ensure a proper and orderly street pattern, efficient use of services, and a variety of housing and development opportunities within designated Settlement Area designations.

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(3) Local Official Plans, Secondary Plans, Plans of Subdivision and Condominium Plans should give consideration 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.

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(4) Local Official Plans and/or Secondary Plans should allocate land use designations or sufficient land area to accommodate development potential for a minimum of ten years to a maximum of 20 years.

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(5) The growth management analysis supporting this Plan has determined, with two exceptions, that no expansions to settlement boundaries are required within the 2031 planning horizon. Should a future comprehensive review conclude that this is no longer the case, settlement area boundary expansions shall be permitted only through an amendment to the County Official plan or a County approved Secondary Plan that addresses the following requirements:

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(a) Demonstration that sufficient opportunities for growth are not available through intensification, redevelopment and in designated growth areas to accommodate projected needs over the identified planning horizon;

(b) The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect health and safety;

(c) Expansion will be considered primarily in those areas designated Settlement Fringe or Rural; and where it can be demonstrated that no alternative exists, expansion into other designations may be permitted. No expansion will be permitted in Special Agricultural Areas. In the case of Agricultural Areas, it must be demonstrated that there are no reasonable alternatives which avoid prime agricultural areas, and no reasonable alternatives on lower priority agricultural lands;

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(d) Impacts on agricultural operations adjacent or close to settlement area expansions are mitigated to the extent feasible;

(e) Demonstration that the development will not negatively impact on groundwater within approximately 2 kilometres of the new Settlement Area boundary;

(f) That growth can be accommodated without unacceptable impacts on the natural environment, surrounding land uses and within the constraints imposed by servicing;

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<#>(b) Demonstration of the ability of the area to service the proposed development area;¶
(c) Demonstration that the development will not negatively impact on groundwater within approximately 2 kilometres of the new Settlement Area boundary;¶
(d) That growth can be accommodated without undue impacts on the natural environment, surrounding land uses and within the constraints imposed by servicing;¶

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(6) Development within designated growth areas should progress in an orderly manner in keeping with the timely extension of municipal services and the provision of public service facilities. Area municipal Official Plans shall define phasing policies to guide orderly development.

(7) Development of land use patterns of an urban nature will not be permitted in areas adjacent to a Settlement Area.

(8) In areas of shallow overburden with karst topography, as identified as Special Policy Area on Appendix A, an Environmental Impact Study addressing matters as set out in Section 2.8.4. shall be addressed by a qualified individual and must accompany any application for development.

(9) It is the policy of this Plan to accommodate appropriate development in Settlement Areas in accordance with the servicing section of this Plan as outlined in Section 5.3.2.

(10) It is the policy of this Plan to encourage the maintenance of affordable housing in Grey County, ensuring there are a range of alternate locations, forms and densities of housing and price ranges for all residents of the County.

(11) Growth should be compatible with historic features or areas, archaeological sites and structures of architectural significance or areas of archaeological potential in accordance with the Settlement Area policies of the County Official Plan by ensuring adverse impacts to heritage resources are mitigated through conservation or preservation in advance of development.

(12) Where growth is proposed in the vicinity of licensed Mineral Resource Extraction Areas, where appropriate, methods of minimizing land use conflicts should be applied.

2.6.3

PRIMARY SETTLEMENT AREAS

(1) The Primary Settlement Areas as identified in Table 4 and shown on Schedule A of this Plan include existing major urban settlement areas.

(2) Land Use policies and development standards in Primary Settlement Areas will be in accordance with local Official Plans and/or Secondary Plans.

(3) This Official Plan shall promote the development of Primary Settlement Areas for a full range of residential, commercial, industrial, recreational, and institutional land uses. They will be the focus of a majority of the growth within the County. Lands may be designated to accommodate growth projected up to a maximum of 20 years within these communities.

(4) Where there are existing partially serviced or non-serviced areas in Primary Settlement Areas, development shall proceed in accordance with approved local official plan or official plan amendment policies.

2.6.4

Secondary Settlement Areas

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(1) The Secondary Settlement Areas as identified in Table 4 and shown on Schedule A of this Plan include existing settlement areas which generally have significant populations and a wide range of uses and amenities. These areas can accommodate residential growth in the form of single lots or plans of subdivision/condominium as well as new community facilities and employment uses.

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(2) Land Use policies and development standards in Secondary Settlement Areas will be in accordance with local Official Plans and/or Secondary Plans.

(3) Secondary Settlement Areas will be a secondary focus of growth within the County. The County and local Official Plans shall promote the development of Secondary Settlement Areas for a range of residential, commercial, industrial, recreational, and institutional land uses commensurate with their populations, servicing capacities and the environmental and agricultural features and functions of internal and surrounding lands. Lands may be designated to accommodate growth projected up to a maximum of 20 years within these communities.

(4) Where there are existing partially serviced or non-serviced areas in Secondary Settlement Areas, development shall proceed in accordance with approved local official plan or official plan amendment policies.

(5) No residential development in excess of 5 units nor new commercial or industrial uses will be allowed in the Secondary Settlement Areas designation unless it can be shown that the proposed uses can be accommodated by private services with no adverse environmental effects. In communities where there is a Municipal Water system it must be demonstrated that the system has capacity to accommodate the development and the site is capable of accommodating on-site private sewage disposal.

(6) Adequate buffering shall be maintained between commercial and industrial uses and any residential, open space, recreational or institutional use within the Secondary Settlement Areas designation

(7) Springmount

In the Secondary Settlement Areas designation of Springmount as identified on Schedule "A" to this Plan, new retail commercial and dry industrial development will be of a scale reflective of the overall character of this community. Prior to any rezoning for new structural development, for retail commercial uses in excess of 2,300 square metres, the applicant shall provide:

(a) Justification why the proposed development cannot be accommodated in the Space Extensive Commercial designation; and

(b) A market impact study assessing the impact of the proposed use on retail commercial development in the downtown of the City of Owen Sound.

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2.6.5 Tertiary Settlement Areas

(1) The Tertiary Settlement Areas as identified in Table 4 and shown on Schedule A of this Plan include hamlets which generally have smaller populations and a limited range of uses and amenities. Tertiary Settlement Areas have a recognized role and function to play in the County. They are intended to provide a limited opportunity for growth and to provide a narrower range of living styles and employment locations in keeping with their rural settings. Tertiary Settlement Areas are intended to accommodate limited infilling or rounding out of the existing development pattern.

(2) Permitted Uses in the designated Tertiary 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 agriculture community.

(3) No residential development in excess of 5 units nor new commercial or industrial uses will be allowed in the Tertiary Settlement Areas designation unless it can be shown that the proposed uses can be accommodated by private services with no adverse environmental effects. Communities where there is a Municipal Water system it must be demonstrated that the system has capacity to accommodate the development and the site is capable of accommodating on- site private sewage disposal.

(4) Adequate buffering shall be maintained between commercial and industrial uses and any residential, open space, recreational or institutional use within the Tertiary Settlement Areas designation.

(5) Townplot of Brooke

Notwithstanding subsection 2.6.4(2) above within the Tertiary Settlement Areas of the Townplot of Brooke as identified on Schedule "A" to this Plan permitted uses shall be residential uses, bed and breakfast establishments, home/rural occupations, existing commercial establishments and limited expansions thereto, existing dry industrial establishments and limited expansions thereto, public recreational, institutional uses intended to support the surrounding community and convenience commercial. All other policies of this plan shall apply.

(6) East Linton

Notwithstanding subsection 2.6.4(2) above within the Tertiary Settlement Areas of the East Linton as identified on Schedule "A" to this Plan permitted uses shall be residential uses, bed and breakfast establishments, home/rural occupations, existing commercial establishments and limited expansions thereto, existing dry

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(1). The Hamlet designation, as shown on Schedule A of this Plan, shall apply to all unincorporated rural communities, as well as the Village of Chatsworth. Hamlet areas have a recognized role and function to play in the County. Hamlets are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.¶

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industrial establishments and limited expansions thereto, public recreational, institutional uses intended to support the surrounding community and convenience commercial. All other policies of this plan shall apply.

(7) Leith and Annan

The Tertiary Settlement Areas designations applicable to lands in the areas of Leith and Annan as identified on Schedule "A" to this Plan shall be interpreted such that new commercial and dry industrial development will be of a limited scale reflective of the overall character of these communities.

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(8) Rockford

In the Tertiary Settlement Areas designation of Rockford as identified on Schedule "A" to this Plan, new retail commercial and dry industrial development will be of a scale reflective of the overall character of this community. Prior to any rezoning for new structural development, for retail commercial uses in excess of 2,300 square metres, the applicant shall provide:

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- (a) Justification why the proposed development cannot be accommodated in the Space Extensive Commercial designation; and
- (b) A market impact study assessing the impact of the proposed use on retail commercial development in the downtown of the City of Owen Sound.

2.6.6 INLAND LAKES AND SHORELINE DESIGNATION

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- (1) The Inland Lakes and Shoreline designation on Schedule A shall be applied to areas of concentrated development in the vicinity of inland lakes and shoreline.
- (2) Permitted uses in Inland Lakes and Shoreline areas shall be limited to low-density residential dwellings, bed and breakfast establishments, home/rural occupations, marinas, resource based recreational uses, convenience commercial and public uses. Where the designation would allow for the creation of more than one lot, a demonstration that no negative impacts on the lake would result, would be required.
- (3) Expansion of the Inland Lakes and Shoreline designation around the inland lakes will not be permitted without an approved secondary plan or official plan amendment. In addition to the provisions of Section 6.3(1), a lake carrying capacity study shall be required. As well, the adequacy of water supply and sewage disposal must be demonstrated. For the definition of lake carrying capacity study refer to Section 6.14 of this Plan.
- (4) Local municipalities abutting Georgian Bay are encouraged to provide public access to the lakeshore.

- (5) Local municipalities abutting Georgian Bay shall establish policies and By-law provisions for development fronting onto the lakeshore which address Section 2.8.2(9).

2.6.7 SETTLEMENT FRINGE DESIGNATION

- (1) The Settlement Fringe designation as shown on Schedule A of this Plan shall be applied to development influence areas adjacent to a number of the Settlement Area designations of this Plan. The Settlement Fringe is intended to be preserved for the long term potential future expansion of the adjacent urban areas. Development in this Fringe Area has the potential to impair the efficient growth of the urban area and therefore will be strictly limited.
- (2) Lands designated Settlement Fringe shall be utilized primarily for uses existing as of the date of adoption of this Plan. Limited infilling between existing uses on existing lots may be permitted where the infill development is compatible with adjacent uses, and would not create or contribute to hard servicing problems, or would not prejudice future development.
- (3) Any other development proposed within the Settlement Fringe designation must be in conformity with an Official Plan and/or Secondary Plan developed in conjunction with the abutting municipality(ies) within the planning area if warranted, incorporating a settlement boundary expansion justified as described in policy 2.6.2(5).
- (4) In considering an Official Plan Amendment or Secondary Plan, the policies of Section 5.3 shall be considered in the evaluation and justification of the proposed amendment.

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2.6.8 SPACE EXTENSIVE INDUSTRIAL DESIGNATION

- (1) BACKGROUND
- The Space Extensive Industrial designation, as shown on Schedule A of this Plan, applies to those areas previously designated and approved for such development. Future development or lands to be designated by Official Plan amendment must satisfy the criteria of this Section in addition to the requirements of Section 2 and Section 6.
- (2) PERMITTED USES
- (a) Include the following uses which would generally satisfy the permitted use criteria established in (b).
- fuel distribution;
 - agricultural bulk sales establishment;

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- warehousing;
 - transport terminal;
 - dry manufacturing plant, including assembly, repair and storage;
 - equipment sales and rental;
 - public garage or body shop;
 - farm machinery sales and service;
 - agricultural produce or livestock terminal;
 - feedmill or grain elevator; and
 - sawmill;
 - wholesaling
- (b) In addition to the uses permitted in (a), new uses would be permitted subject to satisfying all of the following criteria:
- (i) The uses require accessible sites to serve their market area;
 - (ii) The uses serve demands from highway traffic;
 - (iii) The uses require a large parking or outdoor storage area or require a large volume single purpose building;
 - (iv) The location of the proposed use in a general industrial block in an urban centre is not feasible due to its storage area or building volume requirements.
 - (v) 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 well protection areas.

(3) DEVELOPMENT CRITERIA

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

- (a) 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.

- (b) An adequate and potable supply of water shall be available and it shall be the responsibility of the applicant to provide a report on the adequacy of the water supply.
- (c) Soils shall be suitable to support an individual waste disposal system, subject to the approval of the appropriate authority.
- (d) Adequate drainage and outlets must be provided for stormwater run-off. Approval of drainage provisions will be required from the appropriate approval authority.
- (e) All new entrances, where possible, shall be onto a service road in order to eliminate new entrances onto existing public roads. 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.
- (f) Access ramps must be limited in number and continuous access across the lot frontage is discouraged. Common access ramps, rather than separate ramps for each establishment are strongly encouraged and applicants for new development who propose individual ramps are required to justify why common ramps could not be used.
- (g) Buildings containing space extensive industrial uses shall be so designed and any lighting or signs so arranged as to blend in with and be compatible with surrounding uses.
- (h) Adequate buffering shall be maintained between industrial uses and any residential, open space, recreational or institutional use.
- (i) Site plan control, as exercised under Section 41 of the Planning Act, R.S.O. 1990, as amended, shall be utilized for all development.
- (j) The minimum lot size shall be determined in the local Zoning By-law.

~~(4) For the lands located at Part Lots 19 and 20, Concession 1 West of the Garafraxa Road in the Township of Normanby, the following policies shall apply;~~

- ~~(i) Section 2.6.7(1), (2)(a), (2)(b)(iii) and (iv) and (3)(a) thru (i) inclusive,~~
- ~~(ii) The minimum lot size shall be 4 hectares for space extensive industrial uses,~~
- ~~(iii) The maximum lot coverage of permitted buildings and hard surfaced area shall not exceed 30 per cent of the lot area.~~

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2.6.9 SPACE EXTENSIVE COMMERCIAL DESIGNATION

(1) BACKGROUND

The Space Extensive Commercial designation, as shown on Schedule A of this Plan, applies to those areas previously designated and approved for such development. Future development or lands to be designated by Official Plan amendment must satisfy the criteria of this Section in addition to the requirements of Sections 2 and 6.

The Space Extensive Commercial designation shown on Schedule A west of the City of Owen Sound is based on the Urban Area designation of the Niagara Escarpment Plan. The objective of the Urban Area designation 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.

An implementing zoning by-law for the Space Extensive Commercial designation shown on Schedule "A" west of the City of Owen Sound shall be prepared within three years of the approval of this plan, to delineate specific permitted uses, minimum lot sizes, maximum lot coverage, building setbacks, parking requirements and outdoor storage areas.

(2) PERMITTED USES

(a) Include the following uses which would generally satisfy the permitted use criteria established in (b).

- building supply outlet;
- horticultural nurseries;
- automobile sales and services;
- recreational vehicle sales and services;
- a retail commercial establishment, with a minimum floor area of 2,300 square metres, except that no new shopping centres are permitted.

For the purposes of this section "Shopping Centre" shall mean a building or buildings, containing two or more separate commercial uses designed, developed and maintained as independent units, on a single lot.

Notwithstanding the above, existing retail commercial establishments with a minimum floor area of less than 2,300 square metres and existing non-retail

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commercial uses within an existing shopping centre may be redeveloped for retail uses and for other uses permitted in this designation provided that the building size remains substantially unchanged.

- automobile service station.
- (b) In addition to the uses permitted in (a), new uses would be permitted subject to satisfying all of the following criteria:
 - (i) The uses require accessible sites to serve their market area;
 - (ii) The uses serve demands from highway traffic;
 - (iii) The uses require a large parking or outdoor storage area or require a large volume single purpose building;
 - (iv) The location of the proposed use in a general retail block in an urban centre is not feasible due to its storage area or building volume requirements.

(3) DEVELOPMENT CRITERIA

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

- (a) The use must be dry in nature. A dry use is one which could exist without the necessity of a municipal piped water and municipal sewage system to accommodate it, and is one where only waste water discharges are from employee washrooms. 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.
- (b) An adequate and potable supply of water shall be available and it shall be the responsibility of the applicant to provide a report on the adequacy of the water supply.
- (c) Soils shall be suitable to support an individual waste disposal system, subject to the approval of the appropriate authority.
- (d) Adequate drainage and outlets must be provided for stormwater run-off. Approval of drainage provisions will be required from the appropriate approval authority.
- (e) All new entrances, where possible, shall be onto a service road in order to eliminate new entrances onto existing public roads. 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.

- (f) Access ramps must be limited in number and continuous access across the lot frontage is discouraged. Common access ramps, rather than separate ramps for each establishment are strongly encouraged and applicants for new development who propose individual ramps are required to justify why common ramps could not be used.
 - (g) Buildings containing space extensive commercial uses shall be so designed and any lighting or signs so arranged as to blend in with and be compatible with surrounding uses.
 - (h) Adequate buffering shall be maintained between commercial uses and any residential, open space, recreational or institutional use.
 - (i) Site plan control, as exercised under Section 41 of the Planning Act, R.S.O. 1990, as amended, shall be utilized for all development.
 - (j) The minimum lot size shall be determined in the local Zoning By-law.
 - (k) No new Space Extensive Commercial designations will be permitted in locations which may interfere with the potential future expansion of the settlement areas.
- (4) The lands located at Part Lot 19, Concession 1 West of the Garafraxa Road in the Township of Normanby, in addition to the policies of Section 2.6.8, the following additional policies shall apply;
- (i) The minimum lot size shall be 5 hectares for space extensive commercial uses;
 - (ii) The maximum lot coverage of permitted buildings and hard surfaced area shall not exceed 30 percent of lot area.

- (e) The impact of the proposed change on the local Municipalities' ability to achieve the principles and policies expressed in their Official Plans, or on other local Municipal policies, programs or interests; and
 - (f) The information and conclusions provided by the monitoring studies completed under Section 6.4.
- (2) It is intended that Council will regularly review this Plan and its continuing validity in light of:
 - (a) Changing social, demographic, economic 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 1.1; and
 - (c) The need to maintain a supply of land for development in various designations to meet the needs of the County.
 - (3) A public meeting to determine the need for a review of this Plan shall be held at minimum intervals of five years, in accordance with the Planning Act, R.S.O. 1990, as amended.
 - (4) A comprehensive review of the fundamental principles of this Plan will be conducted every ten years.

6.4 **MONITORING**

- (1) To provide information for the on-going evaluation of policies, and comprehensive reviews of this Plan, the County will continue to carry out a program of research to identify the changing social, economic, environmental and physical needs of the residents of the region and the consequences of technological improvements that may affect the programs and policies of the County.
- (2) The County will continue to develop financial and/or information collection and sharing arrangements with the Province, local Municipalities, the various Conservation Authorities, other government agencies, the private sector, and the community to provide for the development and maintenance of comprehensive and integrated area-wide demographic, environmental, economic, land use, housing and social databases. These databases will be used to monitor the effectiveness of the policies in this Plan, and where feasible, information from these databases will be made accessible to the public on a cost-recovery basis.
- (3) Data collected for inclusion in the demographic, environmental, land use and social databases include:
 - (a) Land utilization including the supply of occupied and vacant residential (including lots of record), commercial, and industrial land, all as compared to land requirements defined by growth projections;

- (b) The unit counts, net residential density and mix of development occurring within settlement vs. non-settlement areas, community planning areas, redeveloping areas and the nodes in each local Municipality, with specific reference to units supplied through intensification;
 - (c) The range and market value of housing types;
 - (d) The types and number of development applications processed;
 - (e) Employment and other economic data pertaining to the County Economic Profile;
 - (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;
 - (i) Other data required to monitor the effectiveness in implementing principles and policies in this Plan; and
 - (j) The number of building permits issued per year by municipalities and the number of lots created per year in each municipality.
- (4) Earlier review of the document will occur if a problem is noted or if there is a significant change in provincial policy or legislation.

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6.5 PLANNING AND DEVELOPMENT APPROVAL PROCESS

- (1) The County has been assigned authority by the Minister of Municipal Affairs and Housing to approve plans of subdivision, part lot control by-laws and plans of condominium.
- (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 Subdivision will not be accepted for circulation by the County in the absence of a complete application satisfying the requirements of all applicable legislation, and will not be approved prior to the completion of the appropriate environmental assessments in accordance with the Environmental Assessment Act.

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- (g) If the jurisdiction of any road, as identified on Schedule A should be altered; and
- (h) In the event of municipal amalgamations, the County will redefine the Land Use designations and names of the new municipality(ies) on Schedule A.

All changes shall be adopted by Council.

6.14 **DEFINITIONS**

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

ADJACENT LANDS means those lands, contiguous to a specific natural heritage feature or area, 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 amendment to this Plan or in a local official plan supported by a technical study prepared by a qualified professional knowledgeable in natural resources:

<u>Feature or Area</u>	<u>Adjacent Land Width</u>
Significant Portions of the Habitat of Threatened and Endangered Species	50 metres
Significant Wetlands	120 metres
Fish Habitat	30 metres
Significant Woodlands	50 metres
Significant Valleylands	50 metres
Significant Wildlife Habitat	50 metres
Areas of Natural and Scientific Interest	50 metres

ADOPTION for the purposes of this Plan shall mean 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.

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

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

ENVIRONMENTAL IMPACT STUDY (EIS) is a study to identify and assess the potential impacts of specific development proposals on known or potential sensitive areas in the Natural Environment designations and the Special Policy Area. 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 scoped EIS would likely be the appropriate vehicle for addressing impacts. This usually involves a checklist approach. Larger, more complex proposals (i.e. plans of subdivision) are more likely to require a full site EIS. Components of the EIS will generally include:

- a description of the natural environment, including both physical form and ecological function;
- summary of the development proposal;
- prediction of 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;
- an implementation plan, and;
- evaluation of the need for a monitoring program.

FARM UNIT means the composite of all parcels operated as a farm, the principal farm residence, any accessory residences, woodlots, barns or other structures necessary to support agricultural and ancillary uses.

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 shall include a more detailed definitions for Home/Rural Occupations.

INTENSIFICATION refers to the development of a property, site or area at a higher density than currently exists through:

- redevelopment, including the re-use of brownfield sites;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development; and,
- the expansion or conversion of existing buildings.

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