



**Proposed County Official Plan Amendment 23
Rural Permitted Uses and Development Policies
Public Meeting
November 7, 2024**

Legal Requirements

- ▶ As required by the Planning Act RSO 1990, as amended, Council shall ensure that at least one public meeting is held, notice of which shall be given in the manner and to the persons and public bodies containing the prescribed information.
- ▶ In accordance with the Planning Act and the implementing Regulations, the County of Grey gave notice of this Public Meeting, by posting ads in local newspapers, through a post on the County's website, and to an extensive list of bodies / agencies as set out in the regulations. The public meeting notice is located on the County web site at www.grey.ca.
- ▶ If you wish to be notified of the decision of the proposed official plan amendment # 23 you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, Ontario N4K 3E3, or you can email planning@grey.ca

Legal Requirements continued

- ▶ If a person or public body would otherwise have an ability to appeal the decision of County of Grey in reference to official plan amendment 23, to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Grey County before the official plan amendment is adopted, the person or public body is not entitled to appeal the decision.
- ▶ If a person or public body does not make oral submissions at a public meeting, or make written submissions to County of Grey in reference to official plan amendment 23, before the official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- ▶ If there are any comments, questions or concerns for those in attendance this afternoon please address the Chair and give your name and Lot and Concession, or civic address, for the record.

Background

- ▶ The County's Official Plan was approved on June 6, 2019.
- ▶ The Plan has been updated several times since then, through developer-initiated amendments and some County-initiated amendments.
- ▶ Some policies in the County's Rural designation have caused questions, or could be interpreted as counter to the original intent of the policies.
- ▶ Staff are proposing changes through Official Plan Amendment (OPA) 23 to clarify these policies to minimize confusion or misinterpretation.
- ▶ OPA 23 clarifies policies related to the permitted uses and development criteria in the Rural designation, relating to agri-miniums, residential farm cooperatives, resource based-recreational uses, rural special event venues, and rural institutional uses.

Background

- ▶ There is one change to correct a discrepancy in the Agricultural development policies relating to aggregate resources.
- ▶ No changes are being proposed to the County Official Plan mapping.
- ▶ OPA 23 would apply County-wide in the Rural designation.
- ▶ OPA 23 would not apply to existing applications already in process, but if approved, it would apply on a go-forward basis after approval.
- ▶ Staff waited to propose these changes until the province released the final Provincial Planning Statement (PPS) 2024.
- ▶ The proposed changes have considered the new Rural Lands and Rural Area (sections 2.5 and 2.6) policies of the PPS 2024.

Proposed Changes in OPA 23

1. Clarify an existing conflict between development criteria in the Agricultural designation (which also applies in the Rural designation) and the Aggregate Resource Area policies.
2. Update the Rural designation permitted uses to be consistent with PPS 2024, clarify terminology, and to address rural special event venues.
3. Clarify the development policies as they relate to residential farm cooperatives, agri-miniums, resource based recreational uses, and recreation or tourist-based rural clusters, including the maximum number of principle dwellings permitted per 40 hectares.
4. Specify that agri-miniums are permitted via plan of condominium, but that all other lot/unit creation in the Rural designation is to be done via consent, in accordance with the Rural lot density policies.

Proposed Changes in OPA 23

5. Clarify the development criteria for residential lot/unit creation associated with resource based recreational uses.
6. Adding a new subsection on rural institutional uses, including criteria to be considered for such uses.
7. Adding a new subsection on rural special event venues such as wedding, concert, or performance venues, including criteria to be considered for such uses. This criteria does not apply to 'one-off' events or agriculturally focused events such as maple syrup festivals, farm education events, or harvest festivals.
8. Update the definitions in the County Plan as they apply to some of the above-noted permitted uses.

Written Comments Received on OPA 23

- ▶ Nottawasaga Valley Conservation Authority, Bell Canada, and Enbridge Gas – No Objections.
- ▶ Cobide Engineering
 - Grey County Official Plan should include a policy permitting modular home parks in the Rural designation to take advantage of their planning, economic and environmental benefits.
 - The policies on resource-based recreational uses are too restrictive and that these uses should be permitted year-round and include permanent residences.
 - Resource based recreational use residential lot creation should be permitted if the area can be adequately serviced.
 - Does not agree with a blanket ban on subdivisions and condominiums in Rural designated areas, which are permitted under the new Provincial Planning Statement.
 - The proposed policy requiring 75% of land for recreational use would be impractical due to expensive and lengthy studies, limiting developable land to 25% will make developments unattractive and economically unfeasible.

Written Comments Received on OPA 23 continued

▶ MHBC Planning

- Suggests that OPA 23 is restrictive and detracts from innovative forms of rural development, which may make such forms of development unfeasible.
- Requests confirmation that this policy does not apply to active applications.

▶ Municipality of West Grey

- Suggests some of the policies wording is too vague and/or subjective.
- Recommends some uses only be permitted at a 'small scale' level.
- Recommends the size of use (i.e., area) should determine whether a special events venue is considered large or small scale not the frequency of events.

Next Steps

- ▶ Once feedback has been received staff would consider any final adjustments to the OPA 23 policies.
- ▶ Comments can still be submitted to planning@grey.ca
- ▶ A final staff report with a recommendation and planning analysis would be prepared for County Council's consideration.
- ▶ It is anticipated that the staff report on OPA 23 would come forward in early 2025.
- ▶ Following Council's consideration of the staff report notice of decision would be sent out, and the appeal period would follow.