

To:	Warden Milne and Members of Grey County Council
Committee Date:	April 11, 2024
Subject / Report No:	PDR-CW-16-24
Title:	Recommendation Report for County Official Plan Amendment 20
Prepared by:	Becky Hillyer
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Township of Southgate
Status:	

Recommendation

1. That all written and oral submissions on Official Plan Amendment Number 20 were considered and helped to make an informed recommendation and decision; and
2. That report PDR-CW-16-24 be received; and
3. That Amendment Number 20 to the County of Grey Official Plan to permit the redesignation of 'Rural' and 'Hazard Lands' to 'Primary Settlement Area', for the purposes of permitting future residential development on a portion of lands legally described as Part of Lot 229, Concession 3 South West of the Toronto Sydenham Road, in the Geographic Township of Proton being, being Part 1 of Reference Plan 16R-8057 now in the Township of Southgate, be supported, and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.

Executive Summary

The purpose of the report is to explore the planning merits of a County Official Plan amendment (OPA) application submitted by the Township of Southgate. The application proposes to redesignate approximately 0.87 hectares of unused, vacant cemetery land from the 'Rural' and 'Hazard Lands' designations to the 'Primary Settlement Area' designation. The effect of the subject OPA would be to slightly expand the settlement area of Dundalk. The subject lands are considered surplus to the needs of the Township. At a future date, the Township intends to undertake a 'land swap,' whereby the subject lands would be added to the abutting property to the north, for which zoning has been approved through a Ministers' Zoning Order (MZO) to permit a residential subdivision.

This report highlights the proposal's compliance with key policy and legislative documents including the Planning Act, Provincial Policy Statement (PPS), the County Official Plan, and the Township Official Plan.

County staff recommend support for the proposed OPA, and that a by-law be prepared for County Council's consideration.

Background and Discussion

The Township of Southgate has submitted a County official plan amendment application (OPA 20) to adjust land-use permissions on a vacant portion of the 'Maple Grove Cemetery' property in Dundalk. A link to the draft County OPA has been included in the Attachments section of this report. The Township of Southgate is processing a concurrent local OPA (OPA 2-23); and zoning by-law amendment (C19-23) for similar purposes. The County OPA would re-designate approximately 0.87 ha (2.15 acres) of land from the 'Rural' and 'Hazard Lands' designations to the 'Primary Settlement Area' designation. The Township OPA would re-designate the same area from 'Rural' and 'Hazard Land' to 'Neighbourhood Area.' The zoning by-law amendment (ZBLA) would re-zone approximately 2.29 ha (5.67 acres) of the subject lands to match the existing residential zone regulations on abutting MZO lands to the north. The Township of Southgate currently owns the subject property and is the applicant for all three *Planning Act* applications.

The subject lands, legally described as Part of Lot 229 Concession 3 South West of the Toronto Sydenham Road Proton being Part 1 Reference Plan 16R-8057, are located along Grey Road 9, in Dundalk. The entirety of the Maple Grove Cemetery property is approximately 5.6 hectares (13.84 acres) in extent, of which approximately 3.35 hectares are actively used for the purposes of a municipal cemetery. The remaining 2.3 hectares on the northern portion of the property are vacant and unused. County staff understand that the Township previously purchased the vacant lands for the purposes of cemetery-expansion planning. However, due to changing burial practices, Township staff have undertaken an internal review of burial trends and have suggested that the vacant lands are currently surplus to their needs.

Land uses surrounding the subject property include vacant residential-zoned lands to the north; low-density residential lands to the east, west and south; and an institutional use (place of worship) and active waste transfer station to the south-east. The residential-zoned lands to the north (locally known as 752240 Ida Street) received zoning approval through a Minister's Zoning Order (MZO) in 2022 to permit site-specific zoning that would permit the development of a residential subdivision. The Township of Southgate intends to add the unused cemetery lands to the abutting property to the north, in exchange for alternative land with road frontage to locate a new municipal community service hub in future. It should be noted that a draft plan of subdivision application has not been received by Grey County to support comprehensive development of the MZO lands at this time.

The subject lands are currently accessed from Grey Road 9. Should the lands subject to the OPA be added to the MZO lands to the north, any new development would require access from Ida Street and/or elsewhere along Grey Road 9, which would be reviewed in a fulsome manner at the time of draft plan of subdivision submission. To confirm, new road access is not being considered through the existing cemetery lands.

The subject lands are designated 'Primary Settlement Area,' 'Hazard Lands' and 'Rural', in the County Official Plan; and 'Neighbourhood Area,' 'Hazard Land' and 'Rural' in Schedule A of the Southgate Official Plan. The lands are zoned predominantly 'Community Facility' (CF) with a small area of 'Environmental Protection' (EP) in the Township of Southgate Zoning By-Law. The subject lands currently straddle the settlement area boundary of Dundalk, and form part of a larger Rural 'island' surrounded by Primary Settlement Area lands, created by approval of the above-noted Provincial MZO. The proposal would partially amend this 'island' effect by adding a small portion of the Rural lands to the Primary Settlement Area, which would likely increase the general connectivity and servicing efficiency of any future development.

Below, Map 1 shows the subject lands highlighted in blue and the surrounding neighbourhood. Map 2 below shows Schedule A of the County's Official Plan, indicating the portions of the property subject to both the County and Township OPAs, and the ZBLA.

Pre-submission consultation between the Township and the County identified the submission requirements for the County OPA. Copies of all background reports and plans can be found on the [County of Grey Website](#).



Map 1: Location of Subject Lands



Map 2: Subject Property with Proposed Official Plan Amendment and Zoning By-law Amendment Boundaries

Public & Agency Engagement

The County of Grey and Township of Southgate collaborated to undertake a concurrent public engagement process for all three *Planning Act* applications, to increase process efficiency and public transparency. This included a joint mailout to neighbours and commenting agencies, a single development sign, and a joint public meeting. The following comments were received and have been considered in making a decision to Council on this matter.

Agency Comments Received

Southgate Public Works / Risk Management Official

Southgate Public Works (also acting as the local Risk management Official) provided a comment indicating no concerns with the proposal. The RMO noted that a small portion of the property contains WHPA-D mapping, which will be thoroughly reviewed at a future development stage.

Historic Saugeen Metis – Feb. 2024

No objection or opposition to the proposed County Official Plan Amendment.

Enbridge Gas – Feb. 2024

No objection.

Grand River Conservation Authority (GRCA) – Feb. 2024

GRCA confirmed that the 'Hazard Lands' designation on the property is part of a drainage feature that would not constitute a water course under their regulations. GRCA did not request any additional studies or information to support the proposal and had no objections to the amendment of the 'Hazard Lands' designation.

Saugeen Ojibway Nation (SON) – March 2024

SON was seeking confirmation regarding whether there is opportunity to request an Archaeological Assessment in future, as this study was not included with the County OPA and concurrent applications. County staff confirmed that land subject to the OPA is intended to be added to the MZO lands to the north, which would require draft plan of subdivision approval (including submission of an Archaeological Assessment and all other relevant studies) prior to any further development. SON staff indicated that they were satisfied with this approach.

County Planning Ecology Staff

No concerns with the proposed development. No natural heritage features were identified on the property or adjacent lands. Planning Ecology staff provided a general recommendation that the mature tree line between the active cemetery lands and the vacant lands subject to the OPA should be preserved, where feasible.

County Transportation Staff

No concerns. Widening has already been acquired along the frontage of the cemetery site.

Public Comments Received

Christine Jack-Goheen, McMilan and Jack Funeral Home shared the following comments:

- Concerns about preserving the sanctity of the cemetery site and potential encroaching development,
- Noted that the Cemetery is regulated by the Bereavement Authority of Ontario (BAO) and it is easier to 'maintain' compliance with the BAO than to obtain future approval for a new, additional cemetery site,
- Noted that smaller cemeteries in Southgate are getting full and there may be a requirement for future over-flow into the Maple Grove site, and
- Noted that the population of Dundalk continues to climb and there needs to be consideration for how cemeteries will accommodate additional burials in future.

Staff Response: County staff acknowledge and appreciate the concerns expressed by this member of the public. During the public meeting, County staff suggested that at the time of any formal draft plan of subdivision submission (or pre-submission process), there would be opportunity to look at buffering options between any proposed development on the subject lands and the adjacent cemetery property. This could be in the form of increased setbacks, fencing, hedgerow, etc. to ensure the peacefulness of the cemetery site. Staff also note that there is currently a row of mature trees between the active cemetery lands and the lands subject to the OPA, which may be preserved through future development. Based on these comments, County staff also requested further information from Southgate regarding anticipated cemetery-usage trends as they relate to Southgate's forecasted growth rates. Please see the section below for further information in this respect.

Public Meeting

A joint public meeting was hosted by the Township on February 28, 2024, to concurrently discuss the County Official Plan Amendment, Southgate Official Plan Amendment, and Zoning By-Law Amendment. During the meeting, there were some general questions raised, including why these lands were selected, and what justification the Township had to remove lands identified for future cemetery uses. Further information was provided by Township staff regarding current usage and demand for the existing cemetery lands, noting that in recent years, there has been a switch to cremation (rather than fulsome burials), whereby memorialization occurs within a small columbaria niche, rather than as a larger burial plot. Questions were also raised regarding which lands the Township is anticipating to receive in return for the subject lands.

Following the public meeting, County staff requested further justification from Township staff to ensure that the existing cemetery lands will be sufficient to accommodate the anticipated population growth and burial trends well into the future. In response, Township staff provided additional information that compared space in the existing southern portion of the cemetery lands with burial demands over the past few years, and anticipated growth rates of the Township into the future. The Township suggested that the remaining cemetery lands would have upwards of 50 years of 'supply' remaining, based on forecasted growth and burial trends. Ultimately, County staff would acknowledge the questions and concerns of members of the public as they relate to loss of approved cemetery lands and would largely defer to Southgate staff and council to ensure that the Township is satisfied that they are making an informed decision regarding disposal of this public asset.

Please also see the link to the [Public Meeting Minutes](#).

Analysis of Planning Issues

Planning Act

Section 2 of the *Planning Act* stipulates that the council of a municipality shall have regard for matters of a range of provincial interests in making any planning decisions. For the purposes of this application, matters of provincial interest include:

(a) The protection of ecological systems, including natural areas, features and functions

- County staff note that the subject lands contain no notable natural heritage features identified within the Official Plan. Planning Ecology staff have reviewed the application and have indicated no concerns. A fulsome Environmental Impact Study will likely be required should the subject lands be reviewed in future as part of a draft plan of subdivision application.

(b) The protection of the agricultural resources of the Province

- The lands subject to the OPA are designated 'Rural' and zoned for Community Facility purposes. The MZO lands to the north received zoning approval by the province for residential development and were subsequently added to the Primary Settlement Area designation in Schedule A of the County's Official Plan. As there are no agricultural resources on or immediately surrounding the subject lands, the proposal will not impact any existing agricultural resources.

(d) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

- The lands subject to the OPA and ZBA form part of a Rural 'island' largely surrounded by lands designated Primary Settlement Area, as a result of the Province's MZO approval for residential development on the neighbouring lands in 2022. The redesignation of a portion of the cemetery site (and subsequent land addition to the MZO property to the north) will likely have the impact of improving service delivery for any subdivision proposed in future.

(h)(i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities

- The proposed land swap will permit the Township to acquire a large land area with frontage on Grey Road 9 for the purposes of establishing a community service hub, which would serve the needs of Southgate's growing population. To date, the Township has been unsuccessful in acquiring alternative lands, noting that other available properties would be too small to accommodate the intended future community service hub. Therefore, while somewhat beyond the immediate scope of this application, the resultant land swap would assist towards providing a new array of public service facilities.

(p) The appropriate location of growth and development;

- As will be discussed in greater detail below, any expansion of a settlement area boundary is generally undertaken through a comprehensive review process, which typically entails a fulsome review of how an urban area should expand, from a development feasibility and growth-needs perspective. In this case, the province's approval of the MZO on lands to the north has created a 'gap' in the County and Township's settlement area mapping. To increase land-use efficiency at the time of future development, County staff are of the opinion that adding the subject 0.87 hectares of rural lands to the primary settlement area does constitute an appropriate location of growth at this time. Had the MZO not been approved by the province, staff anticipate that more substantive justification would be required to explore a settlement area boundary expansion. This will be discussed in greater detail below, as it relates to the direction of the PPS and County and Township Official Plans.

Given the above, County Planning staff would suggest that the proposal has regard for matters of provincial interest under the *Planning Act*.

Provincial Policy Statement

Section 1.1.3 of the PPS notes that "settlement areas shall be the focus of growth and development." Furthermore, Section 1.1.3.8 provides policy around how a municipality may consider expanding an existing settlement area:

"A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) *sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the 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, are financially viable over their life cycle, and protect public health and safety and the natural environment;*
- c) *in prime agricultural areas:*
 1. *The lands do not comprise specialty crop areas;*
 2. *alternative locations have been evaluated [...]*
- d) *The new or expanding settlement area is in compliance with the minimum distance separation formulae; and*
- e) *impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible. In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.*

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

Speaking to the above policies, County staff would note the following points:

1. The proposed expansion constitutes a very small portion of land (less than one hectare) that would be added to the Primary Settlement Area. This addition, when added to the residential-zoned MZO lands to the north, would likely increase community connectivity and intensification opportunities on existing settlement area lands by alleviating the current Rural 'island' effect. The level of assessment for this proposal is commiserate with the small-scale nature of the settlement area expansion.
2. Regarding servicing capacity, the Township of Southgate is currently taking steps to expand and upgrade existing servicing infrastructure, to accommodate new growth opportunities brought forward by several provincially approved MZO's throughout Dundalk, in addition to other subdivision proposals on existing settlement area lands. Once added to the Primary Settlement Area, the subject lands would likely constitute only a very small additional servicing demand if and when developed in future. Further, a servicing study will be required at the time of draft plan of subdivision for the entirety of the MZO lands, including the subject parcel.
3. The lands are designated 'Rural' on Schedule A and therefore are not defined as 'prime agricultural lands' in the context of the County's Official Plan. Furthermore, as the lands are already zoned for 'Community Facility' purposes and surrounded by lands already included within the Primary Settlement Area, the proposed OPA would not interfere with any prime agricultural lands or existing agricultural activities.
4. Regarding Minimum Distance Separation, County staff have reviewed the area and it would appear that there are no barns capable of housing livestock within one kilometre of the subject parcel. In addition, as the subject lands are mostly surrounded by designated settlement area lands, the addition of 0.87 hectares of Rural lands to the settlement area would not increase the impact on any surrounding barn or agricultural operation beyond what currently exists.

Given the above, County staff would suggest that there is merit, under Section 1.1.3.8 of the Provincial Policy Statement, to expand the settlement area of Dundalk by 0.87 hectares to accommodate the subject lands. As noted previously, had the province not made the decision to approve an MZO for a residential development on lands to the north, the County would likely be seeking more significant justification to demonstrate a growth-based requirement for the addition.

In summary, County staff would suggest that the proposed OPA is consistent with the Provincial Policy Statement.

County of Grey Official Plan

The subject lands are presently designated 'Rural and 'Hazard Lands' on Schedule A of the County's Official Plan. The Rural designation supports agricultural land uses, limited residential uses, and other small-scale commercial uses that are appropriate for rural roads and services. The Rural designation would not support serviced, intensive residential development as has been approved on MZO lands to the north. Therefore, in order for the subject lands to add benefit to the proposed residential development to the north, the lands must be brought into the settlement area of Dundalk and re-designated to Primary Settlement Area. The Primary

Settlement Area designation supports a wide range of residential, commercial and industrial land uses, subject to the availability of full municipal servicing.

A small portion of the subject lands (~0.32 ha) is designated as Hazard Lands. Section 7.2 of the County's OP notes that new development shall generally be directed away from Hazard Lands. County staff have consulted with Grand River Conservation Authority on the designated Hazard Lands, and GRCA has indicated that this area does not fall within their regulatory area and appears to constitute a seasonal, overland drainage channel. As the subject lands and abutting MZO lands would be subject to the requirements of a draft plan of subdivision (including a stormwater management plan and grading and drainage plan) at a later phase, County staff acknowledge that drainage patterns on the site may be subject to change in future. In this respect, GRCA has indicated no concerns with the proposed removal of the Hazard Lands designation from the site. It is anticipated that at a future draft plan of subdivision review stage, hazard land boundaries will be comprehensively reviewed and revised where necessary.

Appendix A of the County's Official Plan indicates that approximately half of the cemetery property falls within a Wellhead Protection Area D (WHPA-D), of which only a very small corner impacts the portion subject to the OPA. In this respect, the local Risk Management Official has indicated that the WHPA-D applies to hazards associated with dense non-aqueous phase liquids (DNAPL's). During future review of any incoming draft plan of subdivision application, County staff will ensure that any new uses comply with any forthcoming recommendations of the Risk Management Official, to ensure the integrity of local groundwater supplies.

Appendix A also indicates that the Dundalk Bulk Waste & Transfer Station is located approximately 480 meters south-east of the subject property. While currently used as a waste transfer station, a 2014 report prepared by Azimuth Consulting indicated that the site was previously used as a municipal landfill, and recommended that a D-4 Study be conducted to determine the impact radius of the landfill, as it relates to leachate, run-off, etc. Section 8.10.1(2) of the County's Official Plan states:

"No development or site alteration will be permitted within 500 metres of an operating landfill site as shown on Appendix A, unless a D-4 study document has been prepared and submitted for review in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-4 Guidelines or its successor document. The D-4 study or its successor document will need to identify that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted."

Further, Section 8.10.1(5) states:

"In settlement areas, the County encourages local municipalities to complete a D-4 study for abandoned landfill sites identified as 'D-4 Recommended to Clear Site' on Appendix A to assess the potential impacts of the abandoned landfill site prior to development being proposed within the adjacent lands of the site."

In this respect, County staff requested that a D-4 Study be submitted by the Township, to ensure that the historic landfill site and existing waste transfer station would not negatively impact any future development on the subject lands. A D-4 study has been completed by GM BluePlan and reviewed by County staff. The report notes that the previous landfill site was in

operation from approximately 1990 until 2003. Active, annual monitoring of the site has occurred since 1992. The report reviewed the potential impacts to surface water, groundwater, and migration of landfill gas on any future development on the subject cemetery lands. The report concluded by noting that neither the closed landfill (nor existing waste transfer station) are likely to have any negative impact on any future development. That said, the report provided the following recommendations to consider for future development:

1. “For due diligence purposes, it is recommended that the proposed buildings constructed on the subject property be constructed with passive venting, in particular any basement or sub-grade portions of the buildings. and
2. Any water supply for the subject property be completed into the bedrock system [and that] the well be completed with a casing properly sealed through the overburden deposits and consistent with the requirements of Ontario Regulation 903.”

While no new development is proposed at this time, County staff would note that suggestion 1 above will be taken into account during the review of any draft plan of subdivision application. Recommendation 2 is not relevant for the subject application, as any forthcoming development would be constructed on full municipal servicing (piped water and sewage system), rather than private well water. That said, County staff are flagging this recommendation for Township staff, as it may be pertinent for any new low-density development on rural lands in the area.

Appendix B identifies a watercourse across the western corner of the property, which corresponds to the Hazard Lands designation. As noted previously, there is a natural overland drainage course in this area, which appears to convey seasonal drainage and stormwater across several properties. The drainage system does not appear to feature fish habitat. The proposal has been reviewed by Planning Ecology staff, who have indicated no concerns with the proposal, as it relates to natural heritage considerations.

Section 3.4.2 of the County’s OP speaks to the need for a *comprehensive review* process, where an official plan amendment is proposed to expand a settlement area boundary. Largely echoing the PPS policies reviewed above, this section speaks to the need to review population and growth projections, consider alternative directions for growth, make use of intensification on existing settlement area lands, ensure sufficient servicing is available, and minimize impact on agricultural lands or operations. Of relevance, the definition of ‘comprehensive review’ also notes that “*the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.*” As previously noted, the primary justification for this expansion is premised on the 2022 approval of the MZO property to the north, which was thereafter incorporated into the Primary Settlement Area by way of County Official Plan Amendment 11. Had that MZO not been approved by the Province, County staff would be seeking more comprehensive growth-forecasting and land-needs analysis to consider any expansion of the existing settlement area boundary. As it stands, it is the opinion of County staff that this proposal would have the effect of improving a current land-use constraint (the rural ‘island’ effect) resulting from the MZO approval to the north.

In summary, County staff believe that the proposal meets the goals and objectives of the County’s Official Plan.

Southgate Official Plan

The subject lands currently straddle the settlement area of Dundalk. As noted, Schedule A of the Southgate Official Plan maps the subject property as 'Neighbourhood Area,' 'Rural,' and a small area of 'Hazard Lands.' The concurrent Southgate Official Plan Amendment proposes to redesignate the 'Hazard Lands' and 'Rural' portions to 'Neighbourhood Area.' The Rural designation, similar to the County's OP policies, would not permit the type of intensive, full-service, residential development as would be permitted on the MZO lands. In contrast, the 'Neighbourhood Area' designation permits a wide array of residential that would be in keeping with zoning approvals for the MZO lands to the north. The MZO lands are presently designated 'Neighbourhood Area,' so the proposed redesignation would align in this respect.

Section 3.1 of the Southgate Official Plan speaks to growth projections within the Township:

"1) The population of the Township has increased by more than 1,000 permanent residents between 2016 and 2020, and the forecast is for a continuation of this unprecedented growth over the next several years. The County of Grey Growth Management Strategy (2021) estimates that over 4,000 new permanent residents will be added to the population base by the year 2046.

2) This projected increase in population will result in approximately 2,040 new households during that same time period, which would give Southgate Township the second highest percentage share of new housing starts within Grey County, behind The Town of the Blue Mountains."

As noted above, Southgate is experiencing (and is expected to continue experiencing) significant growth. The proposed OPAs would enhance the efficient buildout of any new residential development initiated by the MZO developer, which would contribute to a much-needed supply of new housing units both within Southgate and the County as a whole.

Section 3.2 of the Southgate Official Plan speaks to directing growth to Settlement Areas:

"2) Notwithstanding the Official Plan's intent to direct new development to the designated settlement areas of Southgate, the scale of new development occurring within all settlement areas, except Dundalk, will be limited given the absence of municipal water and sanitary sewer services.

3) Dundalk, on the other hand, offers full municipal services and has been experiencing significant growth over the last few years, and this is expected to continue as explained in Section 3.1. The demand for new homes will occur predominantly within this particular urban centre."

Dundalk is the primary identified growth area within the Township. The MZO lands already form part of the settlement area of Dundalk and the subject lands would increase the land-use efficiency and serviceability of those lands, to ensure a more sustainable and complete urban form.

Given the above, County staff believe that the proposal has merit under the policies of the Township's Official Plan.

Summary of Planning Merit

Staff have reviewed the *Planning Act*, Provincial Policy Statement, Grey County Official Plan, and Township Official Plan, as they relate to the County Official Plan Amendment.

Staff are of the perspective that the subject proposal has demonstrated general alignment with the intent and direction of the above-noted legislation, plans, and policies. Staff are recommending approval of the subject application based on its standalone planning merits and believe the proposal:

- has regard for matters of provincial interest under the *Planning Act*;
- is consistent with the Provincial Policy Statement, and
- meets the goals and objectives of the County Official Plan and Township Official Plan.

Financial and Resource Implications

None.

Relevant Consultation

- Internal: Planning and Transportation Services
 - Contribution to Climate Change Action Plan Targets
 - Will increase servicing and road-layout efficiency of settlement area lands, leading to more densified and consolidated development;
 - Not encroaching on any natural heritage or hazard features.
- External: The public, Township of Southgate and required agencies and bodies under the *Planning Act*

Appendices and Attachments

[Link to Background Materials](#)

[PDR-CW-06-24 - Grey County OPA 20, Cemetery Lands Dundalk Information Report](#)

[Public Meeting Minutes](#)

[Draft County OPA 20 By-Law](#)

[Schedule A to OPA 20](#)