

<b>To:</b>	Warden Milne and Members of Grey County Council
<b>Committee Date:</b>	September 12, 2024
<b>Subject / Report No:</b>	PDR-CW-47-24
<b>Title:</b>	County Official Plan Amendment 23 – Rural Permitted Uses and Development Policies
<b>Prepared by:</b>	County Planning Staff
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	All Municipalities in Grey County with the exception of the City of Owen Sound and the Town of Hanover

## Recommendation

1. That Report PDR-CW-47-24 regarding proposed County Official Plan Amendment number 23 to amend the County’s Rural designation permitted uses and development policies be received; and
2. That staff be directed to circulate proposed Official Plan Amendment number 23 and proceed to a public meeting to gather input on the proposed changes; and
3. That the report be shared with the County’s Agricultural Advisory Committee and member municipalities for their feedback.

## Executive Summary

Recolour Grey, the County Official Plan, was approved by the province on June 6, 2019. The Plan has been updated several times since then via private official plan amendments (OPAs) and via two County-initiated OPAs (OPA 1 and 11). Staff have now had the opportunity to work with the County’s Plan for approximately five years. In working with the existing policy framework, there are some policies in the County’s Rural designation which have caused questions, or could be interpreted as counter to the original intent of the policies. County staff are proposing some changes to the County’s Rural permitted uses and development policies to clarify these policies, and ensure that the original intent of the policy is maintained (i.e., to direct most new non-farm development to settlement areas). There is also one change to the County’s Agricultural development policies to rectify a conflict between the Agricultural policies and the Aggregate Resource Area policies.

This report outlines the proposed policy changes and provides some rationale for said policy amendments. Staff are recommending to proceed with the public and agency circulation process for OPA 23, including hosting a public meeting. Following the public and agency review

process a detailed planning analysis and recommendation will be provided back to County Council.

## Background and Discussion

The County Official Plan (OP) has been in force and effect for approximately five years now. Although the Plan has been amended several times since the 2019 approval of the Plan, there continues to be some policies which cause questions, or the potential for interpretations beyond what staff initially contemplated. One such section of the Plan has been the permitted use and development policies in the Rural designation. County staff are concerned that some policies are being used to support Rural development which is otherwise better suited for the County's settlement areas. In order to continue to focus growth in settlement areas, staff are recommending some changes to the County's Rural policies, through proposed official plan amendment (OPA) 23. The effect of these changes would amend the permitted use, development policies, and some definitions related to uses such as resource based recreational uses, residential farm cooperatives, agri-miniums, and rural special event venues.

OPA 23 also proposes one change to the County's Agricultural development policies to rectify a conflict between the Agricultural policies and the Aggregate Resource Area policies. This policy also applies in the Rural and Special Agricultural designations (i.e., it is cross-referenced in these two designations).

Unlike approved OPAs 1 and 11, proposed OPA 23 is targeted to Rural permitted uses, development policies, and associated definitions. There are no mapping changes proposed through OPA 23. This OPA would apply to all of the County's designated Rural areas, and as such would apply to seven of the nine member municipalities (i.e., the City of Owen Sound and Town of Hanover do not have designated Rural areas in the County Official Plan). The one change to the Agricultural development policies would apply to the Agricultural, Special Agricultural, and Rural designations.

Should OPA 23 be approved, following the public and agency review process, it will not impact existing applications which are already in process, or under appeal. If approved, OPA 23 would apply to all new development applications submitted after OPA 23 comes into force and effect.

## Proposed Changes via Official Plan Amendment 23

A detailed planning analysis of the changes proposed through OPA 23 has not been undertaken at this stage. A fulsome analysis would accompany a future final recommendation on OPA 23. Staff are satisfied that the changes proposed through OPA 23 have regard for matters of provincial interest under the *Planning Act*, and are consistent with the recently announced 2024 Provincial Planning Statement. Staff further believe that the changes align with County Council's goals and objectives for the County's Official Plan.

A brief summary of the proposed changes, along with the planning rationale for the change is as follows:

- 1) Section 5.2.2(7) – this section in the Agricultural development policies currently conflicts with section 5.6.2(7) of the Plan, in the Aggregate Resource Area policies. The intent of this change is to clarify that those permitted uses in the Agricultural, Special Agricultural,

and Rural designations are also permitted in the Aggregate Resource Area as is already permitted in section 5.6.2(7). Staff have assessed sections 2.5, 2.6, 4.3, and 4.5 of the PPS 2024 and the proposed changes are consistent with the direction in the PPS.

- 2) Section 5.4.1(2) – The County’s Rural designation currently permits all the uses also permitted in the Agricultural designation. However, the Rural designation provides additional flexibility by also permitting those uses in section 5.4.1(2). The County has clarified this list of permitted uses as follows:
  - Noted under (a) that recreational dwellings associated with resource based recreational uses are not intended as permanent residences, as per section 2.6.1(b) of the 2024 PPS,
  - Changed the term ‘churches’ to ‘places of worship’ under (f), and
  - Added a new (h) to note that Rural special event venues require an amendment to the County Plan, as such uses could include wedding or concert venues, which have the potential to negatively impact neighbouring land uses, infrastructure, or natural heritage features.
- 3) Section 5.4.2(8) – The development policies under this subsection deal with two distinct types of uses, agriculturally based uses, and recreationally based uses. OPA 23 proposes to clarify the development criteria in this section to clearly outline which criteria are applicable to agri-miniums and residential farm cooperatives, versus which criteria apply to resource based recreational uses and tourist-based rural clusters. The policies also proposed to ‘bump up’ the threshold of primary use to 75% (and include what can be calculated in that 75%) from the former standard of 60%. Maximum residential unit totals are also being proposed for agri-miniums and residential farm cooperatives, to ensure such uses do not become de facto estate plans or subdivision. Additional residential units and farm labour provisions are also added to this subsection. The technical studies required for such uses have also been updated under (h). Staff have assessed sections 2.5 and 2.6 of the PPS 2024 and the proposed changes are consistent with the direction in the PPS.
- 4) Section 5.4.2(9) – Clarifies that agri-miniums are the only form of plan of condominium permitted in the Rural designation. The intent of this policy is to make it clear that plans of subdivision and condominium are forms of development to be located in settlement areas where there is the appropriate infrastructure and densities. Staff believe this direction is supported both by the goals and objectives of the County Official Plan as well as sections 2 and 3 of the PPS.
- 5) Section 5.4.2(10) – Adds additional development criteria for resource based recreational uses, and again clarifies that recreational dwellings associated with resource based recreational uses are not intended as permanent residences, as per section 2.6.1(b) of the 2024 PPS. Similar to item 4 above, this also clarifies that resource based recreational uses also cannot become de facto estate plans of subdivision.
- 6) Section 5.4.2(11) – This is a newly added subsection to insert development criteria for Rural institutional uses. The County Plan, as approved by the province in 2019, already permitted such uses in the Rural designation, but this will clarify the criteria needing to be addressed with such uses. The County does not see many new Rural institutional uses being proposed, but does get some places of worship, schools, and cemeteries which serve those segments of the population whose primary means of transportation is via horse and buggy and active transportation. Staff have assessed sections 2.5 and 2.6

of the PPS 2024 and the proposed changes are consistent with the direction in the PPS, and the overall goals and objectives of the County Official Plan.

- 7) Section 5.4.2(12) – This is a newly added subsection to insert development criteria for Rural special event venues, such as wedding, concert, or performance venues. Based on the scale of potential impacts associated with such venues, additional development criteria are recommended to support an official plan amendment for such uses. There are exceptions to these criteria for one-off events or agricultural focused events, such as a harvest festival or maple syrup festival.
- 8) Section 9.18 – Items 8 – 10 of the proposed amendment are intended to clarify some of the permitted uses through new or revised definitions being inserted into the Plan.

Table 1 below outlines the proposed amendments to the County’s policies proposed by OPA 23 in comparison to the current policy provisions.

Table 1: Comparison of Existing Official Plan Policies and the Changes Proposed through OPA 23

Official Plan Section #	Current County Official Plan Policy	Proposed County Official Plan Policy through OPA 23
5.2.2(7)	<p>In <i>Aggregate Resource Areas</i> shown on Schedule B, new <i>non-agricultural uses</i> that require a zoning by-law amendment on existing lots of record, which would significantly prevent or hinder new extraction operations, <i>compatible</i> and may only be permitted if:</p> <ul style="list-style-type: none"> <li>a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible <i>development</i> patterns. The quality and quantity of the material will be determined by having a <i>qualified individual</i> dig test pits within the area proposed for the non-agricultural <i>development</i> as well as the lands within 300 metres of the aggregate operation; or that</li> <li>b) The proposed land use or <i>development</i> serves a greater long term interest of the general public than does aggregate extraction; and</li> <li>c) Issues of public health, public safety, and environmental impact are addressed.</li> </ul>	<p>In <i>Aggregate Resource Areas</i> shown on Schedule B, new <i>non-agricultural uses</i> may be considered on existing lots of record, where they are a permitted use in the <i>Agricultural, Special Agricultural, or Rural land use types</i>. Where such <i>non-agricultural uses</i> are not permitted by those <i>land use types</i>, and an official plan amendment is required, new <i>non-agricultural uses</i> may only be permitted if:</p> <ul style="list-style-type: none"> <li>a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible <i>development</i> patterns. The quality and quantity of the material will be determined by having a <i>qualified individual</i> dig test pits within the area proposed for the non-agricultural <i>development</i> as well as the lands within 300 metres of the aggregate operation; or that</li> <li>b) The proposed land use or <i>development</i> serves a greater long term interest of the general public than does aggregate extraction; and</li> <li>c) Issues of public health, public safety, and environmental impact are addressed.</li> </ul> <p>Notwithstanding the foregoing, a proposed land use that conforms with the Official Plan and Zoning By-law, but requires Site Plan approval pursuant to Section 41 of the Planning Act, shall not be required to address the above criteria.</p>
5.4.1(2)	<p>In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the <i>Rural land use type</i>:</p> <ul style="list-style-type: none"> <li>a) <i>Resource based recreational uses</i>,</li> <li>b) <i>Small scale</i> transport terminals,</li> <li>c) Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.,</li> <li>d) <i>Residential farm cooperatives</i></li> <li>e) <i>Agri-miniums</i>,</li> <li>f) Institutional uses including cemeteries, churches, or schools,</li> <li>g) Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership)</li> </ul>	<p>In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the <i>Rural land use type</i>, subject to the Development Policies in Section 5.4.2:</p> <ul style="list-style-type: none"> <li>a) <i>Resource based recreational uses</i>, including recreational dwellings not intended as permanent residences,</li> <li>b) <i>Small scale</i> transport terminals,</li> <li>c) Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.,</li> <li>d) <i>Residential farm cooperatives</i>,</li> <li>e) <i>Agri-miniums</i>,</li> <li>f) Institutional uses including cemeteries, places of worship, or schools,</li> <li>g) Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership on a single property),</li> <li>h) Rural special event venues, whether proposed as an <i>on-farm diversified use</i>, or in conjunction with a <i>resource based recreational use</i>, e.g., as part of a lodge, require an amendment to this Plan.</li> </ul>
5.4.2(8)	<p><i>Campgrounds</i> shall only be considered under the <i>Rural land use type</i> as per policy 5.4.2(9). Innovative forms of Rural development including, <i>residential farm cooperatives, agri-miniums, Resource based recreational uses</i>, recreation or tourist-based rural clusters (e.g. cottages, <i>campgrounds</i>, or a similar form of development under common ownership) on large lots, which meet the Ontario Building Code and servicing requirements, may be considered for approval, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a) A minimum of 60% of the original land holding will remain available for the active primary agricultural or recreational use;</li> </ul>	<p><i>Campgrounds</i> shall only be considered under the <i>Rural land use type</i> as a <i>resource based recreational use</i>, and shall not be considered as an <i>on-farm diversified use</i>.</p> <p><i>Residential farm cooperatives, agri-miniums, resource based recreational uses</i>, recreation or tourist-based rural clusters (e.g. cottages, yurts, <i>campgrounds</i>, or a similar form of development under common ownership on a single property) on large lots, which meet the Ontario Building Code and servicing requirements, may be considered for approval, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a) A minimum of 75% of the property will be used for; <ul style="list-style-type: none"> <li>i) agricultural uses, as it applies to <i>residential farm cooperatives</i> and <i>agri-miniums</i>, or</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>b) Encroachment of actively farmed agricultural lands shall be limited;</li> <li>c) Maintains the agricultural/rural character of the area. The character of development must be low density and compatible with the surrounding land uses;</li> <li>d) The development will comply with the Provincial MDS formulae;</li> <li>e) Ensuring surrounding agricultural operations can pursue their agricultural practices without impairment or inconvenience. Consideration should also be given to any potential development constraints (setback requirements) affecting future agricultural use on adjacent lands. This can be determined through the application of the Provincial MDS formulae (i.e., as per implementation guideline #6, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted). The inverse shall be considered, such that should the proposed Type B land use be developed, review shall be completed identifying lands on adjacent properties that may be limited for a future livestock facility or anaerobic digester. When situating the new use, it would be encouraged to identify a location that would have limited future impact to the surrounding agricultural land.</li> <li>f) Technical studies are likely to be required for these application types to ensure limited impact. Some of the key areas of concern that will need to be addressed include (but not limited to), planning justification report, noise assessment, visual impact assessment (i.e. how is the rural landscape aesthetic being maintained and/or how is the historic character being supported), traffic impact study, functional servicing report, MDS calculation, and/or an environmental impact study. Depending on the nature of development, comments may be required from the local health unit. Further details of what typically entails a complete application can be found under section 9.17 of this Plan;</li> <li>g) For recreation-based developments, is viewed as compatible recreation, meaning the use(s) will not negatively impact the natural features or function of the <i>Core Areas</i> or <i>Linkages</i> and other identified natural heritage features as per Section 7;</li> <li>h) That a zoning by-law amendment be approved by the <i>local municipality</i>;</li> <li>i) Public road access and internal private roads, provide suitable access for users and emergency services,</li> <li>j) All Building Code requirements can be met, and</li> <li>k) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations. <ul style="list-style-type: none"> <li>i) Where viable, integrating low-impact development techniques for the land use planning, urban design, and engineering approaches to manage stormwater, through site arrangement and design, green infrastructure, and on-site natural features;</li> <li>ii) Efforts should be made to limit large-scale servicing demands for these development types, through considering the application of off-grid, low impact, non-polluting energy sources (e.g. rainwater harvesting, compost toilets, passive heating and cooling systems, solar, etc.).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>ii) recreational use, as it applies to <i>resource based recreational uses</i> and recreation or tourist-based rural clusters;</li> </ul> <p>In calculating the above-noted 75% threshold, this Plan requires 75% of the land to be used for agricultural uses as it applies to <i>residential farm cooperatives</i> and <i>agri-miniums</i>. As it applies to <i>agricultural uses</i>, the County may consider a minor reduction in the 75% threshold with appropriate justification, e.g., protection of a watercourse, provided the majority of the land is still being used for <i>agricultural uses</i>. <i>On-farm diversified uses</i> can be considered as a part of the 75% threshold, subject to the policies of Section 5.2.2 of this Plan. For <i>resource based recreational uses</i> and recreation or tourist-based rural clusters, 75% of the land is required for recreational uses. In assessing the recreational uses on-site, this 75% threshold can include portions of natural heritage features that contribute to the recreational use, e.g., a watercourse or <i>Significant Woodlands</i>.</p> <p>The County will not consider a mixture of <i>agricultural uses</i> and recreational uses for the purpose of meeting this policy.</p> <ul style="list-style-type: none"> <li>b) <i>Residential farm cooperatives</i> and <i>agri-miniums</i> shall permit the following; <ul style="list-style-type: none"> <li>i) a maximum of four principle dwellings per 40 hectares. The maximum residential density of <i>residential farm cooperatives</i> and <i>agri-miniums</i> shall be pro-rated up or down based on the original township lot size, similar to the Rural Consent policies in Section 5.4.3(1) and Table 9 of this Plan. For the purposes of calculating lot density for an <i>agri-minium</i> or a <i>residential farm cooperative</i>, the lot density shall be calculated using the subject lands only, and does not need to factor in separate parcels of land in the original township lot and concession owned by other landowners. Table 9 shall be applied only as it pertains to the total size of the subject lands and therefore how many residential units the <i>agri-minium</i> or <i>residential farm cooperative</i> is eligible for.</li> <li>ii) a single additional residential unit in a principle dwelling or in a non-agricultural accessory structure (i.e., each principle dwelling is entitled to an additional residential unit either within the principle dwelling or in a non-agricultural accessory structure),</li> <li>iii) seasonal farm labour housing units in the form of trailers, or bunkhouses, and</li> <li>iv) <i>on-farm diversified uses</i>.</li> </ul> </li> <li>c) Residential units, seasonal farm labour accommodation, or additional residential units within <i>residential farm cooperatives</i> or <i>agri-miniums</i> are encouraged to be clustered, so as to minimize the removal of land from agricultural uses, and impacts on neighbouring agricultural operations.</li> <li>d) Encroachment into actively farmed agricultural lands shall be limited.</li> <li>e) The use maintains the agricultural/rural character of the area. The character of development must be low density and compatible with the surrounding land uses. For the purposes of this policy, low density refers to not exceeding the maximum lot density in section 5.4.3(1) of this Plan.</li> <li>f) The development will comply with the Provincial MDS formulae.</li> <li>g) It is ensured that surrounding agricultural operations can pursue their agricultural practices without impairment or inconvenience. Consideration should also be given to any potential development constraints (setback requirements) affecting future agricultural use on adjacent lands. This can be determined through the application of the Provincial MDS formulae (i.e., as per implementation guideline #6, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted). The inverse shall be considered, such that should the proposed Type B land use be developed, review shall be completed identifying lands on adjacent properties that may be limited for</li> </ul>
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	<p>l) Other considerations for recreation or tourist-based cluster development types include:</p> <ul style="list-style-type: none"> <li>i) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities;</li> <li>ii) A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the development; and</li> <li>iii) When practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County;</li> <li>iv) A built environment that provides meaningful visual and physical access to nature throughout the site; and,</li> <li>v) Onsite public educational/interpretive information about the location's unique natural resource.</li> </ul>	<p>a future livestock facility or anaerobic digester. When situating the new use, it would be encouraged to identify a location that would have limited future impact to the surrounding agricultural land.</p> <ul style="list-style-type: none"> <li>h) Technical studies will be required for these application types to ensure limited impact. Some of the key areas of concern that will need to be addressed include (but not limited to), planning justification report, agricultural viability assessment, agricultural impact assessment, farm business plan, noise assessment, visual impact assessment (i.e., how is the rural landscape aesthetic being maintained and/or how is the historic character being supported), traffic impact study, functional servicing report, MDS calculations, and/or an environmental impact study. Depending on the nature of development, comments may be required from the local health unit. Further details of what typically entails a complete application can be found under section 9.17 of this Plan.</li> <li>i) For recreation-based developments, is viewed as compatible recreation, meaning the use(s) will not negatively impact the natural features or function of the natural heritage features as per Section 7 of this Plan.</li> <li>j) That a zoning by-law amendment is approved by the <i>local municipality</i>.</li> <li>k) Public road access and internal private roads shall provide suitable access for users and emergency services.</li> <li>l) All Building Code requirements can be met.</li> <li>m) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations. <ul style="list-style-type: none"> <li>i) Where viable, integrating low-impact development techniques for the land use planning, urban design, and engineering approaches to manage stormwater, through site arrangement and design, green infrastructure, and on-site natural features;</li> <li>ii) Efforts should be made to limit large-scale servicing demands for these development types, through considering the application of off-grid, low impact, non-polluting energy sources (e.g. rainwater harvesting, compost toilets, passive heating and cooling systems, solar, etc.).</li> </ul> </li> <li>n) Other considerations for recreation or tourist-based cluster development types include: <ul style="list-style-type: none"> <li>i) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities;</li> <li>ii) A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the development; and</li> <li>iii) When practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County;</li> <li>iv) A built environment that provides meaningful visual and physical access to nature throughout the site; and,</li> <li>v) Onsite public educational/interpretive information about the location's unique natural resource.</li> </ul> </li> </ul>
5.4.2(9)	<p>Except for residential development associated with <i>resource based recreational uses</i>, new lot creation shall only be permitted via consent applications in accordance with the conditions of the general consent policies of Sections 8 and 9, in addition to the policies of Section 5.4.3.</p>	<p>Except for <i>agri-miniums</i>, which are permitted via a plan of condominium, new lot/unit creation shall only be permitted via consent applications in accordance with the conditions of the general consent policies of Sections 8 and 9 of this Plan, in addition to the policies of Section 5.4.3. Further residential lot/unit creation via plan of subdivision, plan of condominium, or life/land lease arrangements will not be permitted for permanent residential development in the <i>Rural land use type</i>.</p>
5.4.2(10)	<p>Residential lot creation associated with <i>resource based recreational uses</i>, which exceeds the Rural lot density provisions of Table 9, under Section 5.4.3 of this Plan, shall require an amendment to this Plan. This type of lot creation may only take place via plan of</p>	<p>Residential lot/unit creation associated with <i>resource based recreational uses</i>, which exceeds the Rural lot density provisions of Table 9, under Section 5.4.3 of this Plan, is not permitted by this Plan. Consideration can be given to recreational dwellings not intended as permanent residences, e.g., a seasonal cottage or lodge, on a single lot or</p>

	<p>subdivision/condominium, or life/land lease arrangements. Amendments to permit residential development associated with <i>resource based recreational uses</i> need to be supported by a planning justification report, by a registered professional planner, that addresses:</p> <ul style="list-style-type: none"> <li>a) How the policies of this Plan, the Provincial Policy Statement, and the local municipal official plan are met;</li> <li>b) How the location is necessary to support the proposed uses;</li> <li>c) How the need for the proposed uses cannot be met by approved development in other locations in the County;</li> <li>d) How the new development is to be serviced in accordance with Section 8 of this Plan;</li> <li>e) How the design of the development will maximize the benefit of the site's natural resources, or form features;</li> <li>f) How phasing of the new development will ensure the establishment of the <i>resource based recreational use</i> either in advance or at the same time as the residential component;</li> <li>g) How the development will enhance public access to the natural resources upon which the <i>resource based recreational uses</i> are based; and</li> <li>h) How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come.</li> </ul> <p>For the purposes of this section <i>resource based recreational uses</i> are required to have recreational elements directly linked to the resource (e.g. skiing, boating, etc.). The availability of large amounts of Rural land, or scenic views of the surrounding countryside does not constitute a recreational land use in and of itself, and therefore does not qualify for new residential development via plan or subdivision or condominium in the <i>Rural land use type</i>.</p> <p>Reasoning shall be provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the <i>resource based recreational use</i>.</p>	<p>via a life/land lease arrangement. Seasonal recreational dwellings not intended as permanent residences associated with <i>resource based recreational uses</i> need to be supported by a planning justification report, by a registered professional planner, that addresses:</p> <ul style="list-style-type: none"> <li>a) How the policies of this Plan, the Provincial Planning Statement, and the local municipal official plan are met;</li> <li>b) How the location is necessary to support the proposed uses;</li> <li>c) How the need for the proposed uses cannot be met by approved development in other locations in the County;</li> <li>d) How the new development is to be serviced in accordance with Section 8 of this Plan;</li> <li>e) How the design of the development will integrate with the site's natural resources;</li> <li>f) How phasing of the new development will ensure the establishment of the <i>resource based recreational use</i> either in advance or at the same time as the seasonal residential components;</li> <li>g) How the amount of seasonal residential uses is commiserate with the <i>resource based recreational uses</i> on-site;</li> <li>h) How the development will enhance public access to the natural resources upon which the <i>resource based recreational uses</i> are based; and</li> <li>i) How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come.</li> </ul> <p>For the purposes of this section <i>resource based recreational uses</i> are required to have recreational elements directly linked to the resource (e.g. skiing, boating, etc.). The availability of large amounts of Rural land or scenic views of the surrounding countryside does not constitute a recreational land use in and of itself. Trails do not constitute a <i>resource based recreational use</i>, but may be permitted accessory to use a use, e.g., a <i>campground</i> which also includes trails.</p> <p>Reasoning shall be provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the <i>resource based recreational use</i>.</p>
5.4.2(11)	New subsection to be added.	<p>New Institutional uses may be considered for approval in the <i>Rural land use type</i>, where supported by a planning justification report, by a registered professional planner, which addresses the following criteria;</p> <ul style="list-style-type: none"> <li>a) How the policies of this Plan, the Provincial Planning Statement, and the local municipal official plan are met;</li> <li>b) How the use will be serviced in accordance with Section 8 of this Plan;</li> <li>c) How the size and scale of the use are compatible with neighbouring land uses;</li> <li>d) How the location is necessary to support the proposed use(s);</li> <li>e) How the need for the proposed uses cannot be met by approved development in other locations in the County;</li> <li>f) How the local road network will serve the traffic demands of the proposed use; and</li> <li>g) Whether the use can be clustered with an existing or newly proposed Institutional use i.e., clustering a place of worship and a cemetery.</li> </ul>



		Notwithstanding the provisions of 5.4.2(11)(d) and (e) above, where Institutional uses serve those segments of the population whose primary means of transportation is via horse and buggy and <i>active transportation</i> ; further locational and needs analysis can appropriately scoped, based on the needs of the population served.
5.4.2(12)	New subsection to be added.	<p>Rural special event venues which may be large in scale, such as dedicated wedding, concert, or performance venues, may be considered for approval in the <i>Rural land use type</i>, subject to an amendment to this Plan which addresses the following criteria;</p> <ul style="list-style-type: none"> <li>a) How the use is consistent with the Provincial Planning Statement;</li> <li>b) How the location is necessary to support the proposed use(s);</li> <li>c) How the size and scale of the use are compatible with neighbouring land uses;</li> <li>d) How noise and light impacts will be mitigated to neighbouring land uses;</li> <li>e) A description of the frequency and size of proposed events;</li> <li>f) How the need for the proposed use cannot be met by approved development in other locations in the County;</li> <li>g) How the use will minimize the removal of land from active agricultural production;</li> <li>h) How the use will be serviced in accordance with Section 8 of this Plan;</li> <li>i) How the local road network will serve the traffic demands of the proposed use;</li> <li>j) How parking or shuttle transportation needs will be addressed;</li> <li>k) Whether the use is co-located with other complimentary permitted uses in the <i>Rural land use type</i>; and</li> <li>l) How the use will minimize impact on surrounding natural heritage features as per Section 7 of this Plan and how these impacts will be mitigated.</li> </ul> <p>For the purposes of this policy, the determination of large scale will be assessed based on; the frequency of events, the size of events, the number of attendees at the events, and the land area of the proposed use. Large scale special event venues are encouraged to limit amplified noise or performance spaces to indoor or enclosed sections of the site.</p> <p>One-off special events such as a single wedding or a family reunion in a temporary facility (e.g., a tent), shall not be subject to this policy, and shall be permitted subject to any municipal policies or by-laws in place for such special events.</p> <p>Notwithstanding this section of the Plan, an amendment to this Plan shall not be required for;</p> <ul style="list-style-type: none"> <li>1) infrequent agriculturally focused events (i.e., annual or bi-annual), such as but not limited to; harvest festivals, maple syrup festivals, farm education events, or farm equipment demonstrations, etc., or</li> <li>2) small event spaces co-located within an agricultural-related use (e.g., a tasting room within a winery or cidery), which are not intended for weddings, concerts, or large performances, but may hold short-term tours, tastings, or meetings.</li> </ul>
9.18	<i>AGRI-MINIUMS</i> are a form of collective ownership that can be established under the Condominium Act whereby a farm could be divided into plots where each farmer owns a plot of land with some parts under collective ownership including shared buildings, livestock barns, storage sheds which the group of farmers divides up the costs and maintenance of the shared buildings/areas.	<i>AGRI-MINIUMS</i> are a form of collective ownership that can be established under the Condominium Act whereby a farm could be divided into plots where each farmer owns a plot of land with some parts under collective ownership including shared buildings, livestock barns, storage sheds which the group of farmers divides up the costs and maintenance of the shared buildings/areas. <i>Agri-miniums</i> are only permitted in the <i>Rural land use type</i> , subject to the policies of 5.4 of this Plan.

	<p><i>RESOURCE BASED RECREATIONAL USES</i> must mean those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated commercial and residential uses. Such uses can include water based recreation, <i>campgrounds</i>, lodges/resorts and skiing/snowboarding facilities.</p>	<p><i>RESIDENTIAL FARM COOPERATIVES</i> are required to conform to the Co-operative Corporations Act. Within a <i>residential farm cooperative</i>, lands are not to be subdivided and conveyed independently of one another. Residential farm co-operatives are only permitted in the <i>Rural land use type</i>, subject to the policies of 5.4 of this Plan.</p> <p><i>RESOURCE BASED RECREATIONAL USES</i> mean those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities, and associated commercial uses including recreational dwellings not intended as permanent residences. Such uses can include water-based recreation, <i>campgrounds</i>, lodges/resorts, and skiing/snowboarding facilities. Trails do not constitute a <i>resource based recreational use</i>, but may be permitted accessory to a <i>resource based recreational use</i>, e.g., a <i>campground</i> which also includes trails.</p>
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## Legislated Requirements

The pending County Official Plan amendment 23 will be processed in accordance with the requirements of the *Planning Act*.

## Financial and Resource Implications

There are no further financial or resource implications to be considered stemming from this report. Proposed OPA 23 will be funded with existing funds in the 2024 budget and may also carry into the 2025 budget.

## Relevant Consultation

- ☒ Internal: Planning, CAO/Deputy CAO,
  - ☒ Contribution to Climate Change Action Plan Targets: One of the goals of OPA 23 is to continue to focus development in the County's settlement areas and clearly define the development which is suitable for the Rural designation.
- ☒ External: The public, member municipalities within Grey, required agencies and public bodies under the *Planning Act*, and external legal counsel.

## Appendices and Attachments

[Draft Official Plan Amendment # 23](#)