

Memorandum

To: City Council
From: Jocelyn Wainwright, Junior Planner
Date: November 4, 2024
Subject: External Planning Policy Comment Summary – July to October 2024

Recommendations:

THAT in consideration of a Memorandum dated November 4, 2024 respecting External Planning Policy Comments from July to October 2024, City Council:

1. Endorses the comments within the report; and
2. Directs staff to send a copy of the comments respecting County OPA No. 23, together with Council's resolution, to the County Clerk and County of Grey Planning staff as the City's comment on the matter.

Planning Notices:

The Planning & Heritage Division is in receipt of a number of Planning-related policies, statutory notices and inquiries from the Province, County, and/or neighbouring municipalities. In consideration of Policy CS81 and the City's interest in upper-tier Planning matters, the following circulations merit note for Council's information:

A. Minor Variances:

Notice of Public Hearing:

- A02/24 – Part of Lot 5 Concession 21 Keppel, Part 4 RP 16R 4899, Georgian Bluffs
- A04 -2024 – 126 Starlight Lane, Meaford
- A06-2024 - 158185 7th Line (Part Lot 18, Concession 6, St. Vincent), Meaford
- A07-2024 – 50 Marshall Street, Meaford
- A08-2024 - Lots 1-18, 23-26 and 94-97, Plan 16M-89, Meaford

The Planning & Heritage Division is in receipt of five (5) Notices of Application for Minor Variance, one (1) within the Township of Georgian Bluffs, and four (4) within the Municipality of Meaford.

City Comment:

Planning Staff have reviewed the notices of application and have no comments or concerns.

B. Consent

Notice of Public Hearing:

- B20/24 - 382070 Concession 17, Georgian Bluffs
- B21/24 - 505580 Grey Road 1, Georgian Bluffs
- B22/24 - 342402 Concession 14, Georgian Bluffs
- B23/24 - 110 Mountain Drive, Georgian Bluffs
- B24/24 & B25/24 - Part of Lot 23 Concession 18 Keppel, Georgian Bluffs
- B26/24 - Part of Lot 5 Concession 21 Keppel, Part 4 RP 16R 4899, Georgian Bluffs
- B11-2024 - 226 Boucher Street East, Meaford
- B13-2024 - 125627 13 Sideroad and Vacant lot (Legal Description: Part Lot 13, Concession 8 and Parts 1 and 2, Reference Plan 16R-6467; Part Lot 14 Concession 8 St. Vincent and Part 4 Reference Plan 16R-11185, Meaford
- B14-2024 & B15-2024 - 087226 7 Sideroad, 087238 7 Sideroad, Vacant Lands at 7 Sideroad and The Blue Mountains – Meaford Townline, (Legal Description: Part Lot 6, Concession 1, Parts 1, 2 and 3 of Registered Plan 16R- 2553, Meaford
- B17-2024 - 598519 Concession 2 North, Meaford
- B18-2024 - 157651 7th Line, Meaford

The Planning & Heritage Division is in receipt of 13 Notices of Application for Consent; seven (7) within the Township of Georgian Bluffs and six (6) within the Municipality of Meaford.

City Comment:

Planning Staff have reviewed the notices of application and have no comments or concerns.

C. Zoning By-law Amendments:

Notice of Public Meeting:

- Z-04-24 – Part of Lot 11, Jones Range Keppel Township, Georgian Bluffs
- Z-05-24 - 117064 Grey Road 3, Georgian Bluffs
- Z-06-24 - Pt Lot 31 Plan 857, Part 6 RP 16R-3098, Georgian Bluffs
- Z-07-24 - Range Colpoy's PT LOT 43 RP;16R70 PART 12, Georgian Bluffs

The Planning & Heritage Division is in receipt of four (4) Notice of Complete Applications for Zoning By-law Amendments within the Township of Georgian Bluffs.

City Comment:

Staff have reviewed the notice of complete application and have no comments or concerns.

D. Official Plan Amendments:

Notice of Public Meeting:

- OPA #23 – Grey County

The Planning & Heritage Division is in receipt of one (1) Notice of Public Meeting for an Official Plan Amendment to the Grey County Official Plan.

City Comment:

Background

Staff have reviewed the Notice of Public Meeting from Grey County, and the following merits note. The purpose of OPA 23 is to clarify the permitted uses and development policies in the County Official Plan's Rural designation. The effect of OPA 23 would be to:

- Update permitted uses in the Rural designation,
- Change development policies in the Rural designation,
- Update definitions related to the Rural permitted uses, and
- Change one Agricultural development policy which currently conflicts with the Aggregate Resource Area policies.

In accordance with City Policy CS81, a staff report has been triggered for the Planning Act Application, as a general update to an Official Plan is being proposed. In lieu of a separate staff report to Council, the following merits note:

- The changes proposed through OPA #23, apply primarily to lands designated Rural in the 2019 County of Grey Official Plan (County OP). The entire City of Owen Sound is designated as a 'Primary Settlement Area' in the County OP and therefore is not directly impacted by the changes.
- However, there are lands in the Township of Georgian Bluffs and the Municipality of Meaford that are adjacent to the City's municipal boundary and are designated 'Rural' in the County OP.
- The intent of the policy is to continue to focus growth in settlement areas by:
 - Amending the permitted uses in designated Rural areas to require that Rural special event venues require an amendment to the County Plan; and,
 - Providing development criteria that must be addressed as part of an OPA to permit a Rural special event venue.
- Other proposed changes provide development criteria for:
 - Rural institutional uses (places of worship, schools and cemeteries which serve those whose primary means of transportation are horse and buggy and active transportation);
 - Resource-based recreational uses - 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; and
 - Agri-minimums - 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.

Analysis

In regard to the key areas identified in Policy CS81 where Planning Act applications in neighbouring municipalities could impact the interests of the City, including:

1. Ability to optimize the use of existing water and wastewater infrastructure in Owen Sound.

2. Controlling the integrity of the municipal water distribution system (i.e., ensuring proper precautionary measures are taken on new connections).
3. Cumulative environmental impacts of incremental growth.
4. Ability to optimize the use of public service facilities.
5. Achieving the residential intensification target set by the County of Grey.
6. Traffic impact on the City of Owen Sound.

the proposed OPA changes are anticipated to have limited or no negative impacts on Owen Sound.

The proposed development criteria for Rural special events are comprehensive and require consideration of matters such as PPS conformity, location, size, scale and frequency of the events, impact on neighbouring land uses/natural heritage features/ transportation network, servicing and how the need for the proposed use cannot be met by approved development in other locations in the County. Planning staff are supportive of OPA 23 and have no additional comments.

Date of this Notice: October 22, 2024

Owner(s): John VanderKooy
Agent: N/A
Address: N/A
Legal Desc: Part of Lot 5 Concession 21 Keppel, Part 4 RP 16R 4899
Roll Number: 420362000603626

Notice of Complete Application and Public Meeting

Minor Variance Application A02/24 on November 19, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

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If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

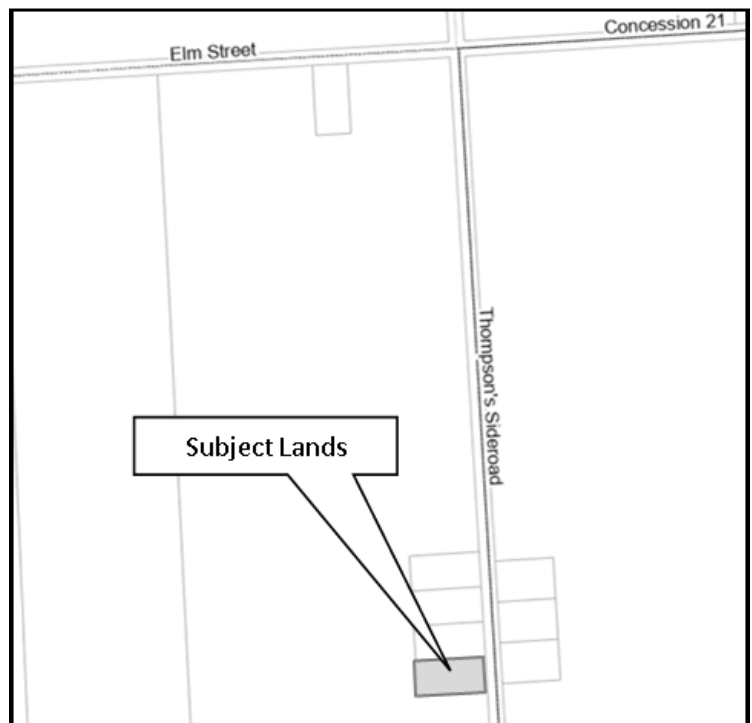
What is proposed?

Application A02/24 seeks relief from the Township of Georgian Bluff Zoning By-law's Agricultural zone to facilitate the construction of a dwelling and attached garage on a vacant 4,000 square metre parcel.

Relief is being sought for the interior side yard setback from 10 metres to 4.5 metres, and for the maximum lot coverage from 5% to 10%.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to



Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **November 14, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

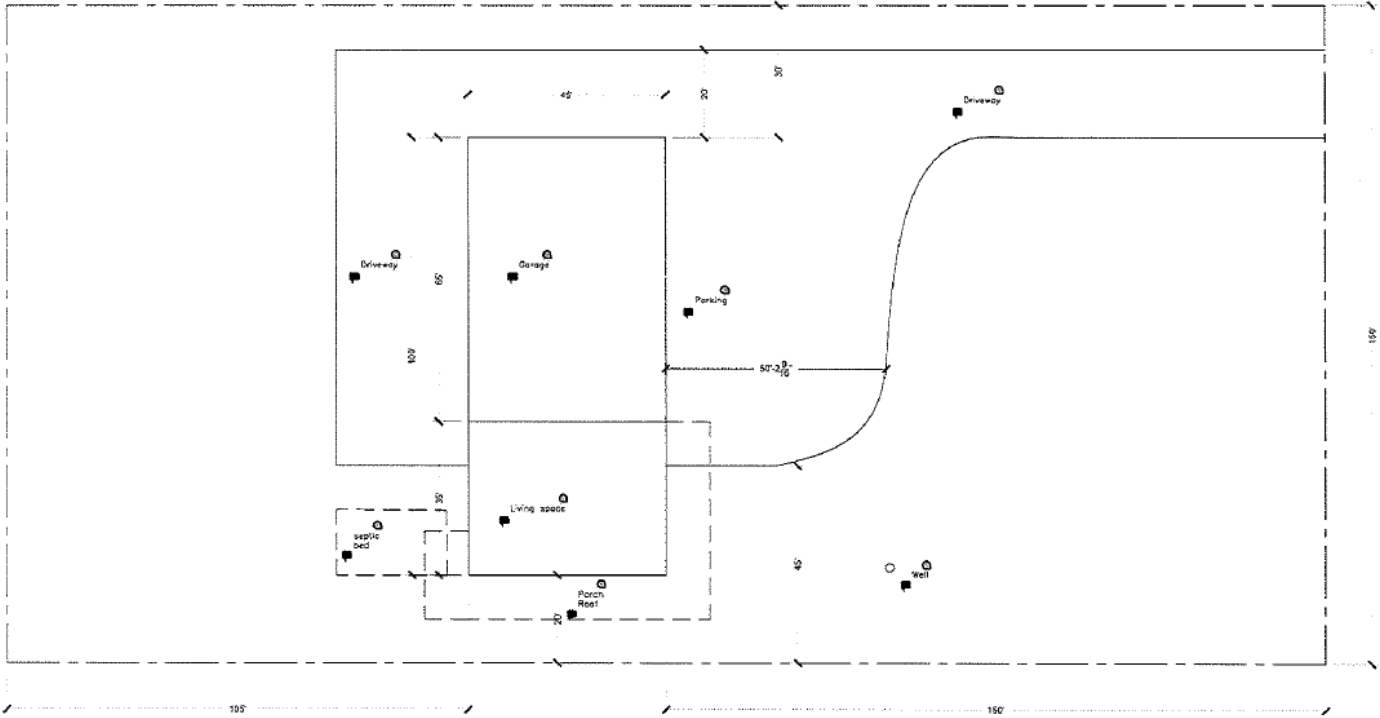
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The property owner seeks to construct two retaining walls on the property to facilitate the construction of a dwelling. The retaining walls are proposed to be 1.32 metres to 1.67 metres in height and are considered accessory structures per Zoning By-law 60-2009. The applicant requests the following relief from Zoning By-law 60-2009:

- 1) Retaining Wall 1:
 - a) To reduce the required interior side yard setback (east) from 1.2 m to 0.78 m.
 - b) To reduce the required front yard setback from 7.5 m to 2.34 m.
- 2) Retaining Wall 2:
 - a) To reduce the required interior side yard setback (east) from 1.2 m to 0.3 m.
 - b) To reduce the required interior side yard setback (west) from 1.2 m to 0.21 m.

The Official Plan designation of the lands is Rural and Environmental Protection.

Property Location: 126 Starlight Lane, Meaford

Meeting Date and Time: Wednesday, July 24, 2024 at 3:00 PM.

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Figure 1: Key Map



Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

For more information about this application, please use the contact information below or visit the Administration Office during normal office hours.

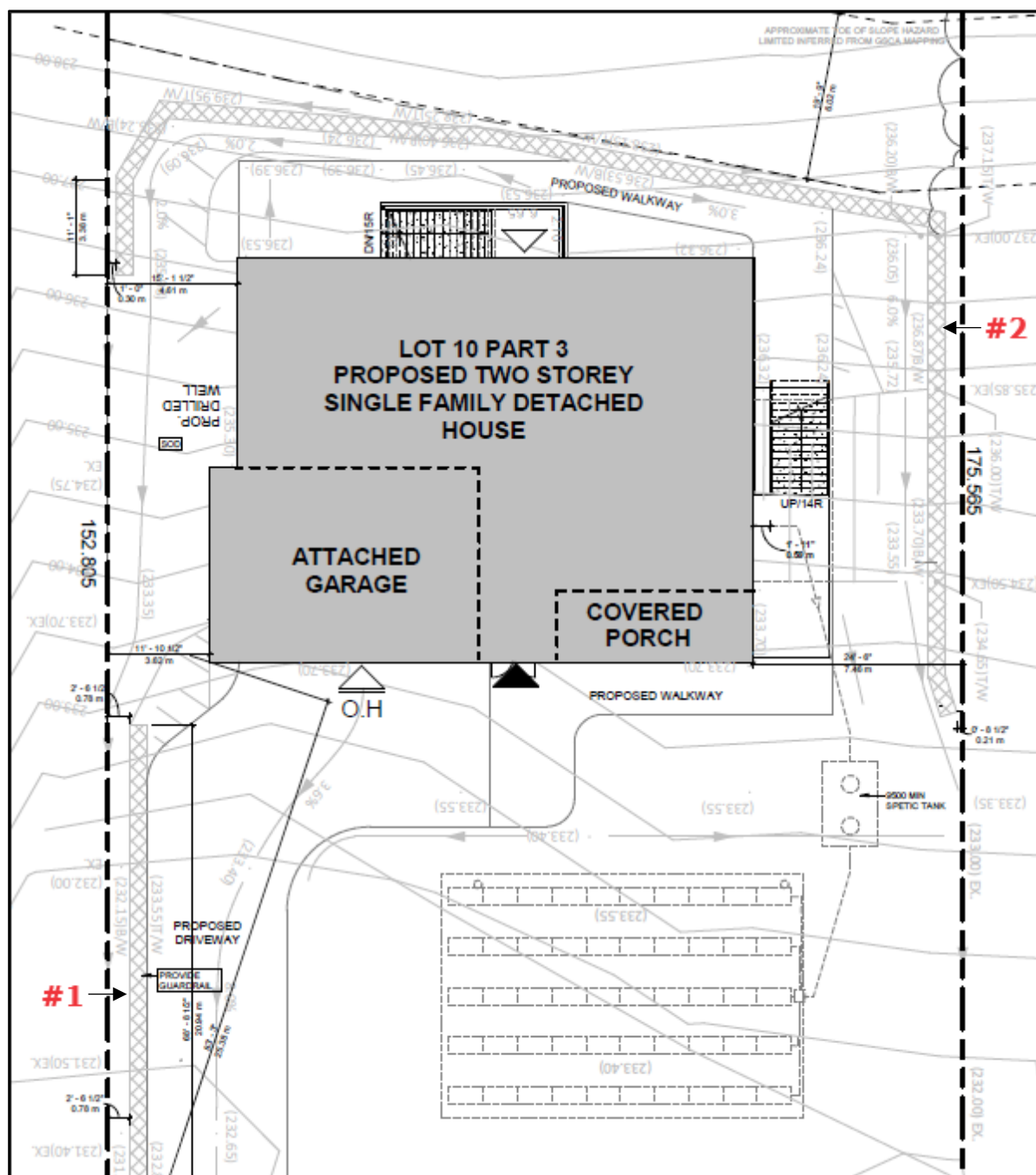
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on July 24, 2024, at the contact information below.

**Gabriele Pucci, Secretary-Treasurer
Committee of Adjustment**

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

Figure 2: Applicant's Site Sketch



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipality's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: A previous Minor Variance Decision approved through file #A15-2023 contained a clerical error. This new application is brought by the Municipality to resolve that clerical error. The property owner would like to build an accessory building on the property for storage for the existing Chantico business. To permit the accessory building, the following relief from Zoning By-law 60-2009 is required:

1. A lot coverage of 16.5 percent, where section 4.1.1.5 permits a maximum 5% lot coverage of all accessory buildings.
2. A height of 7 metres for the accessory building, where section 4.1.1.4 a) permits a maximum height of 4.5 metres.

There are no other accessory buildings or structures on the property. The original drawings from A15-2023 are still correct as attached to this notice. No other changes are proposed. The Official Plan designation of the lands is Rural Highway Commercial.

Property Location: 158185 7th Line (Part Lot 18, Concession 6, St. Vincent)

Meeting Date and Time: Wednesday, July 24, 2024, at 3:00 PM.

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Figure 1: Key Map



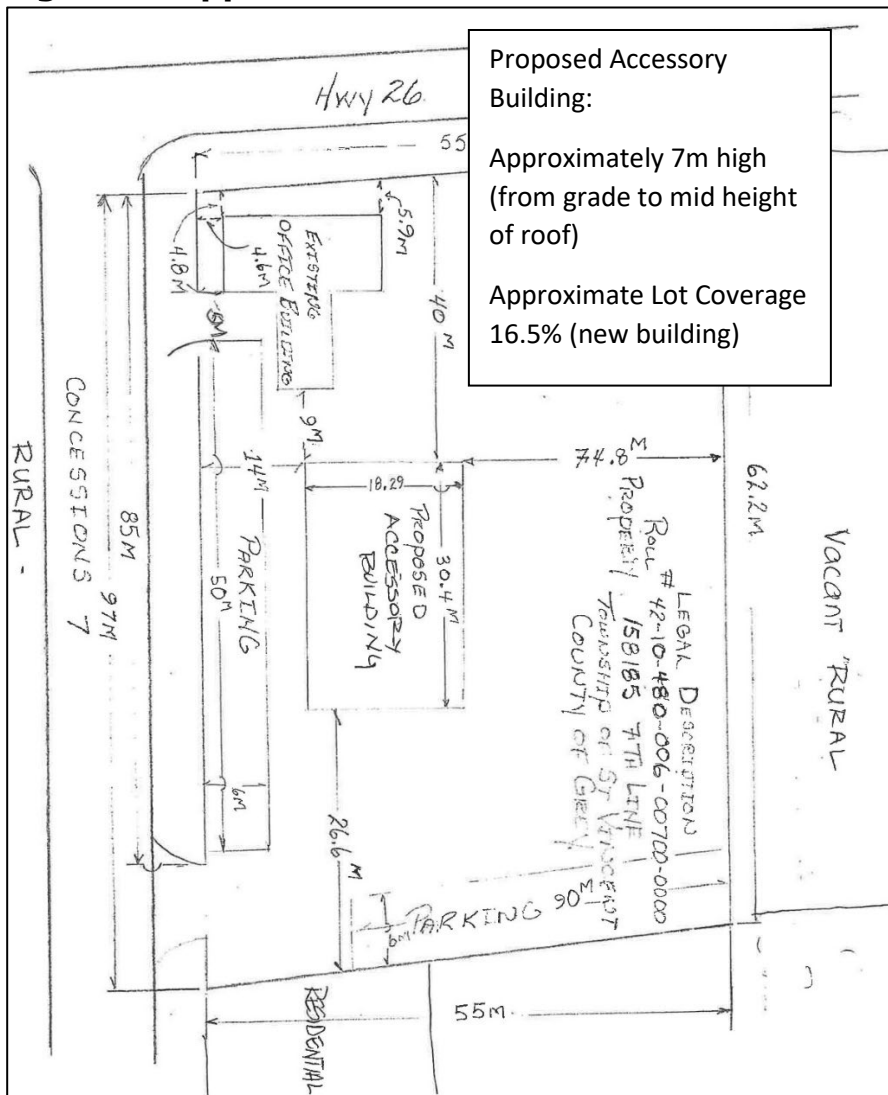
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Committee of Adjustment

Notice of Public Hearing

Land Severance Application

Proposal: Severance Application B16-2024 requests municipal consent to sever a parcel of land with an existing dwelling and measuring approximately 808 square metres in size with approximately 52 metres of frontage on Marshall Street West. The purpose of the severance is to demolish the existing dwelling and create two new residential building lots. If approved, the severed lot will be approximately 404 square metres in size with approximately 20 metres of frontage on Marshall Street West. The retained parcel will then be approximately 404 square metres in size with approximately 31 metres of frontage on Victoria Crescent.

The subject lands are municipally zoned as Residential Three (R3). To accommodate building envelopes on the severed and retained parcels, **Minor Variance Application A07-2024** requests relief from Table 6.2.1 of Zoning By-law 60-2009 for the following **seven** variances:

Retained Lot:

1. To permit a lot size of 404.3 square metres, where a minimum of 450 square metres is required.
2. To reduce the front yard setback to 4.0 metres where 7.5 metres is required.
3. To reduce the exterior side yard setback to 1.72 metres where 4.0 metres is required.
4. To reduce the rear yard setback to 1.2 metres where 7.5 metres is required.

Severed Lot:

5. To permit a lot size of 404.3 square metres, where a minimum of 450 square metres is required.
6. To reduce the front yard setback to 5.92 metres where 7.5 metres is required.
7. To reduce the rear yard setback to 4.81 metres where 7.5 metres is required.

The lands would be serviced by municipal water and sewer and have access on Marshall Street West and Victoria Crescent, two open and maintained municipal roads. The lands are designated Urban Living Area in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Property Location: 50 Marshall Street, Meaford, ON.

Figure 1: Key Map



Meeting Date and Time: Wednesday October 30, 2024

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on October 30, 2024** at the contact information below.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Additional information about this application is available by contacting the Secretary-Treasurer by email, phone or in person during regular business hours at the Development Services Offices.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford – Development Services Office
15 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca
519-538-1060 Extension 1127

Municipal Mailing Address:

Municipality of Meaford - Administration Office
21 Trowbridge Street West, Meaford, ON N4L 1Z1

If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.

If a person or public body that files an appeal of a decision of the Committee of Adjustment of the Municipality of Meaford in respect of the proposed consent does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Figure 2: Applicant's Severance Sketch – Retained Lot

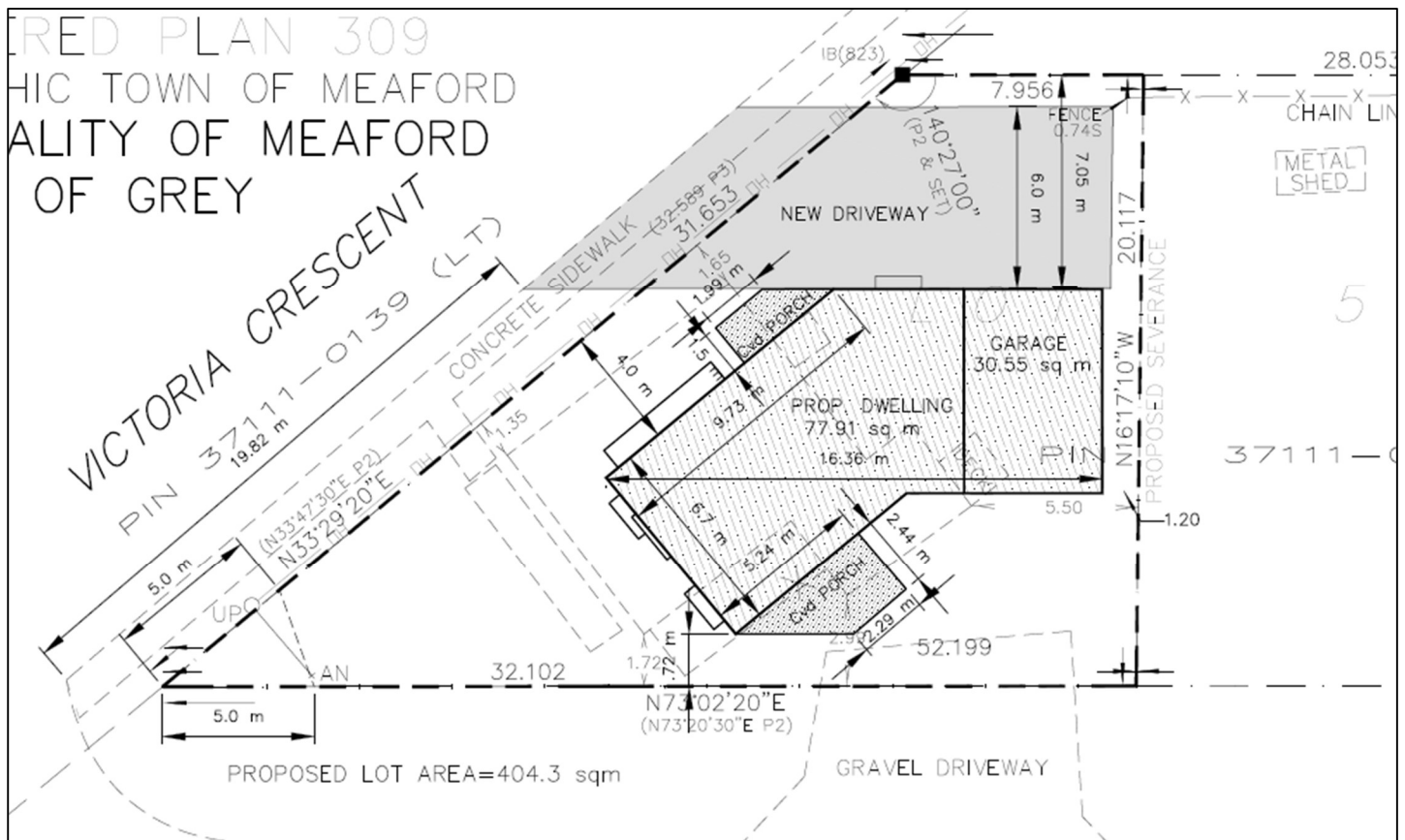
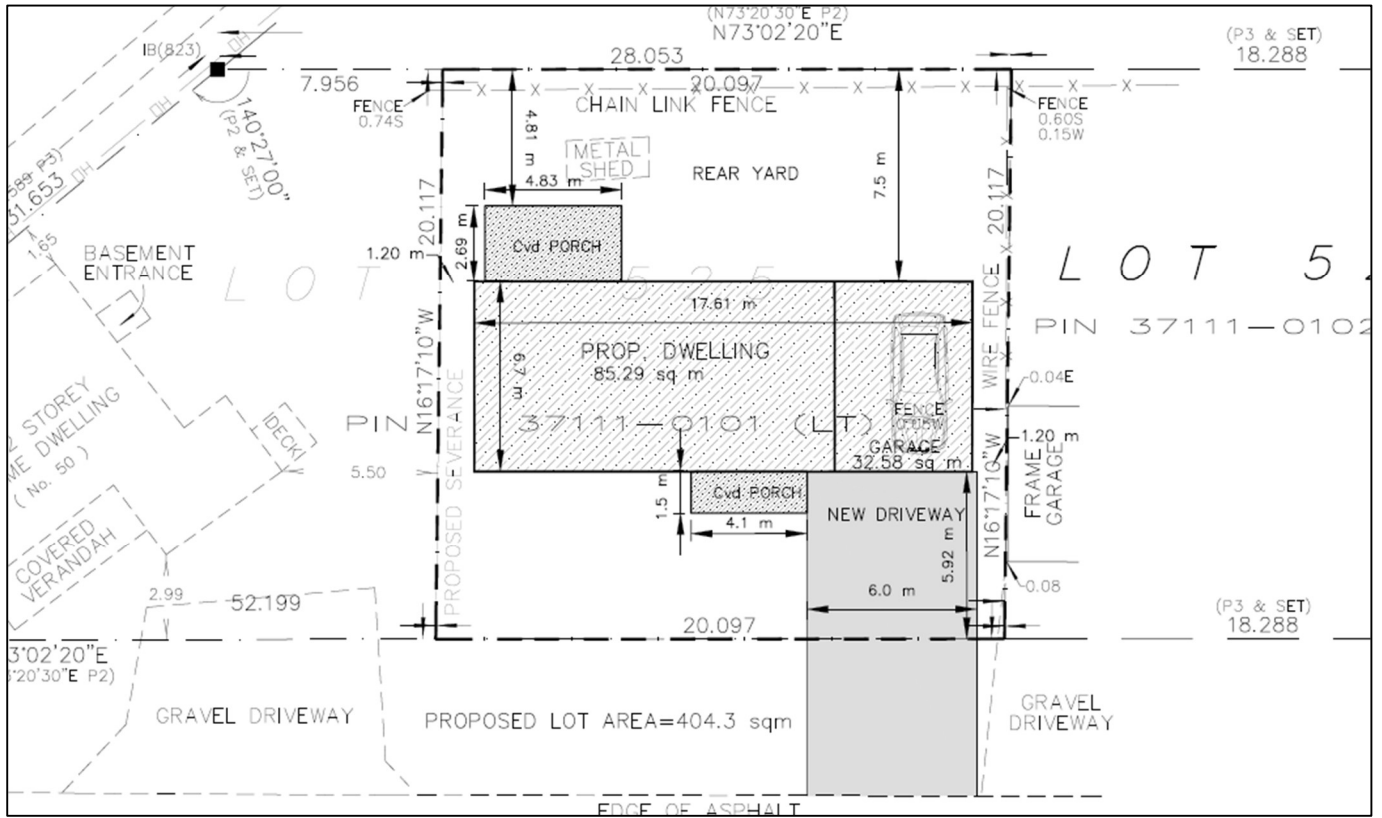


Figure 3: Applicant's Severance Sketch – Severed Lot



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Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: This minor variance seeks relief from Zoning By-law 60-2009 for lots within Loon Call Subdivision. The current zoning of the lands is Residential Four with Exception (R4-285 A) which allows for a minimum lot frontage of 8 metres for semi-detached dwellings. The applicant is now proposing to construct single-detached dwellings on the lots. The applicant requests relief from Zoning By-law 60-2009 to permit the following for each of the lots:

1. A lot frontage of 8 metres, where 11 metres is required for single-detached dwellings in the R4 zone.
2. An interior side yard setback of 0.3 metres on one side, where 0.6 metres is required. A condition would be added to note that no dwelling shall be permitted closer than 1.5 metres to any dwelling on a separate lot.

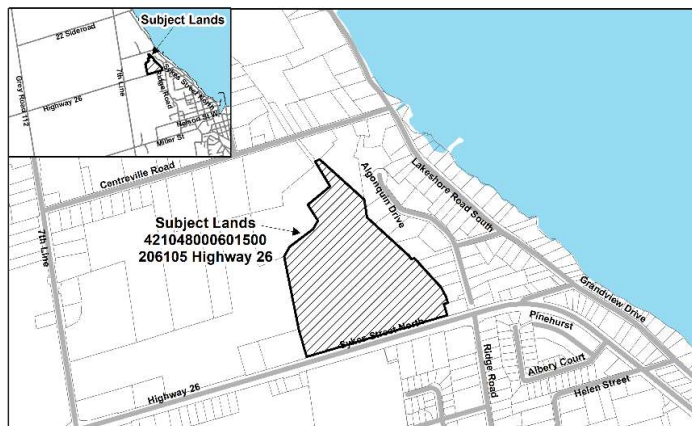
The Official Plan designation of the lands is Urban Living Area.

Property Location: Lots 1-18, 23-26 and 94-97, Plan 16M-89, Meaford

Meeting Date and Time: Wednesday, October 30, 2024 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Figure 1: Key Map



Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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Gabriele Pucci, Secretary-Treasurer
Committee of Adjustment

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

Figure 2: Subject Lots

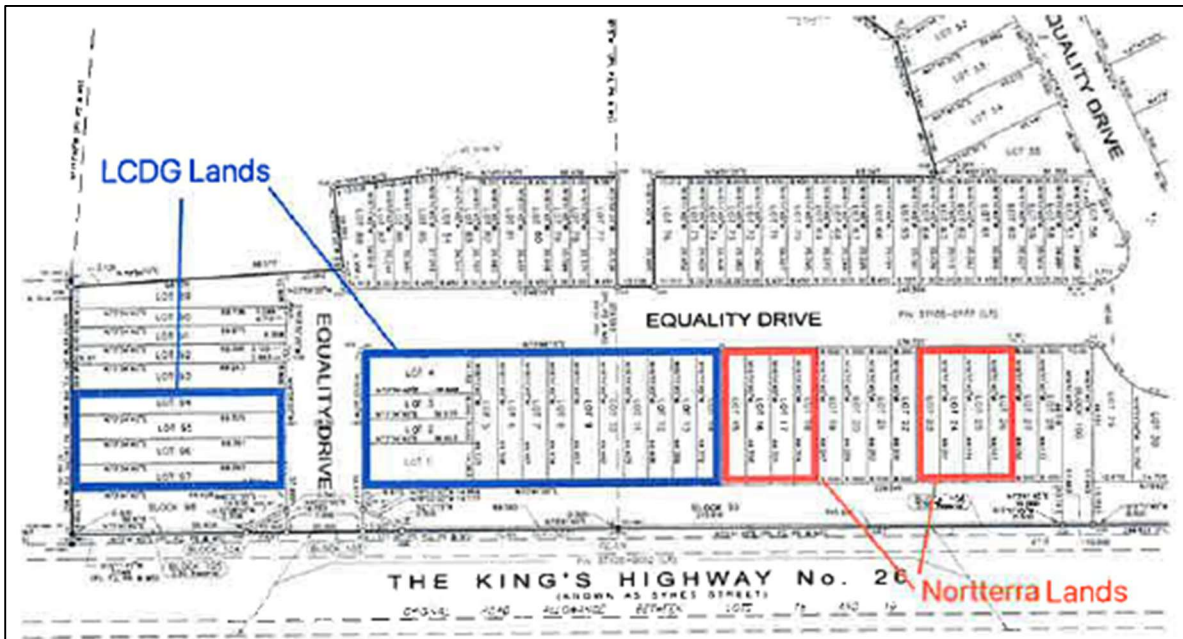
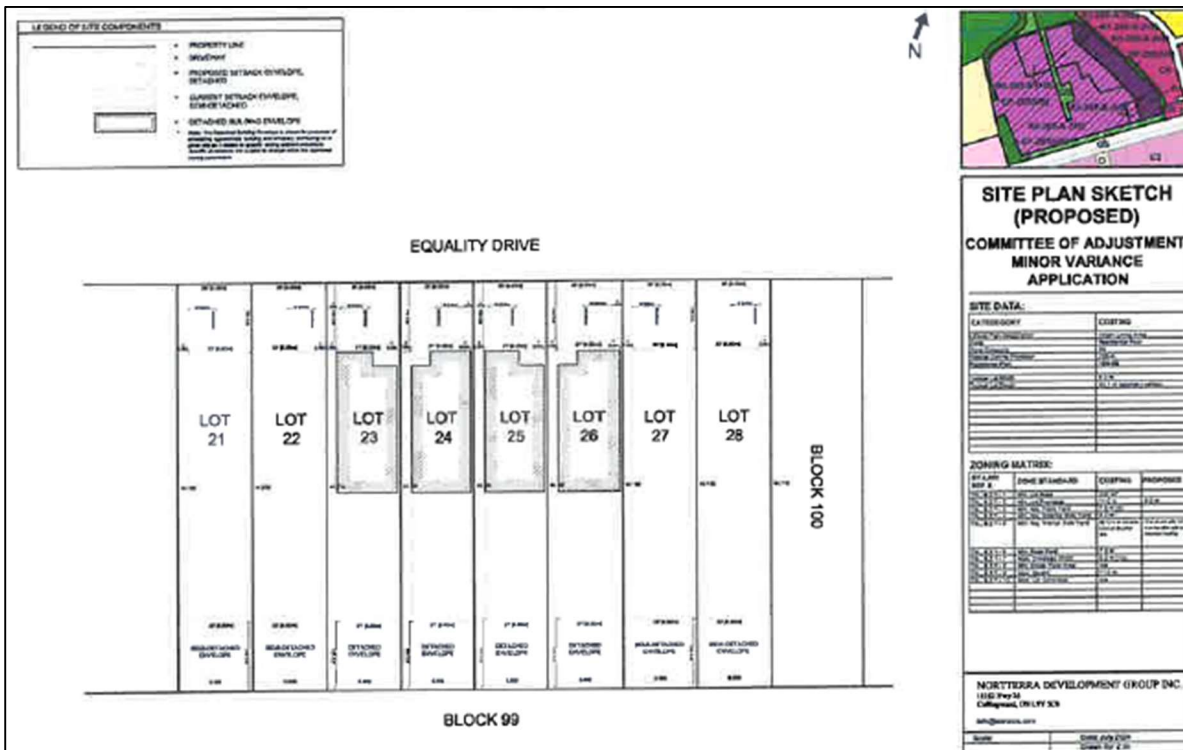


Figure 3: Applicant's Site Sketch



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This document can be made available in other accessible formats as soon as practicable upon request.

Date of this Notice: July 30, 2024

Owner(s): Matt and Jocelyn Beckett
Civic Address: 382070 Concession 17, Georgian Bluffs
Legal Desc: Lot 17, Concession 12, Keppel
Roll Number: 420362000501900

Notice of Complete Application, Public Hearing and Public Meeting

Consent Application B20/24 on September 17, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

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What is proposed?

Application B20/24 proposes to sever an area of approximately 1.5 ha with frontage of approximately 150 m along Concession 17 Road for the future construction of single detached dwelling. The retained parcel would have an area of approximately 40.1 ha with frontage of approximately 225 m along Concession 17 Road and is occupied by an existing single detached dwelling, garage and barn used for storage.



	Severed Parcel	Retained Parcel
Lot Area	1.5 ha	40.1 ha
Lot Frontage	150 m	225 m
Depth (Side Lot Line)	100 m	1027 m
Servicing	none	Private well and septic
Existing Buildings	Vacant	Single Detached Dwelling Garage and storage barn
Proposed Buildings	Future Single Detached Dwelling	None

How do I submit my comments?

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, Ontario Land Tribunal may dismiss the appeal.

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

177964 Grey Road 18
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By email: planning@georgianbluffs.ca

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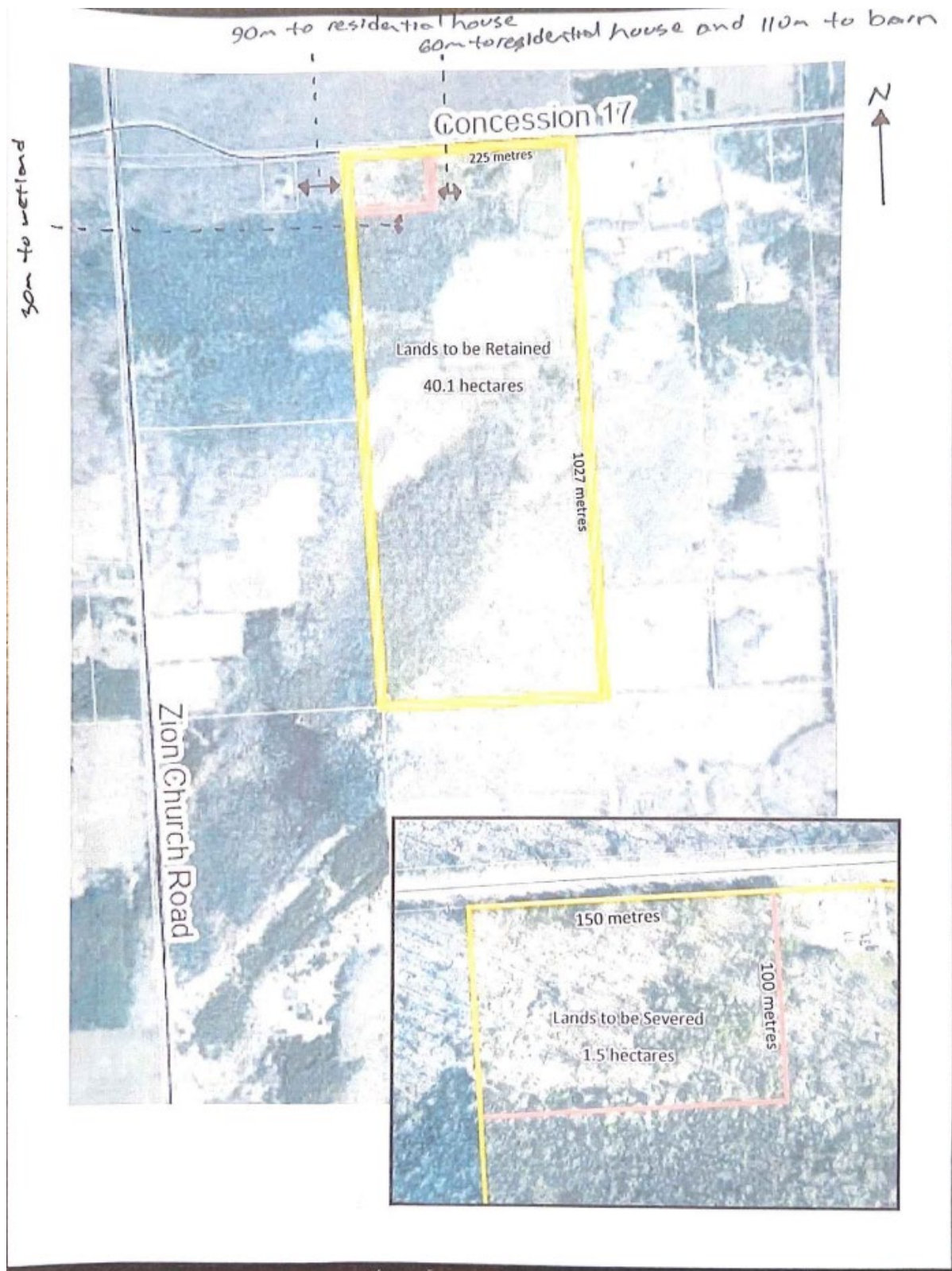
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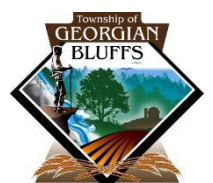
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Site Plan Provided by Applicant:



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To view the additional information submitted with these applications visit our website at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx>



Date of this Notice: August 12, 2024

Owner(s): Andrew Wilson
Civic Address: 505580 Grey Road 1, Georgian Bluffs
Legal Desc: Pt. Lot 23, Georgian Range, Keppel
Roll Number: 420362000722650

Notice of Complete Application, Public Hearing and Public Meeting

Consent Application B21/24 on September 17, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

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What is proposed?

Application B21/24 proposes to sever an area of approximately 1.45 ha with frontage of approximately 130 m along the Kemble Bypass for the future residential use. The retained parcel would have an area of approximately 18.35 ha with frontage of approximately 166 m along Grey Road 1 and is occupied by an existing barn used for storage.

	Severed Parcel	Retained Parcel
Lot Area	1.45 ha	18.35 ha
Lot Frontage	130 m	166 m
Depth (Side Lot Line)	130 m	1520 m
Servicing	none	none
Existing Buildings	Vacant	Storage barn
Proposed Buildings	Future Residential	None

How do I submit my comments?

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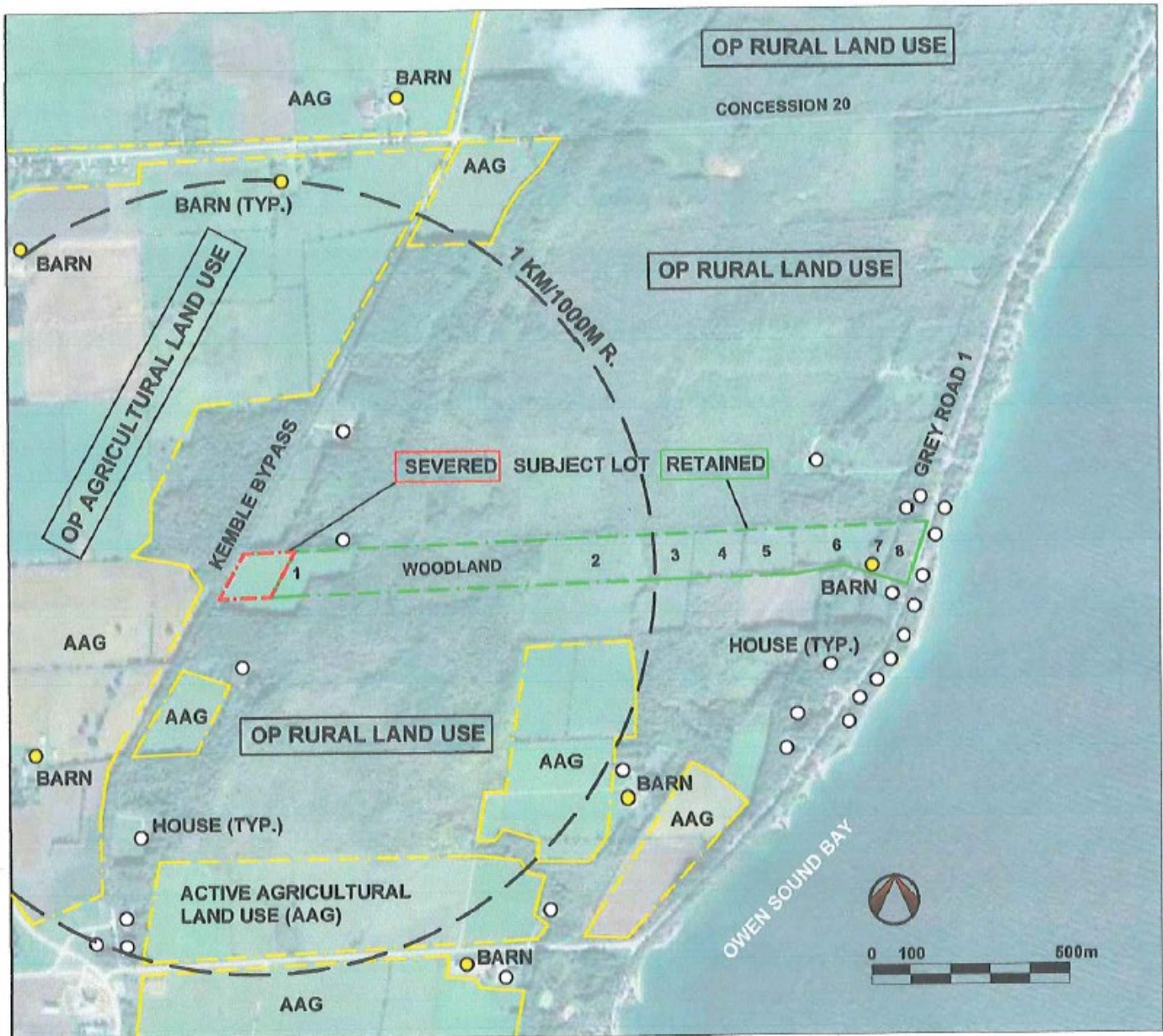
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By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant:



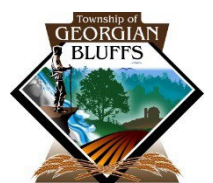
SUBJECT PART LOT 23 (505580 GREY RD. 1) CONTEXT OP ZONING, ACTIVE AGRICULTURAL LAND USE, SUBJECT LOT LAND USE

Official Plan land use in the area is Rural east of the Kemble Bypass and Agricultural land use west of the Kemble Bypass. Active agricultural land use in the area is noted in the above 2021 Google Earth image.

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

To view the additional information submitted with these applications visit our website at:

<https://www.georgianbluffs.ca/en/business-development/planning.aspx>



Date of this Notice: October 22, 2024

Owner(s): Barbara and Kim Osborne
Agent: N/A
Address: 342402 Concession 14
Legal Desc: Part of Lot 20 Concession 13 Keppel
Roll Number: 420362000409903

Notice of Complete Application and Public Meeting

Consent Application B22/24 on November 19, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

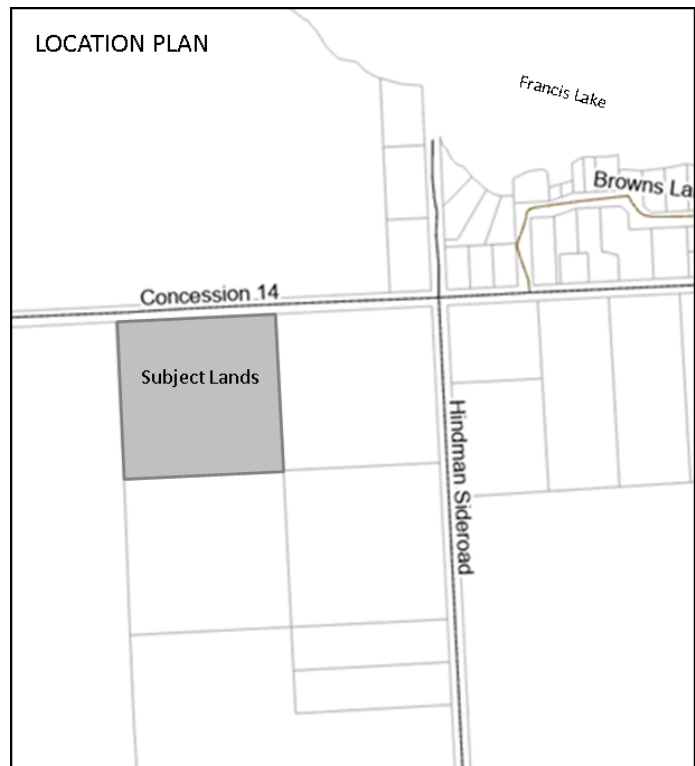
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B22/24 proposes to sever a 1,533 square metre parcel from an existing 4.13 ha rural parcel to provide access to abutting lands to the south. 3.95 hectares will be retained for the continued use as rural residential property.

The severed lands will be merged to lands to the south referenced as Part Lot 20 Conc 13 Keppel, RP 16R4418 PART 2. These lands will eventually be developed as a rural residential property.



	Severed Parcel	Retained Parcel
Lot Area	1533 square metres	3.95 ha
Lot Frontage	7.5 m	198.2 m
Depth (Side Lot Line)	201.2 m	201.2 m
Servicing	None	Private
Existing Buildings	None	Dwelling Garage
Proposed Buildings	None	None

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

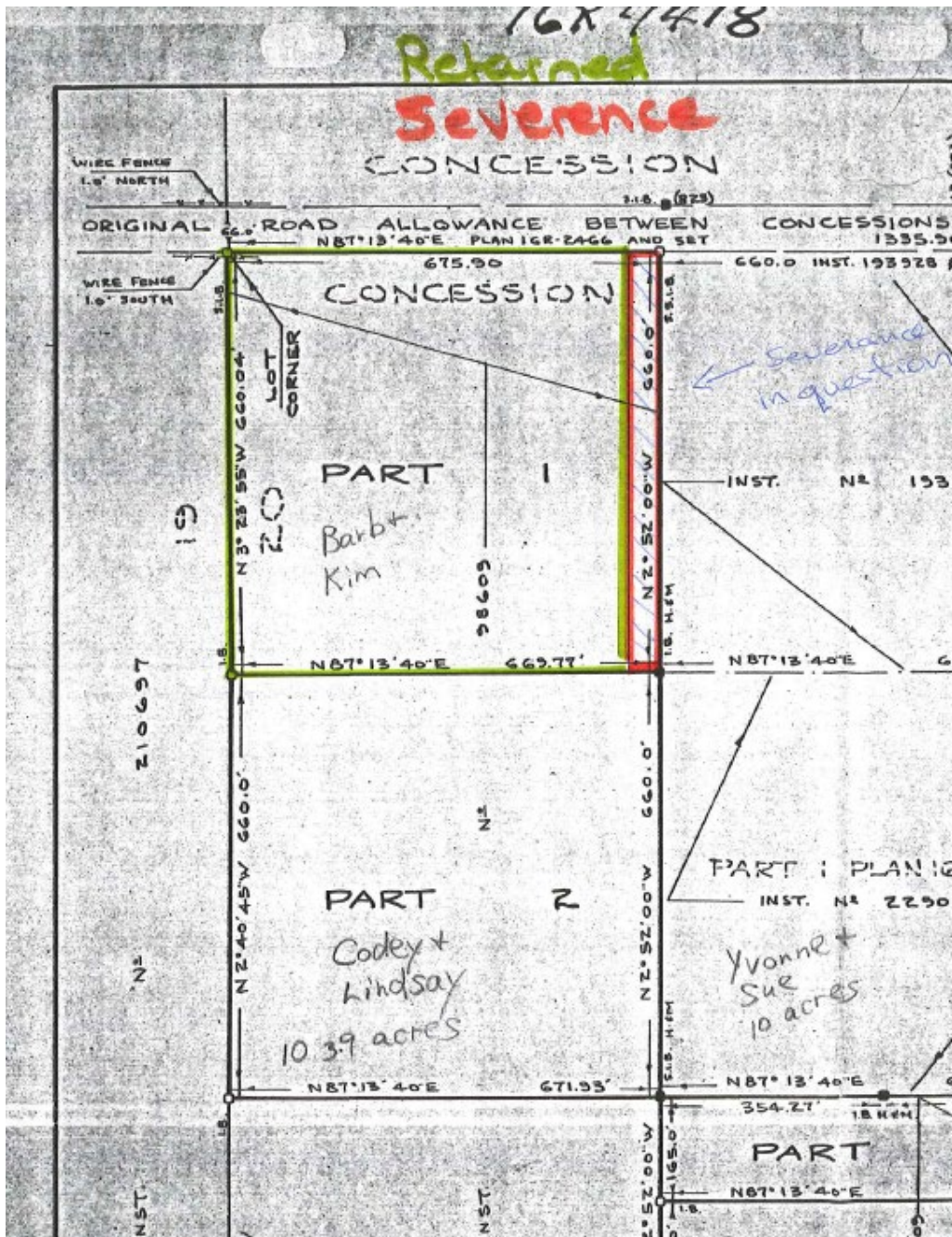
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **November 14, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request

Date of this Notice: September 17, 2024

Owner(s): Ron Taylor
Agent: Denise Bannerman
Address: 110 Mountain Drive
Legal Desc: Part of Lots 19 and 20 Concession 18 Keppel
Roll Number: 420362000506002

REVISED Notice of Complete Application and Public Meeting

Consent Applications B23/24 on October 15, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

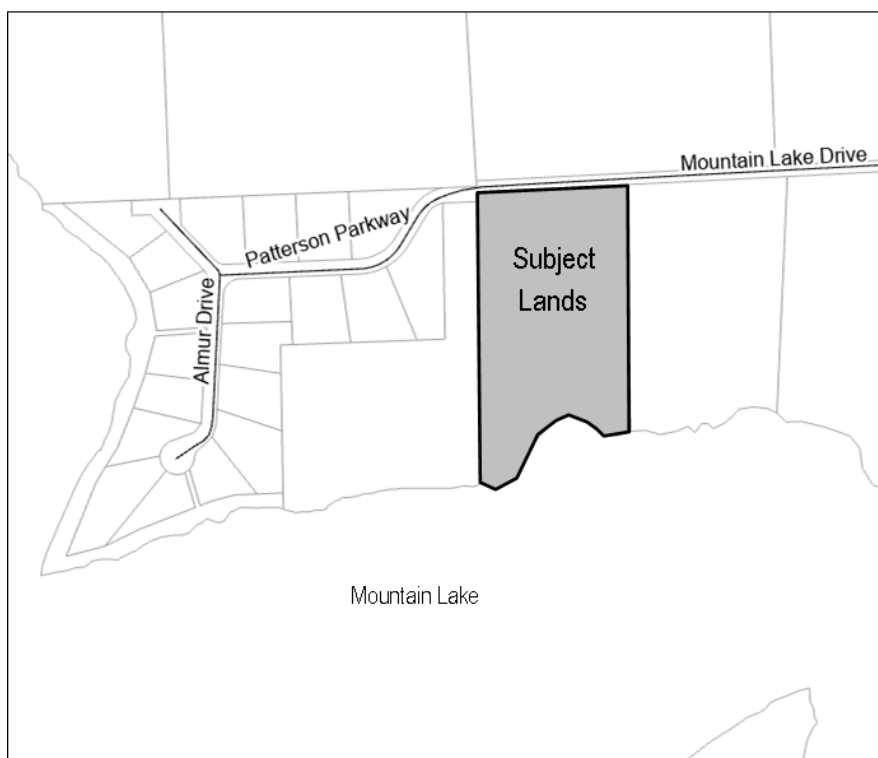
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B23/B24 proposes to sever one 3.64 ha parcel from an existing 6.88 ha rural parcel intended for future rural residential use. 3.24 hectares of land will be retained for future rural use..

Please note that earlier applications B14/24, B15/24 and B16/24 proposed for the subject lands were withdrawn by the applicants.



	Severed Parcel	Retained Parcel
Lot Area	3.64 ha	3.24 ha
Lot Frontage	99 m	99 m
Depth (Side Lot Line)	369 m	317 m
Servicing	None	None
Existing Buildings	None	Storage Barn
Proposed Buildings	Dwelling	Dwelling

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **October 10, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant:



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request

Owner(s): Denise Bannerman
Agent: N/A
Address: N/A
Legal Desc: Part of Lot 23 Concession 18 Keppel
Roll Number: 420362000506400, PIN 37028-0101 LT

Notice of Complete Application and Public Meeting

Consent Applications B24/24 and B25/24 on November 19, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
 Council Chambers: 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

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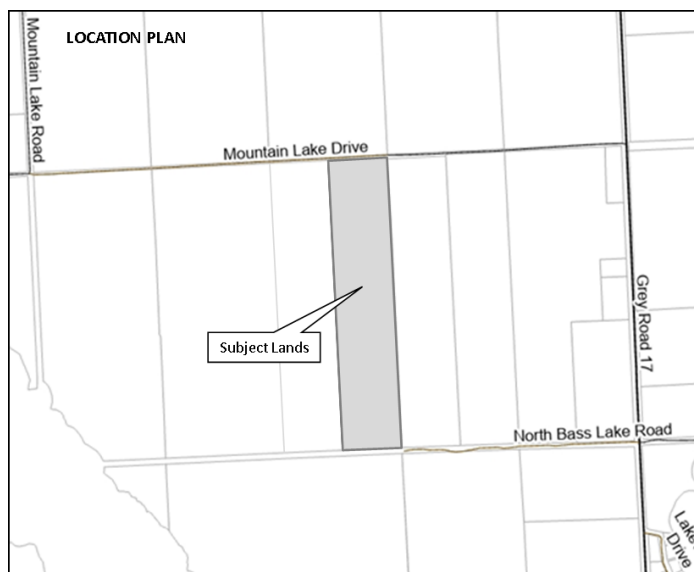
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Applications B24/24 and B25/24 propose to sever two 0.8 hectare parcels from an existing 20 ha parcel for future rural residential use. 18.4 hectares will be retained for future rural residential use.

The subject lands were previously created in 2023 through applications B04/23 and B05/23. Registration of the subject lands occurred in August of 2024.



	Severed Parcels (2)	Retained Parcel
Lot Area	0.8 hectares	18.4 ha
Lot Frontage	67 m	69 m
Depth (Side Lot Line)	121.92 m	995 m
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	Rural Residential	Rural Residential

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

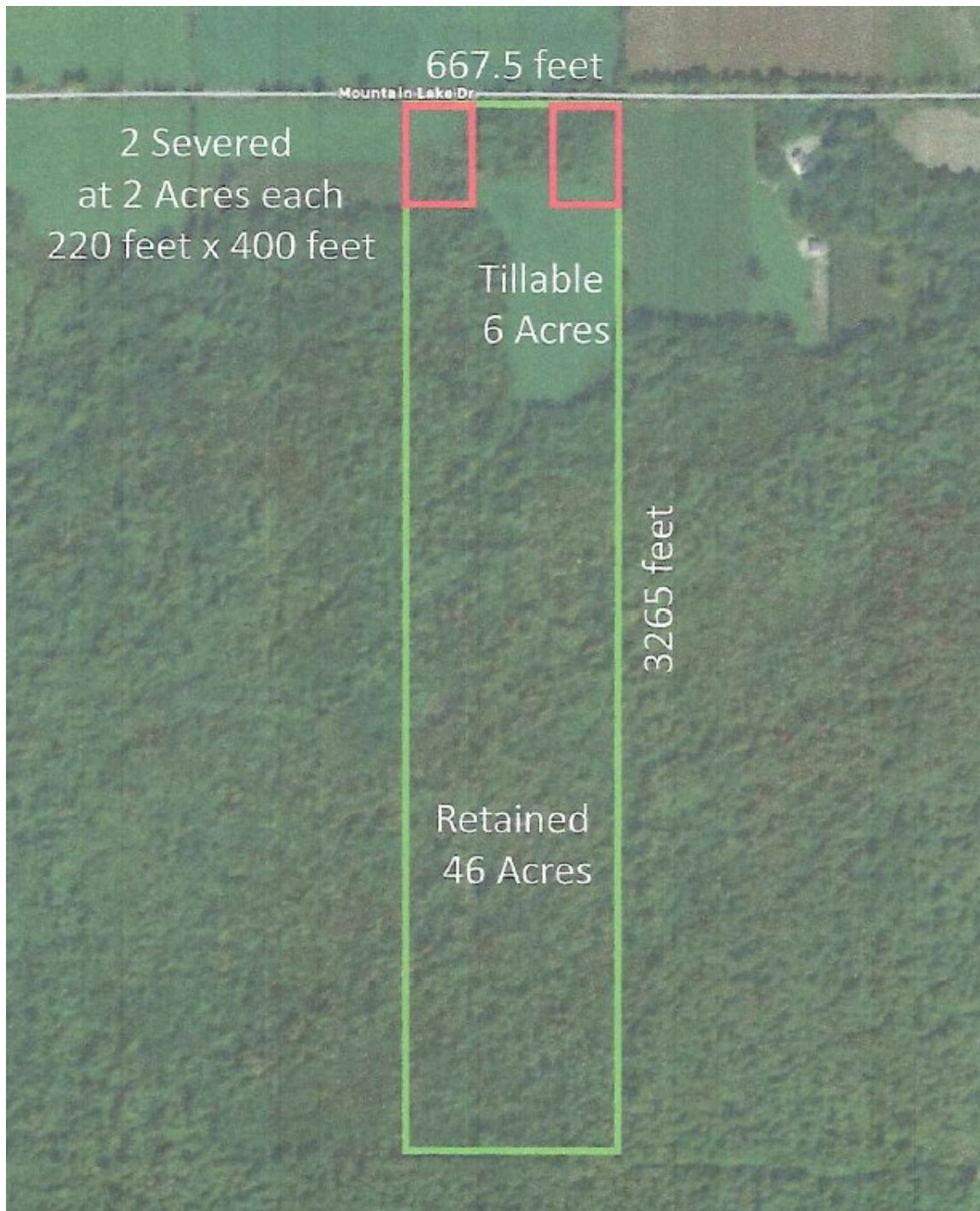
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **November 14, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



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Owner(s): Margaret Bradshaw
Agent: Randy Bradshaw
Address: N/A
Legal Desc: Part of Lot 5 Concession 21 Keppel, Part 4 RP 16R 4899
Roll Number: 420362000603626

Notice of Complete Application and Public Meeting

Minor Variance Application B26/24 on November 19, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B26/24 proposes to sever a 17.05 hectare parcel from an existing 35.82 vacant parcel fronting onto Bruce Road 10. Both parcels will continue to be used for agricultural uses with no structures proposed at this time.



	Severed Parcel	Retained Parcel
Lot Area	17.05 ha	18.77 ha
Lot Frontage	375.8 m	500 m
Depth (Side Lot Line)	385.23 m	385.23 m
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	None	None

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

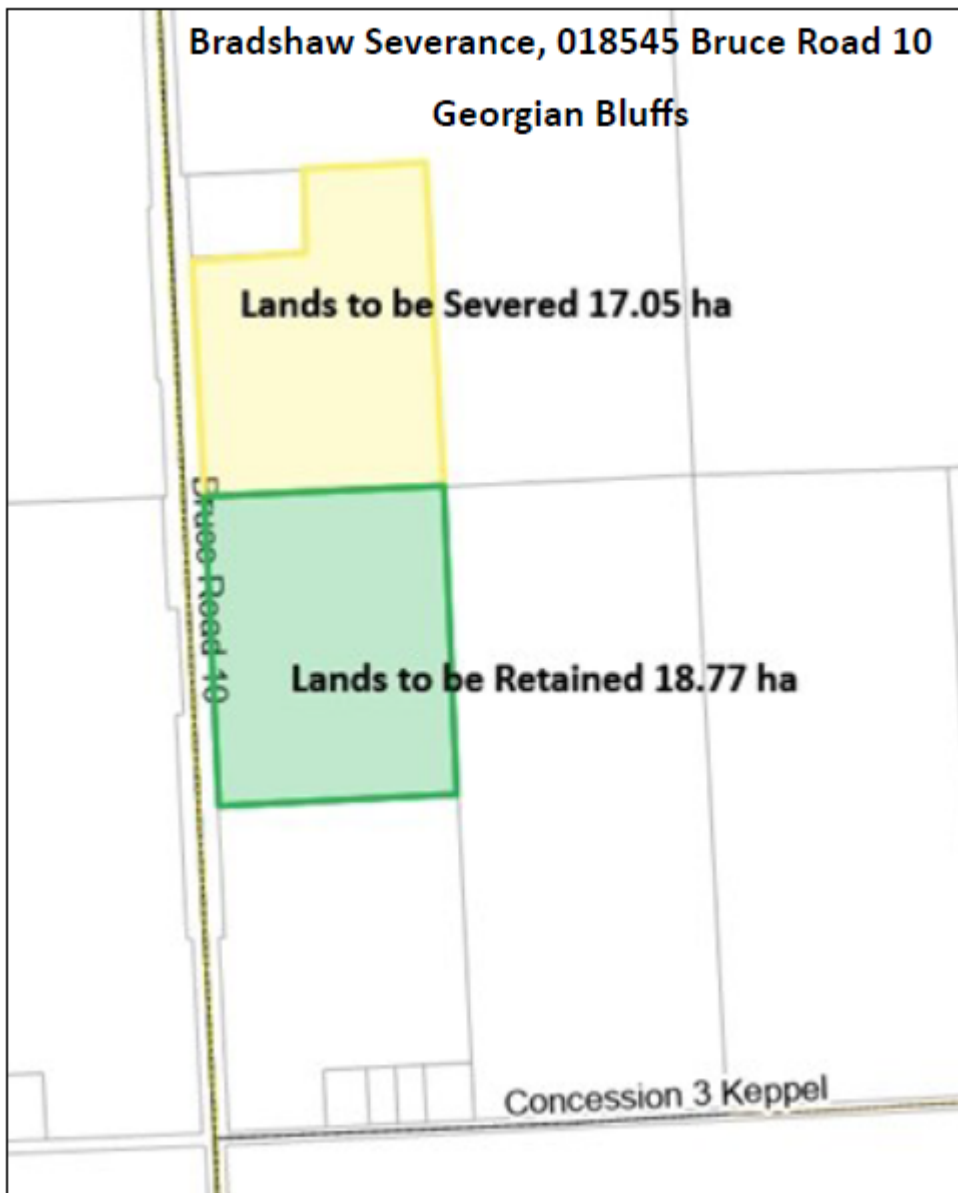
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **November 14, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs
By email: planning@georgianbluffs.ca
By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant



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Committee of Adjustment Notice of Public Hearing Land Severance Application

Public Hearing Meeting Date and Time: Wednesday, August 28, 2024 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

Subject Property Location: 226 Boucher Street East, Meaford

Proposal: The overall proposal for a multi-unit residential development and hotel was previously approved through Zoning Amendment By-law 2022-84 on December 5, 2022. By-law 2022-84 rezoned the lands and a portion of the unopened road allowance (remnant of Bridge Street), from Development (D-2) to Residential Multiple with Holding (RM-292-A(H5), RM-292-B(H5)) and Environmental Protection (EP). The Environmental Protection (EP) zoned area was dedicated to the Municipality of Meaford.

The subject lands are comprised of a 2.4 hectare parcel. Application B11-2024 seeks to sever a 0.45 hectare parcel with 87 metres of frontage on Fuller Street, to create a lot for the proposed hotel building and to create "reciprocal easements" for access and servicing. The retained parcel would then be 1.95 hectares in size and would contain the three proposed apartment buildings.

Figure 1: Key Map



*Note that the above measurements are approximate. See also Sketch in Figure 2 below.

The subject lands are also currently under Site Plan Control application review File #SP03-2023. The overall project proposal is on Meaford's Website www.meaford.ca/currentdevelopments and see the project "Skydevco Mixed Use Redevelopment"

The Official Plan designation of the lands is Special Policy Area 1, with a small portion being Urban Living Area and Environmental Protection.

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on August 28, 2024**, at the contact information below.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Additional information about this application is available by contacting the Secretary-Treasurer by email, phone or in person during regular business hours at the Development Services Offices. If you wish to be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary-Treasurer.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford – Development Services Office

15 Trowbridge Street West, Meaford, Ontario

planning@meaford.ca

519-538-1060 Extension 1127

Municipal Mailing Address:

Municipality of Meaford - Administration Office

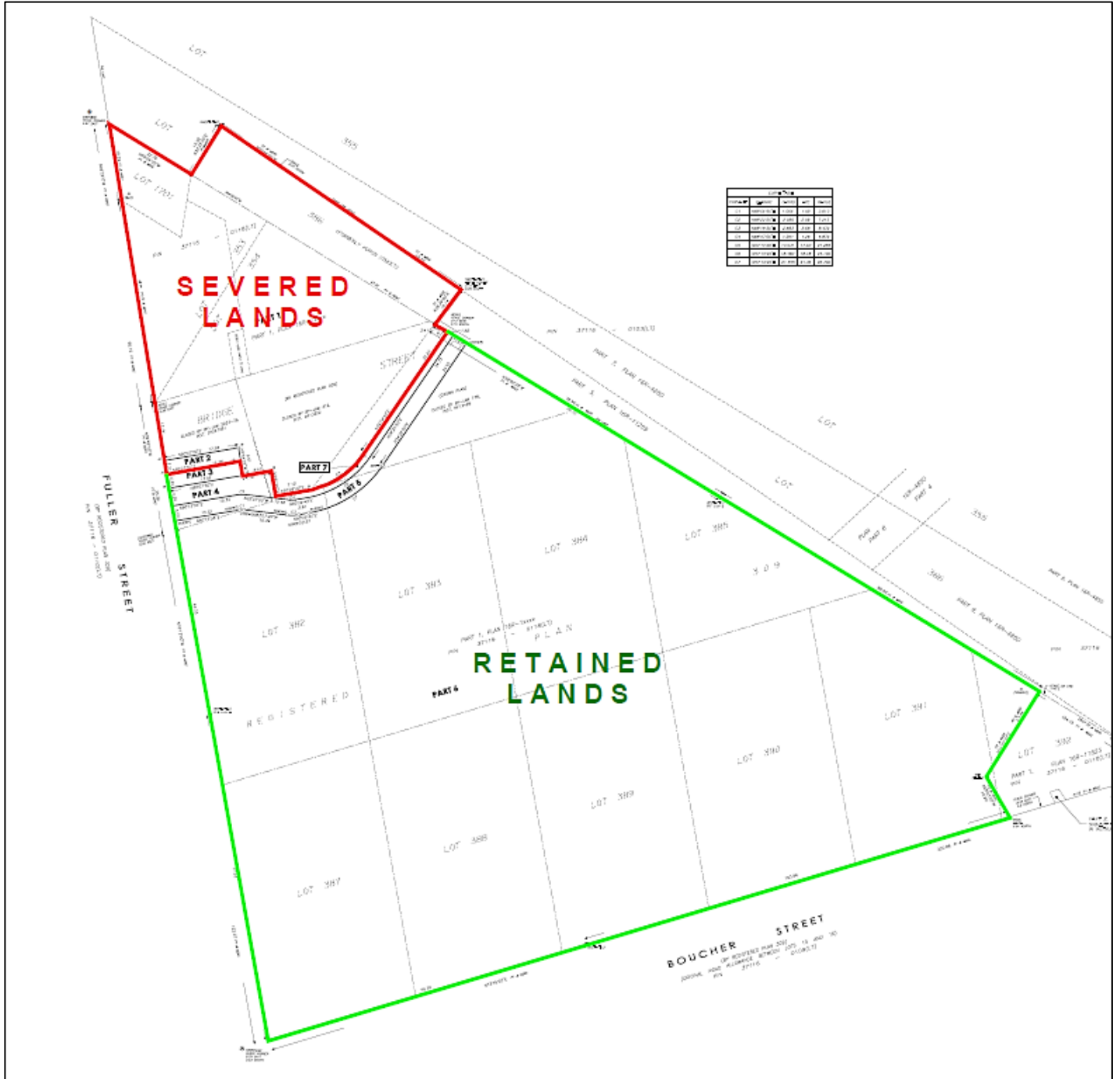
21 Trowbridge Street West, Meaford, ON N4L 1Z1

Ontario Land Tribunal Appeal Rights: If a specified person or public body that files an appeal of a decision of the Committee of Adjustment of the Municipality of Meaford in respect of the proposed consent does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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This document can be made available in other accessible formats as soon as practicable upon request.

Figure 2: Applicant's Severance Sketch





Committee of Adjustment Notice of Public Hearing Land Severance Application

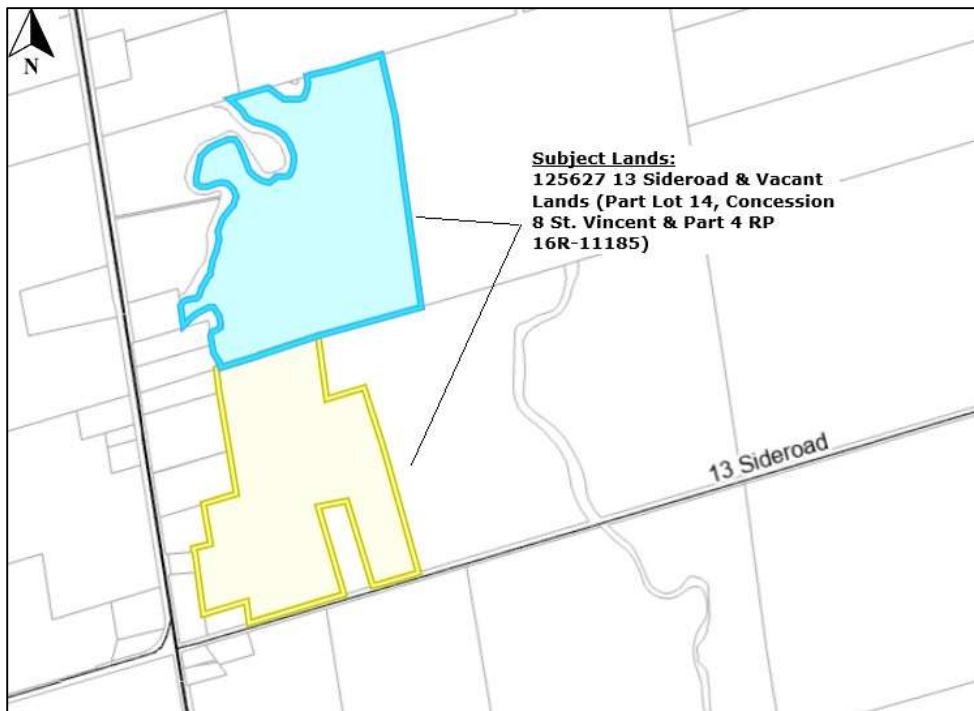
Proposal: The applicant requests consent to adjust lot lines between two properties, also known as a "lot addition". The proposal is to sever lands from 125627 13 Sideroad to be added to the vacant lands at Part Lot 14, Concession 8. The severed lands will be 42.2 hectares in size with approximately 229.5 metres of frontage on 13 Sideroad. The retained parcel will then be 5.8 hectares in size with approximately 114.3 metres of frontage on 13 Sideroad.

The lands would be serviced by private well and septic system and have access on 13 Sideroad, an open and maintained municipal road. The lands are designated Agricultural and Environmental Protection in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Property Location: 125627 13 Sideroad and Vacant lot (Legal Description: Part Lot 13, Concession 8 and Parts 1 and 2, Reference Plan 16R-6467; Part Lot 14 Concession 8 St. Vincent and Part 4 Reference Plan 16R-11185, Meaford, formerly St. Vincent).

Figure 1: Key Map



Meeting Date and Time: Wednesday, October 30, 2024 at 3:00 PM.

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on October 30, 2024**, at the contact information below.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Additional information about this application is available by contacting the Secretary-Treasurer by email, phone or in person during regular business hours at the Development Services Offices.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford – Development Services Office
15 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca
519-538-1060 Extension 1127

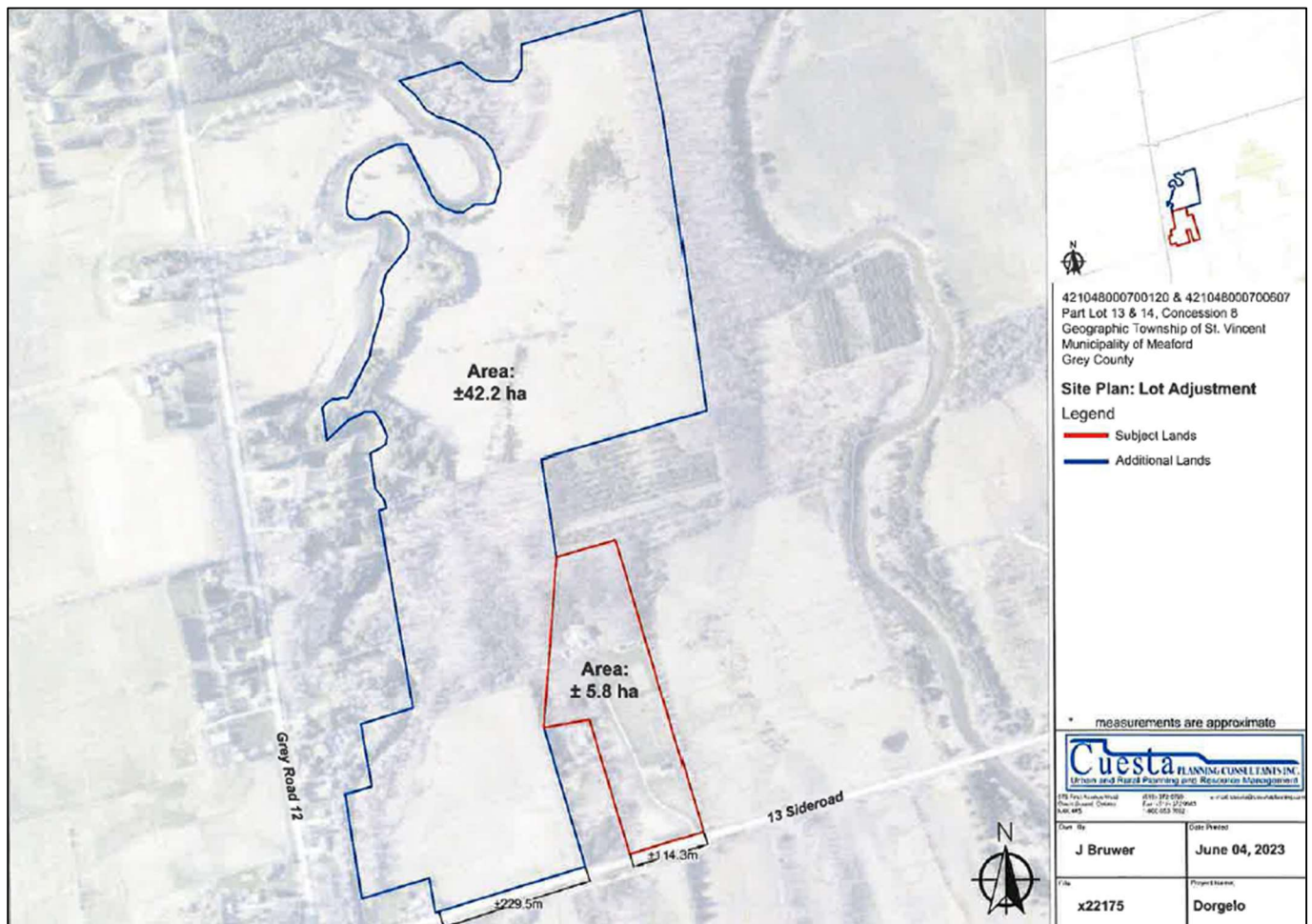
Municipal Mailing Address:

Municipality of Meaford - Administration Office
21 Trowbridge Street West, Meaford, ON N4L 1Z1

If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.

If a person or public body that files an appeal of a decision of the Committee of Adjustment of the Municipality of Meaford in respect of the proposed consent does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Figure 2: Applicant's Severance Sketch



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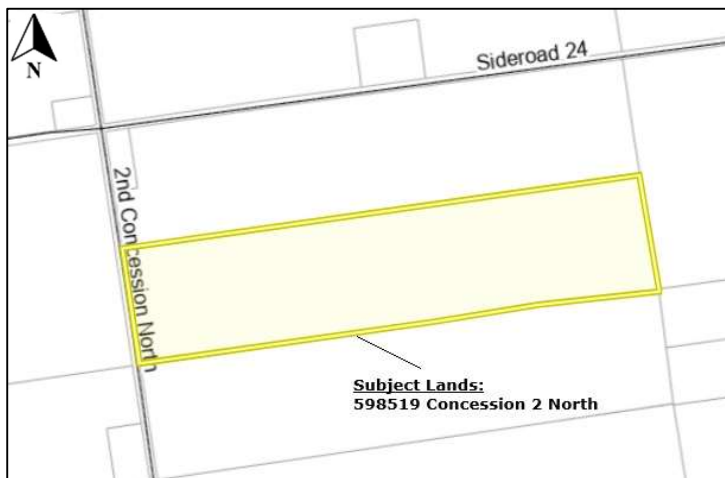
Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The applicant, Bruce Trail Conservancy, seeks consent to sever vacant lands from the property located at 598519 Concession 2 North for conservation purposes and to secure a section of the Bruce Trail Optimum Route. The proposed severed lot would be approximately 31.4 hectares in size with approximately 136.4 metres of frontage on Concession 2 North. The retained parcel would be approximately 9.51 hectares in size with approximately 164.5 metres of frontage on Concession 2 North and would contain the existing dwelling.

The lands are designated Niagara Escarpment Plan Area in the Meaford Official Plan. The Niagara Escarpment Commission has confirmed that no development permit is required for the proposed severance. *Note that the above measurements are approximate. See also Sketch on reverse.

Property Location: 598519 Concession 2 North (Legal Description: Part Lot 24, Concession 2, Meaford, in the former Township of Sydenham).

Figure 1: Key Map



Meeting Date and Time:

Wednesday, October 30, 2024 at 3:00 PM.

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on October 30, 2024**, at the contact information below.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Additional information about this application is available by contacting the Secretary-Treasurer by email, phone or in person during regular business hours at the Development Services Offices.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

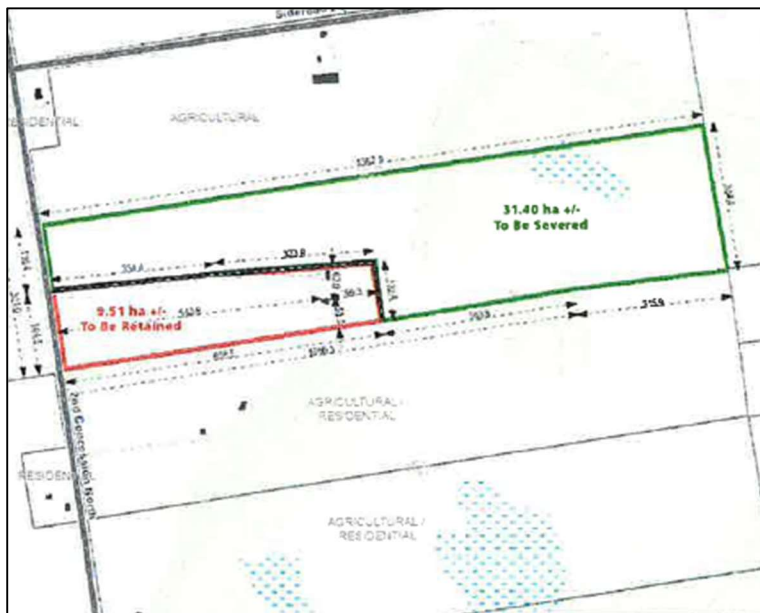
Municipality of Meaford – Development Services Office
15 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca
519-538-1060 Extension 1127

Municipal Mailing Address:

Municipality of Meaford - Administration Office
21 Trowbridge Street West, Meaford, ON N4L 1Z1

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Figure 2: Applicant’s Severance Sketch



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This document can be made available in other accessible formats as soon as practicable upon request.

File: B14-2024 & B15-2024
Roll # 421048000101704,
421048000101703, 421048000101701

Date of this Notice: August 8, 2024



Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The applications request two lot line adjustments to reorientate the existing three lots. No new lots will be created as a result of the lot line adjustments. The lots currently have frontage on 7th Sideroad and are under the same ownership. The owner is in the process of purchasing a 20m wide unopened road allowance from the Municipality, identified on the site sketch as John Street. A condition of severance approval, if recommended, will be that the severed lots front onto the John Street road allowance.

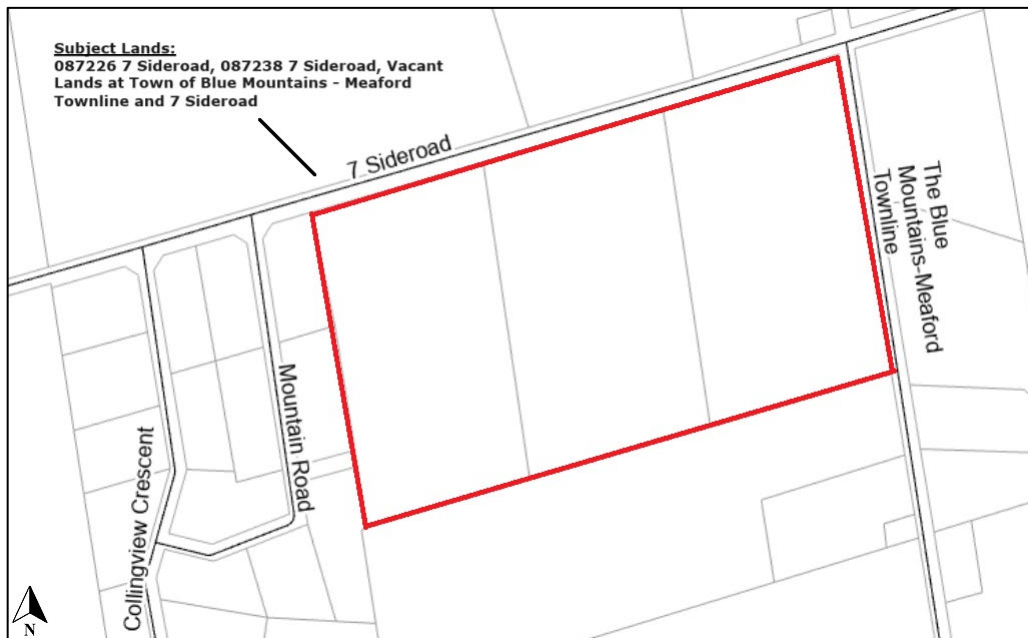
If approved, Application B14-2024, shown on the sketch as "Lot 2", would result in a 6.8 hectare parcel with 10 metres of frontage onto the John Street road allowance. Application B15-2024, shown on the sketch as "Lot 3", would also result in a 6.8 hectare parcel with 10 metres of frontage onto the John Street road allowance. The retained parcel would be 13.05 hectares in size with 680 metres of frontage on 7th Sideroad.

The lands would be serviced by private well and septic system and have access on The Blue Mountains – Meaford Townline, an open and maintained municipal road. The lands are designated Rural and Environmental Protection in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Property Location: 087226 7 Sideroad, 087238 7 Sideroad, Vacant Lands at 7 Sideroad and The Blue Mountains – Meaford Townline, (Legal Description: Part Lot 6, Concession 1, Parts 1, 2 and 3 of Registered Plan 16R- 2553, Meaford, formerly St. Vincent).

Figure 1: Key Map



Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on August 28, 2024**, at the contact information below.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Additional information about this application is available by contacting the Secretary-Treasurer by email, phone or in person during regular business hours at the Development Services Offices.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford – Development Services Office
15 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca
519-538-1060 Extension 1127

Municipal Mailing Address:

Municipality of Meaford - Administration Office
21 Trowbridge Street West, Meaford, ON N4L 1Z1

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Figure 2: Existing Lot Fabric



Figure 3: Applicant's Severance Sketch



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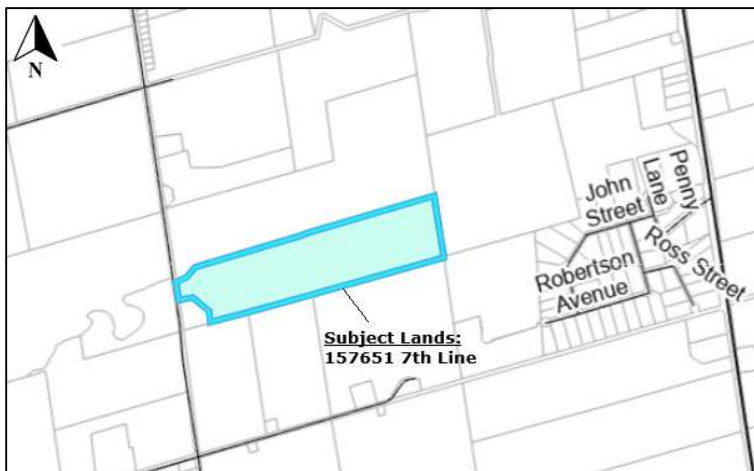
Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The applicant seeks consent to obtain an easement on the subject property located at 157651 7th Line. The proposed easement is requested to obtain access to the neighbouring property at 157659 7th Line. The easement would be over the existing driveway on the subject lands and would provide access to the neighbouring property. This easement is requested to ensure that year-round access can be obtained to 157659 7th Line, as the frontage of the property is subject to periodical flooding.

The lands are designated Agricultural and Environmental Protection in the Meaford Official Plan. The subject lands have access on 7th Line, an open and maintained municipal road. *Note that the above measurements are approximate. See also Sketch on reverse.

Property Location: 157651 7th Line (Legal Description: Part Lot 11, Concession 6 South, Reference Plan 16R-1436 Part 1, Meaford, formerly St. Vincent).

Figure 1: Key Map



Meeting Date and Time:

Wednesday, October 30, 2024 at 3:00 PM.

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

Providing Comments:

Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on October 30, 2024**, at the contact information below.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Additional information about this application is available by contacting the Secretary-Treasurer by email, phone or in person during regular business hours at the Development Services Offices.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford – Development Services Office
15 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca
519-538-1060 Extension 1127

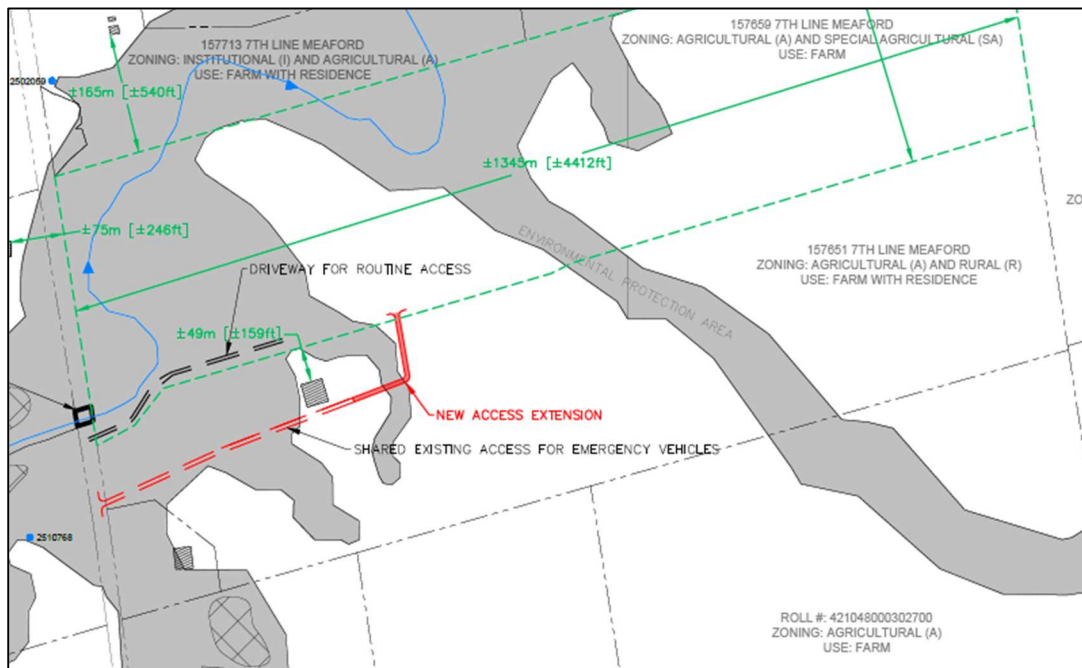
Municipal Mailing Address:

Municipality of Meaford - Administration Office
21 Trowbridge Street West, Meaford, ON N4L 1Z1

If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.

If a person or public body that files an appeal of a decision of the Committee of Adjustment of the Municipality of Meaford in respect of the proposed consent does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Figure 2: Applicant's Severance Sketch



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipality's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.



Date of this Notice: July 31, 2024

Notice of Complete Application and Public Hearing

Owner(s): Perminder Chattha and Colleen Newell
Agent: Ron Davidson
Civic Address: N/A
Legal Desc: Part of Lot 11, Jones Range Keppel Township
Roll Number: 420362000633300

Zoning By-law Amendment Application Z04/24 on September 4, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Rayburn Murray, Deputy Clerk, by email at: rmurray@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 603.

View electronic public and Council meetings here:

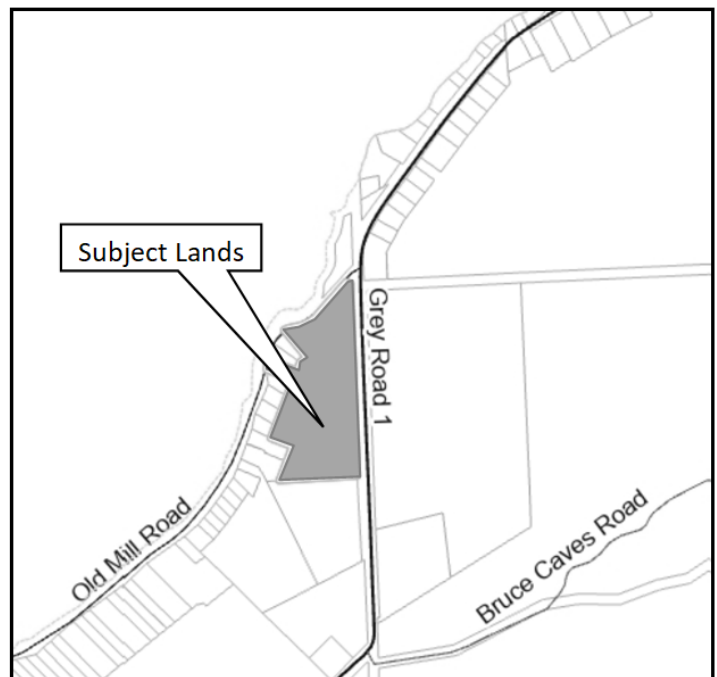
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Township of Georgian Bluffs at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application Z04/24 proposes to:

1. Rezone a portion of the subject lands from Shoreline Residential (SR) to Environmental Protection (EP) to reflect updated mapping provided by the Grey Sauble conservation Authority;
2. To add a special provision to the the Shoreline Residential (SR) zone for lots 1 and 2 to reduce the 100-year high water setback from 15 metres to 4 metres, and;
3. To add a holding (h) symbol to the Shoreline Residential zone that would require that Site Plan Agreements are registered on to reflect the recommendations of various background studies that were prepared in support of the associated severance applications.



Additional updated information related to this application is now available for review.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, Ontario Land Tribunal may dismiss the appeal.

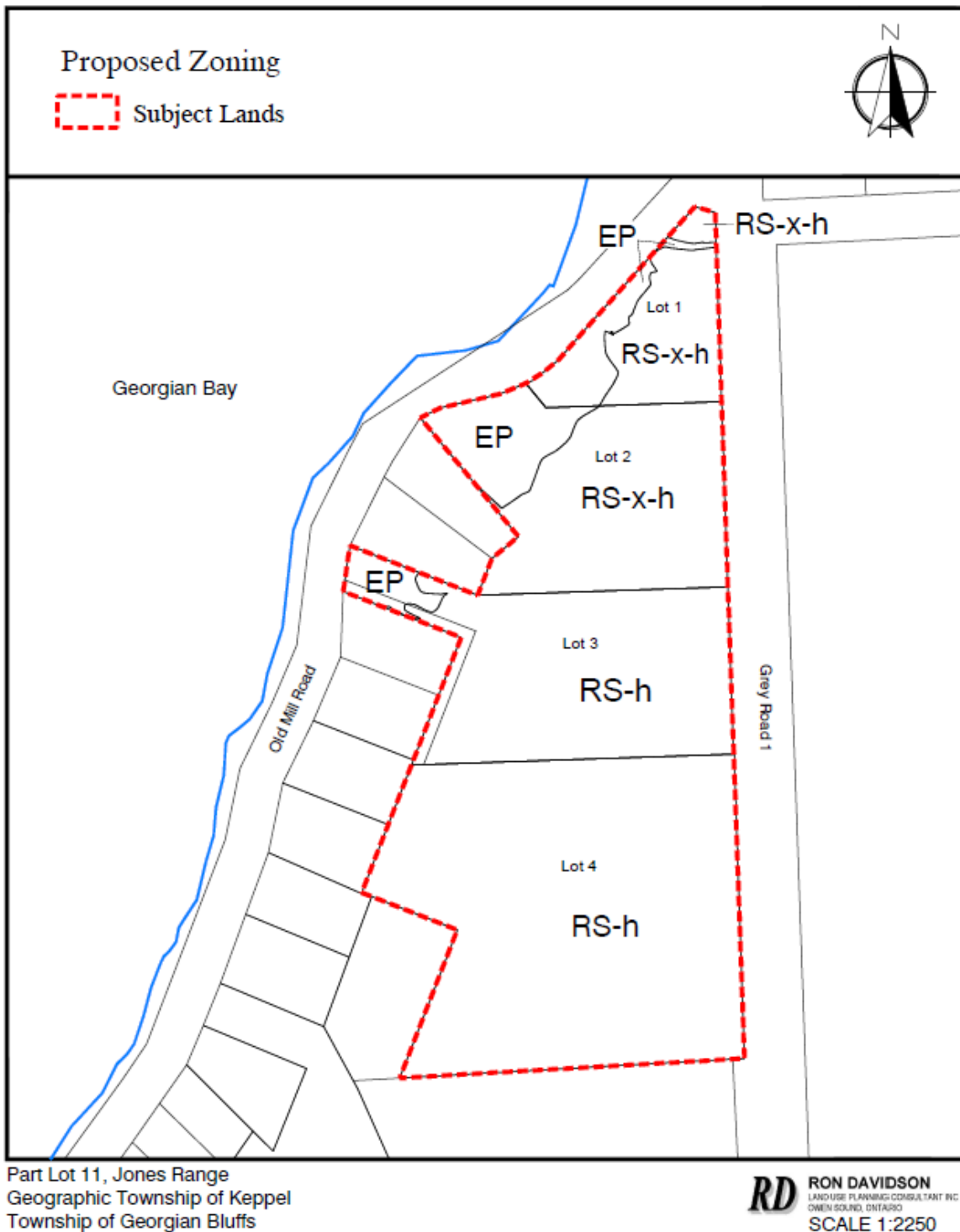
How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to:

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **August 22, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

Proposed Zoning Schedule Provided by Applicant:



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

To view the additional information submitted with these applications visit our website at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx>

Date of this Notice: August 20, 2024

Owner(s): 982454 Ontario Inc.
Agent: Rob and Ena Weppler
Civic Address: 117064 Grey Road 3
Legal Desc: Part Lot 2, Concession 9, Derby
Roll Number: 420354000303501

Notice of Complete Application, Public Hearing and Public Meeting

Zoning By-law Amendment Z-05-24 on September 18, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

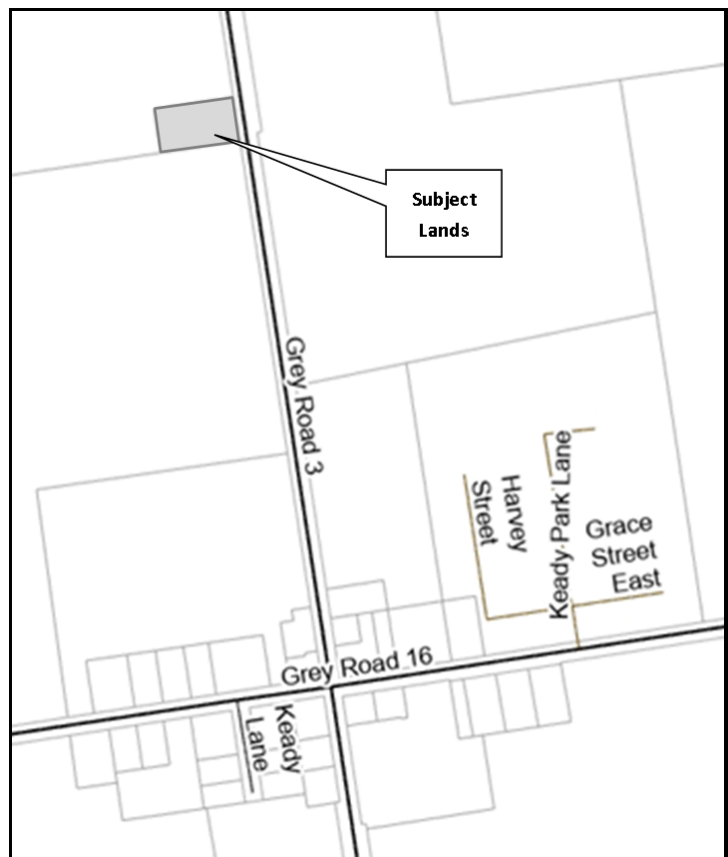
What is proposed?

Application Z05/24 proposes to rezone lands currently zoned as Industrial M1-1 to a site-specific Agricultural use to allow the existing building containing an office and fabrication shop to be repurposed for 3 residential apartments.

It should be noted that the existing lot is approximately 4000 square metres (1 acre) in size and is located within the Agricultural designation in the Township's Official Plan. Changing the zone to a site-specific Agricultural zone will bring the property back into conformity with the Official Plan.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to



177964 Grey Road 18
Owen Sound, ON

By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **September 9, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

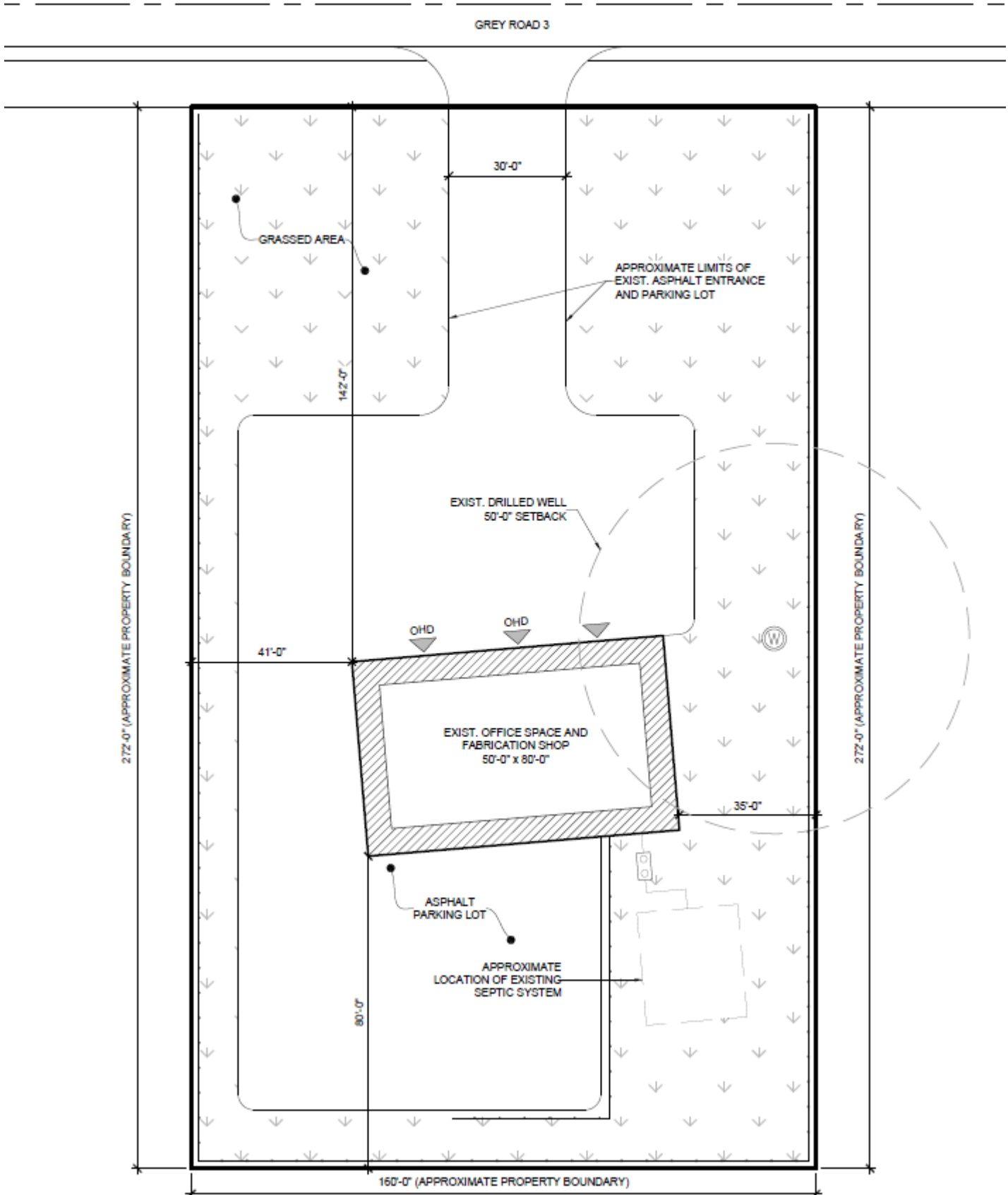
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

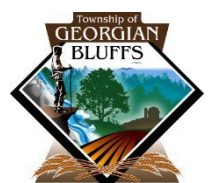
By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant:



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

To view the additional information submitted with these applications visit our website at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx>



Date of this Notice: September 9, 2024

Owner(s): Angel Red Inc.
Agent: Larry Hutchinson
Civic Address: N/A
Legal Desc: Pt Lot 31 Plan 857, Part 6 RP 16R-3098
Roll Number: 420362000915001

Notice of Complete Application, Public Hearing and Public Meeting

Zoning By-law Amendment Z-06-24 on October 9, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

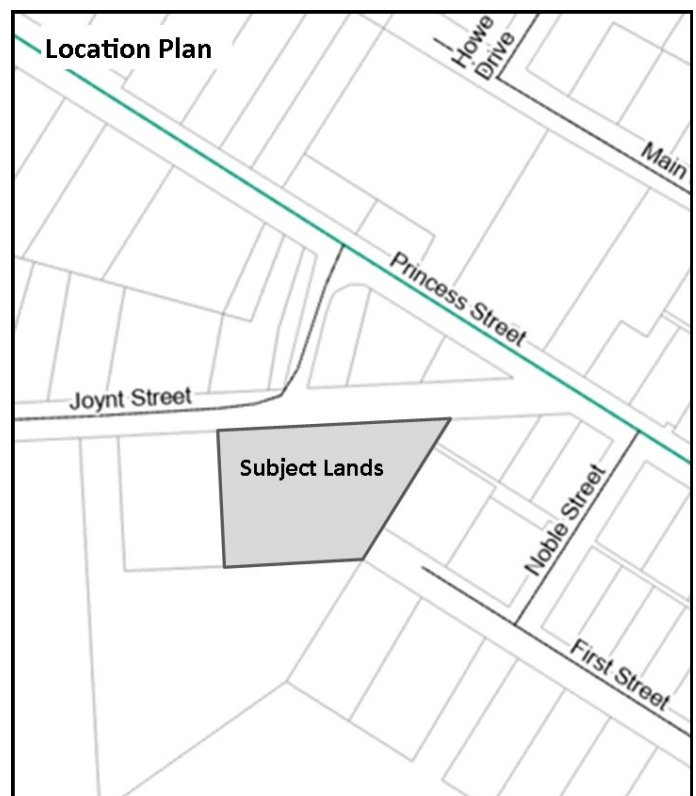
Application Z06/24 proposes to rezone the subject lands from Residential (R1) to Residential Multiple (RM1) to facilitate the construction of a 5-unit townhouse development.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

177964 Grey Road 18
Owen Sound, ON

By email: planning@georgianbluffs.ca



Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **October 3, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

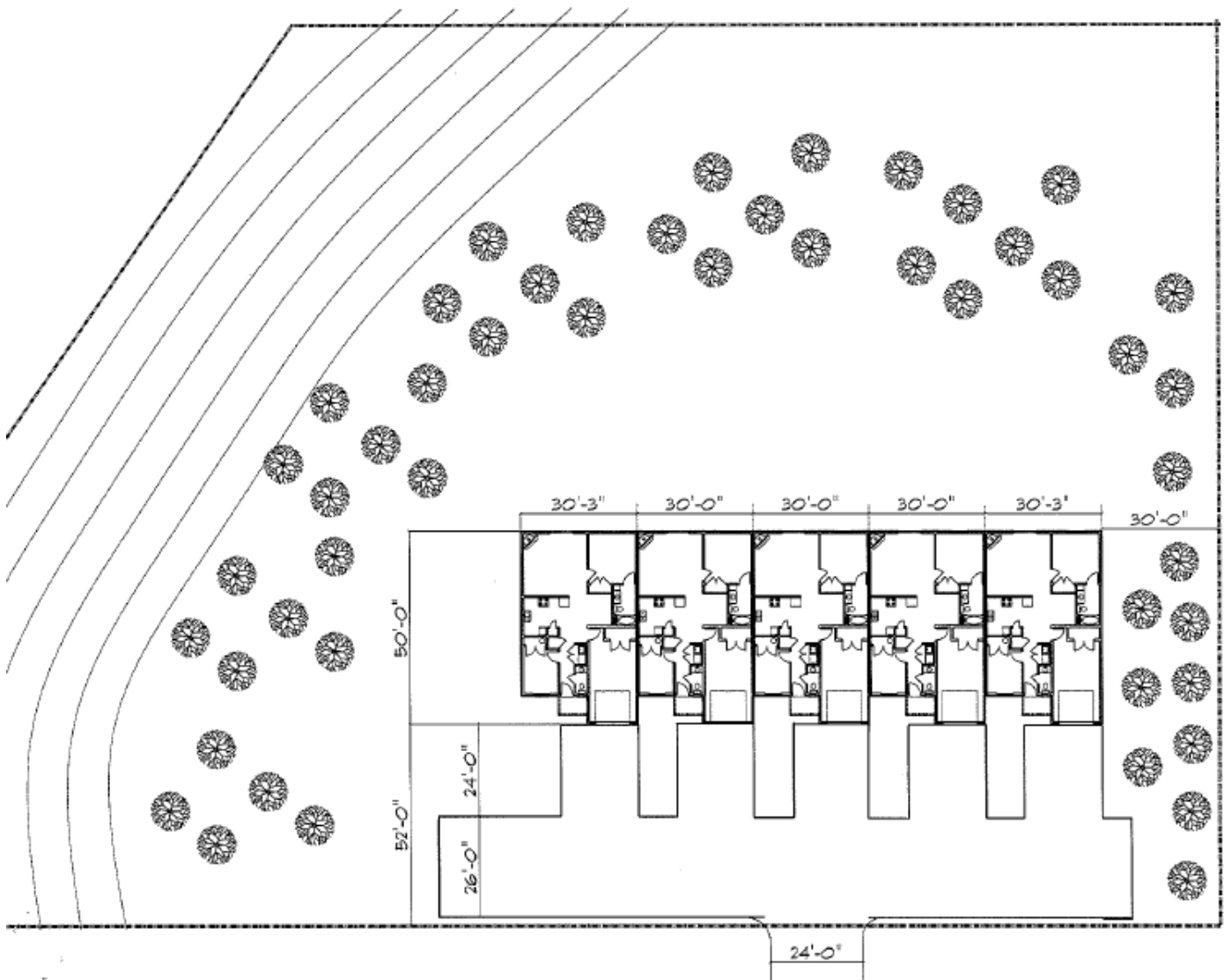
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

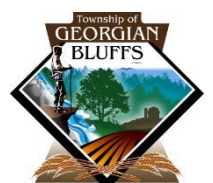
By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant:



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

To view the additional information submitted with these applications visit our website at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx>



Date of this Notice: September 23, 2024

Owner(s): 2036595 Ontario Inc. and Stephan Barclay
Civic Address: N/A
Legal Desc: RANGE COLPOY'S PT LOT 43 RP;16R70 PART 12
Roll Number: 420362000835612

Notice of Complete Application, Public Hearing and Public Meeting

Zoning By-law Amendment Z07/24 on November 13, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

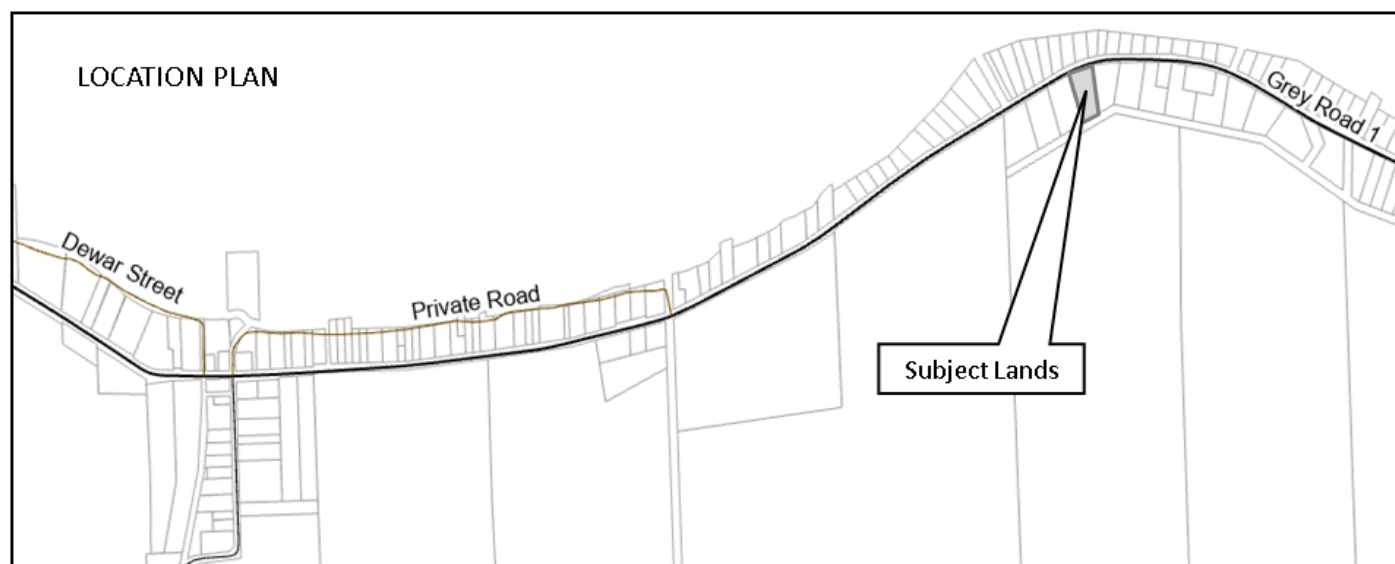
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application Z06/24 proposes to rezone lands currently zoned as Planned Development (PD) and Environmental Protection (EP) to a site-specific Shoreline Residential (SR) zone and Environmental Protection (EP) zone to allow for the construction of a cottage and ancillary uses.

It should be noted that the existing lots accessed via a private laneway locate along the rear of the subject lands. No direct vehicular access off of Grey Road 1 is proposed. Please also note that the Environmental Protection (EP) zone will remain unchanged.



How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **November 7, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

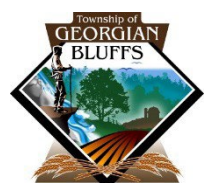
Subject Lands with Existing Zoning:



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

To view the additional information submitted with these applications visit our website at:

<https://www.georgianbluffs.ca/en/business-development/planning.aspx>



Official Plan Amendment # 23

Rural Permitted Uses and Development Policies

The Grey County Official Plan was approved by the province on June 6, 2019, and came into effect on June 7, 2019. In working with the existing policy framework, there are some policies in the County's Rural designation which have caused questions. The County is proposing some changes to the County's Rural permitted uses and development policies to clarify these policies via Official Plan Amendment (OPA) # 23. The purpose of OPA 23 would be to clarify the permitted uses and development policies in the County Official Plan's Rural designation. The effect of OPA 23 would be to:

- Update permitted uses in the Rural designation,
- Change development policies in the Rural designation,
- Update definitions related to the Rural permitted uses, and
- Change one Agricultural development policy which currently conflicts with the Aggregate Resource Area policies.

The above-noted policy changes, if approved, would apply across the County, and are not specific to any one piece of land. No changes are being made to the mapping in the County's Official Plan. OPA 23 does not impact existing planning applications which have already been submitted and are already in process.

The County is inviting comments on proposed Official Plan Amendment # 23, either in writing (email / letter) or verbally at our public meeting on November 7, 2024.

Meeting Date: Thursday, November 7, 2024

Meeting Time: 1:00 P.M.

Meeting Location: Please note this meeting will occur online via Zoom. The meeting can be accessed via Zoom link, phone-in, or viewed via livestream on the County's YouTube channel. To speak at the meeting, [please register](#) or contact planning@grey.ca or 548-877-0919 for assistance before the meeting.

Find a copy of the draft Official Plan Amendment # 23 online:

A copy of the proposed Official Plan Amendment 23 and additional background information can be found on Grey County's website at [Official Plan Amendment 23 | Grey County](#) Official Plan Amendment 23 can also be viewed in the County's offices at the below address.

A hard copy can also be mailed should you require a hard copy. If you would like a hard copy please contact County staff at the contact information below.

A key map has not been provided because Official Plan Amendment # 23 covers rural areas throughout the County and is not proposing any mapping changes.

For more information or to submit comments on this matter please contact the County of Grey at the contact information listed below.

Grey County Planning Dept., 595 9th Avenue East, Owen Sound, Ontario, N4K 3E3
Email: planning@grey.ca
Phone: 548-877-0919 Fax: 519-376-7970

Why is this Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the official plan amendment and offer your opinions.

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed official plan amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of the County of Grey 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 the County of Grey before the official plan amendment is adopted, the person or public body is not entitled to appeal the decision.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed 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.
4. If you wish to be notified of the decision by the County of Grey in respect to the approval or refusal of the official plan amendment, you must make a written request to the County, at the address noted above. Please note Official Plan Amendment # 23 when directing comments to the County.

For more information about this matter, including information about appeal rights, contact County staff at planning@grey.ca or via mail at Grey County Planning Dept., 595 9th Avenue East, Owen Sound, Ontario, N4K 3E3

A note about information you may submit to the County: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the County website, and/or made available to the public upon request.

Dated at the County of Grey this 9th day of October, 2024

Amendment No. 23
to the
County of Grey Official Plan
Rural Permitted Uses and Development Policies

Prepared by the
Grey County Planning and Development Department
2024

Corporation of the County of Grey

By-Law _____-24

A By-law to Adopt Amendment No. 23 to the County of Grey Official Plan affecting various lands throughout Grey County

The Council of the County of Grey, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 24 to the County of Grey Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

ENACTED AND PASSED this ____ day of _____, 2024.

WARDEN: Brian Milne

CLERK: Tara Warder

Certified that the above is a true copy of By-law _____-24 as enacted and passed by the Council of the County of Grey on the ____ day of _____, 2024.

CLERK: Tara Warder

Amendment No. 24 to the County of Grey Official Plan

Index	Page
The Constitutional Statement	3
Part A – The Preamble	
Purpose	4
Location	4
Basis	4
Part B – The Amendment	
Introductory Statement	6
Details of the Amendment	6
Part C – The Appendices	
Appendix A Initial Report PDR-CW-47-24	
Appendix B Public Meeting Minutes	
Appendix C Final Planning Report PDR-CW-_____ and Committee of the Whole Resolution	

Amendment No. 23 to the County of Grey Official Plan

The Constitutional Statement

Part A – The Preamble does not constitute a part of the Amendment.

Part B – The Amendment consisting of the following text, constitutes Amendment No. 23 to the County of Grey Official Plan

Part C- The Appendices attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

DRAFT

Part A – The Preamble

Purpose

The purpose and effect of the official plan amendment # 23 is to amend the County's Rural designation permitted uses, Rural designation development policies, and some definitions related to those permitted uses and development policies. There is also one change to the Agricultural designation development policies.

Location

The lands affected by the proposed Official Plan Amendment include lands designated 'Rural' throughout the County. The one change to the Agricultural designation development policies also affects lands designated as Agricultural, Special Agricultural, and Rural.

Basis

Staff Report PDR-CW-47-24 (which can be found in Appendix A) will be presented to the County Committee of Whole on September 12, 2024 which provides an overview of the proposed amendment # 23 to the County Official Plan.

Official Plan Amendment 23 seeks to clarify several of the County's permitted uses and development policies in the Rural designation, as well as definitions related to those uses. The purpose of these changes is to clarify current policies in the County Official Plan, to provide a clearer understanding of the level of development permitted in the County's Rural designation versus what scale of development is more appropriately located in the County's settlement areas. The amendment refines the permitted uses, and adds some new development policies.

There is also one change to the Agricultural designation development policies. The basis for this change is based on an existing conflict between this section of the Plan, and the County's Aggregate Resource Areas policies.

A public meeting has not yet been scheduled for this application, but will be scheduled should County Council direct staff to proceed with processing the amendment.

A final planning recommendation will follow the public and agency review processes.

Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment” consisting of the following text constitutes Amendment No. 23 to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey Planning Area is amended as follows:

Item Number	Section #	Modification
1	5.2.2(7)	<p>Section is hereby deleted and replaced by the following:</p> <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</i> land use types. Where such <i>non-agricultural uses</i> are not permitted by those land use types, 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"> 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 b) The proposed land use or <i>development</i> serves a greater long term interest of the general public than does aggregate extraction; and c) Issues of public health, public safety, and environmental impact are addressed. <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>
2	5.4.1(2)	<p>Section is hereby deleted and replaced by the following:</p> <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"> a) <i>Resource based recreational uses</i>, including recreational dwellings not intended as permanent residences, b) <i>Small scale</i> transport terminals, c) Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc., d) <i>Residential farm cooperatives</i>, e) <i>Agri-miniums</i>, f) Institutional uses including cemeteries, places of worship, or schools, g) Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership on a single property), 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.”
3	5.4.2(8)	<p>Section is hereby deleted and replaced by the following:</p> <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>

Residential farm cooperatives, agri-miniums, resource based recreational uses, recreation or tourist-based rural clusters (e.g. cottages, yurts, *campgrounds*, 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:

a) A minimum of 75% of the property will be used for;

- i) agricultural uses, as it applies to *residential farm cooperatives* and *agri-miniums*, or
- ii) recreational use, as it applies to *resource based recreational uses* and recreation or tourist-based rural clusters;

In calculating the above-noted 75% threshold, this Plan requires 75% of the land to be used for agricultural uses as it applies to *residential farm cooperatives* and *agri-miniums*. As it applies to *agricultural uses*, 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 *agricultural uses*. *On-farm diversified uses* can be considered as a part of the 75% threshold, subject to the policies of Section 5.2.2 of this Plan.

For *resource based recreational uses* 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 *Significant Woodlands*. The County will not consider a mixture of *agricultural uses* and recreational uses for the purpose of meeting this policy.

b) *Residential farm cooperatives* and *agri-miniums* shall permit the following;

- i) a maximum of four principle dwellings per 40 hectares. The maximum residential density of *residential farm cooperatives* and *agri-miniums* 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 *agri-minium* or a *residential farm cooperative*, 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 *agri-minium* or *residential farm cooperative* is eligible for.
- 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),
- iii) seasonal farm labour housing units in the form of trailers, or bunkhouses, and
- iv) *on-farm diversified uses*.

c) Residential units, seasonal farm labour accommodation, or additional residential units within *residential farm cooperatives* or *agri-miniums* are encouraged to be clustered, so as to minimize the removal of land from agricultural uses, and impacts on neighbouring agricultural operations.

d) Encroachment into actively farmed agricultural lands shall be limited.

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.

f) The development will comply with the Provincial MDS formulae.

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 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.

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

		<p>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.</p> <ul style="list-style-type: none"> 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. j) That a zoning by-law amendment is approved by the <i>local municipality</i>. k) Public road access and internal private roads shall provide suitable access for users and emergency services. l) All Building Code requirements can be met. m) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations. <ul style="list-style-type: none"> 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; 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.). n) Other considerations for recreation or tourist-based cluster development types include: <ul style="list-style-type: none"> i) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities; ii) A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the development; and iii) When practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County; iv) A built environment that provides meaningful visual and physical access to nature throughout the site; and, v) Onsite public educational/interpretive information about the location's unique natural resource."
4	5.4.2(9)	<p>Section is hereby deleted and replaced by the following:</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	5.4.2(10)	<p>Section is hereby deleted and replaced by the following:</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 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"> a) How the policies of this Plan, the Provincial Planning Statement, and the local municipal official plan are met; b) How the location is necessary to support the proposed uses; c) How the need for the proposed uses cannot be met by approved development in other locations in the County; d) How the new development is to be serviced in accordance with Section 8 of this Plan; e) How the design of the development will integrate with the site's natural resources; 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; g) How the amount of seasonal residential uses is commiserate with the <i>resource based recreational uses</i> on-site; h) How the development will enhance public access to the natural resources upon which the <i>resource based recreational uses</i> are based; and

		<p>i) How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come.</p> <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>
6	5.4.2(11)	<p>A new subsection is hereby added to the Plan as follows:</p> <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"> a) How the policies of this Plan, the Provincial Planning Statement, and the local municipal official plan are met; b) How the use will be serviced in accordance with Section 8 of this Plan; c) How the size and scale of the use are compatible with neighbouring land uses; d) How the location is necessary to support the proposed use(s); e) How the need for the proposed uses cannot be met by approved development in other locations in the County; f) How the local road network will serve the traffic demands of the proposed use; and 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. <p>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 be scoped, based on the needs of the population served.”</p>
7	5.4.2(12)	<p>A new subsection is hereby added to the Plan as follows:</p> <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"> a) How the use is consistent with the Provincial Planning Statement; b) How the location is necessary to support the proposed use(s); c) How the size and scale of the use are compatible with neighbouring land uses; d) How noise and light impacts will be mitigated to neighbouring land uses; e) A description of the frequency and size of proposed events; f) How the need for the proposed use cannot be met by approved development in other locations in the County; g) How the use will minimize the removal of land from active agricultural production; h) How the use will be serviced in accordance with Section 8 of this Plan; i) How the local road network will serve the traffic demands of the proposed use; j) How parking or shuttle transportation needs will be addressed; k) Whether the use is co-located with other complimentary permitted uses in the <i>Rural land use type</i>; and 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. <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> <ol style="list-style-type: none"> 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 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.”
8	9.18	<p>The definition for ‘agri-miniums’ is hereby deleted and replaced by the following:</p> <p>“<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>
9	9.18	<p>A new definition for ‘residential farm cooperatives’ is hereby added to the Plan as follows:</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>
10	9.18	<p>The definition for ‘resource based recreational uses’ is hereby deleted and replaced by the following:</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>

Implementation and Interpretation

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9.3 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 23 but are included as information supporting the Amendment.

Appendix A Initial Report PDR-CW-47-24

Appendix B Public Meeting Minutes

Appendix C Final Planning Report PDR-CW-_____ and Committee of the Whole Resolution

To:	Warden Milne and Members of Grey County Council
Committee Date:	September 12, 2024
Subject / Report No:	PDR-CW-47-24
Title:	County Official Plan Amendment 23 – Rural Permitted Uses and Development Policies
Prepared by:	County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	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"> 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 b) The proposed land use or <i>development</i> serves a greater long term interest of the general public than does aggregate extraction; and c) Issues of public health, public safety, and environmental impact are addressed. 	<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"> 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 b) The proposed land use or <i>development</i> serves a greater long term interest of the general public than does aggregate extraction; and c) Issues of public health, public safety, and environmental impact are addressed. <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"> a) <i>Resource based recreational uses</i>, b) <i>Small scale</i> transport terminals, c) Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc., d) <i>Residential farm cooperatives</i> e) <i>Agri-miniums</i>, f) Institutional uses including cemeteries, churches, or schools, g) Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership) 	<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"> a) <i>Resource based recreational uses</i>, including recreational dwellings not intended as permanent residences, b) <i>Small scale</i> transport terminals, c) Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc., d) <i>Residential farm cooperatives</i>, e) <i>Agri-miniums</i>, f) Institutional uses including cemeteries, places of worship, or schools, g) Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership on a single property), 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.
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"> a) A minimum of 60% of the original land holding will remain available for the active primary agricultural or recreational use; 	<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"> a) A minimum of 75% of the property will be used for; <ul style="list-style-type: none"> i) agricultural uses, as it applies to <i>residential farm cooperatives</i> and <i>agri-miniums</i>, or

<ul style="list-style-type: none"> b) Encroachment of actively farmed agricultural lands shall be limited; c) Maintains the agricultural/rural character of the area. The character of development must be low density and compatible with the surrounding land uses; d) The development will comply with the Provincial MDS formulae; 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. 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; 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; h) That a zoning by-law amendment be approved by the <i>local municipality</i>; i) Public road access and internal private roads, provide suitable access for users and emergency services, j) All Building Code requirements can be met, and k) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations. <ul style="list-style-type: none"> 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; 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.). 	<ul style="list-style-type: none"> ii) recreational use, as it applies to <i>resource based recreational uses</i> and recreation or tourist-based rural clusters; <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"> b) <i>Residential farm cooperatives</i> and <i>agri-miniums</i> shall permit the following; <ul style="list-style-type: none"> 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. 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), iii) seasonal farm labour housing units in the form of trailers, or bunkhouses, and iv) <i>on-farm diversified uses</i>. 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. d) Encroachment into actively farmed agricultural lands shall be limited. 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. f) The development will comply with the Provincial MDS formulae. 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
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	<p>l) Other considerations for recreation or tourist-based cluster development types include:</p> <ul style="list-style-type: none"> i) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities; ii) A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the development; and iii) When practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County; iv) A built environment that provides meaningful visual and physical access to nature throughout the site; and, v) Onsite public educational/interpretive information about the location's unique natural resource. 	<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"> 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. 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. j) That a zoning by-law amendment is approved by the <i>local municipality</i>. k) Public road access and internal private roads shall provide suitable access for users and emergency services. l) All Building Code requirements can be met. m) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations. <ul style="list-style-type: none"> 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; 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.). n) Other considerations for recreation or tourist-based cluster development types include: <ul style="list-style-type: none"> i) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities; ii) A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the development; and iii) When practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County; iv) A built environment that provides meaningful visual and physical access to nature throughout the site; and, v) Onsite public educational/interpretive information about the location's unique natural resource.
5.4.2(9)	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.	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> .
5.4.2(10)	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	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>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"> a) How the policies of this Plan, the Provincial Policy Statement, and the local municipal official plan are met; b) How the location is necessary to support the proposed uses; c) How the need for the proposed uses cannot be met by approved development in other locations in the County; d) How the new development is to be serviced in accordance with Section 8 of this Plan; e) How the design of the development will maximize the benefit of the site's natural resources, or form features; 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; g) How the development will enhance public access to the natural resources upon which the <i>resource based recreational uses</i> are based; and h) How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come. <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"> a) How the policies of this Plan, the Provincial Planning Statement, and the local municipal official plan are met; b) How the location is necessary to support the proposed uses; c) How the need for the proposed uses cannot be met by approved development in other locations in the County; d) How the new development is to be serviced in accordance with Section 8 of this Plan; e) How the design of the development will integrate with the site's natural resources; 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; g) How the amount of seasonal residential uses is commiserate with the <i>resource based recreational uses</i> on-site; h) How the development will enhance public access to the natural resources upon which the <i>resource based recreational uses</i> are based; and i) How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come. <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"> a) How the policies of this Plan, the Provincial Planning Statement, and the local municipal official plan are met; b) How the use will be serviced in accordance with Section 8 of this Plan; c) How the size and scale of the use are compatible with neighbouring land uses; d) How the location is necessary to support the proposed use(s); e) How the need for the proposed uses cannot be met by approved development in other locations in the County; f) How the local road network will serve the traffic demands of the proposed use; and 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.

		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"> a) How the use is consistent with the Provincial Planning Statement; b) How the location is necessary to support the proposed use(s); c) How the size and scale of the use are compatible with neighbouring land uses; d) How noise and light impacts will be mitigated to neighbouring land uses; e) A description of the frequency and size of proposed events; f) How the need for the proposed use cannot be met by approved development in other locations in the County; g) How the use will minimize the removal of land from active agricultural production; h) How the use will be serviced in accordance with Section 8 of this Plan; i) How the local road network will serve the traffic demands of the proposed use; j) How parking or shuttle transportation needs will be addressed; k) Whether the use is co-located with other complimentary permitted uses in the <i>Rural land use type</i>; and 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. <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"> 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 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.
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](#)