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Draft Policy Direction Report

Georgian Bluffs Official Plan Review



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1.0 Introduction

The current approved Township of Georgian Bluffs Official Plan establishes a comprehensive policy framework for new growth and development until the year 2026.

This Policy Directions Report sets out broad policy approaches to certain issues and identifies how they have been considered in the Draft Official Plan Update. The Policy Directions report is based on research undertaken as part of the Background Report and includes discussion of each policy area proposed to be added to the Draft Official Plan Update.

1.1 Planning Framework

The *Planning Act* requires municipalities to review their official plans ten (10) years after an official plan first comes into effect, then every five (5) years thereafter. The Township of Georgian Bluffs' Official Plan was adopted on August 8, 2012 and was approved by the Ontario Municipal Board (now the Ontario Lands Tribunal) on February 24, 2014.

The Official Plan Update will implement the 2020 Provincial Policy Statement (PPS) and the 2019 County of Grey Official Plan (County OP).

2.0 Policy Directions

2.1 *Planning Act* Changes

There have been several amendments to the *Planning Act* since the coming into effect of the current Official Plan. Through the Official Plan Update, the Official Plan will take advantage of new tools and comply with new requirements. This includes the

- Bill 7, *Promoting Affordable Housing Act*, 2016
- Bill 73, *Smart Growth for Our Communities Act*, 2015
- Bill 139, *Building Better Communities and Conserving Watersheds Act*, 2017
- Bill 108, *More Homes, More Choice Act*, 2019
- Bill 13, *Supporting People and Businesses Act*, 2021
- Bill 109, *More Homes for Everyone Act*, 2022
- Bill 23, *More Homes Built Faster Act*, 2022

The *Smart Growth for Our Communities Act*, 2016 revised Section 26(1) of the *Planning Act* to change the frequency with which an Official Plan must be reviewed from five (5) years to ten (10) years for the first review, then every 5 years thereafter until the plan is replaced with a new official plan. The Act also requires the submission of a public consultation strategy for applications for Official Plan Amendment, Zoning By-law Amendment, or Draft Plan of Subdivision.

The *Building Better Communities and Conserving Watersheds Act*, 2017 revised the *Planning Act* to require official plans to contain policies that identify goals, objectives, and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate including through

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increased resiliency. The Act also requires official plans to contain policies to ensure the adequate provision of affordable housing.

The *More Homes More Choice Act*, 2019 (Bill 108) revised the *Planning Act* to revise the provisions in the act related to the provisions of secondary suites, henceforth known as additional residential units. The *Promoting Affordable Housing Act*, 2017 (Bill 7) included provisions into the *Planning Act* to permit municipalities to adopt inclusionary zoning. These were again revised through Bill 108 to clarify that inclusionary zoning can only be implemented in Major Transit Station Areas, or areas subject to a development permit in response to an order by the Minister. Since Georgian Bluffs does not contain any Major Transit Station Areas, the Official Plan Update project did not result in any proposed policies for the use of inclusionary zoning in the Township.

The *Supporting People and Businesses Act*, 2021 amended the *Planning Act* to add Section 39.2, which permits Councils to delegate authority to pass zoning by-laws that are considered “minor”. A list of examples of potentially minor zoning by-law amendments is provided in the suggested policy addition and includes most Holding provisions, temporary use by-laws and site-specific exceptions to implement conditions of consent approval.

The *More Homes for Everyone Act*, 2022 was passed with the intent to create 1.5 million homes over the next ten (10) years in Ontario. The Act amends several pieces of legislation, including the *Planning Act*. Most notably, the Act requires municipalities to refund planning fees if they fail to meet statutory deadlines for zoning by-law, combined zoning by-law/official plan amendments and site plan control applications. These changes will come into effect in July 2023. The legislation also permits municipalities to pass by-laws mandating mandatory pre-consultation prior to the submission of an application for site plan approval.

The *More Homes Built Faster Act*, 2022 makes several changes to the *Planning Act* intended to speed the construction of homes. Specifically, decreases the required maximum parkland contribution provision to 1 hectare per 600 units. Also, the Act eliminates third party appeals for the approval of minor variances and consents and removes a two-year freeze of official plan and zoning by-law amendments following the passing of a new official plan or zoning by-law. Furthermore, the Act exempts residential developments of up to 10 units from site plan control.

Policy Directions:

- In Section 2 (General Policies for the Township), a new subsection 2.12 entitled “Planning for a Changing Climate” will introduce goals, objectives, and policies for adaptation to and mitigation of the effects to climate change.
- In Section 5.4 (Technical Studies and Reports), adding a Public Consultation Strategy to the list of potential technical studies to be submitted with a complete application for an Official Plan Amendment, a Zoning By-law Amendment, a Plan of Subdivision, and Vacant Land Plan of Condominium.
- In Section 6.3 (Official Plan Amendments), clarifying that the Official Plan does not have to be revised for 10 years following the adoption of a brand new official plan, but must then be reviewed every 5 years thereafter until a new official plan is adopted.
- In Section 6 (Implementation) by:

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- adding a new subsection 6.18 (Minor Zoning By-law Amendments) to allow Council to delegate to a designated staff the authorization to adopt minor zoning by-law amendments;
- Updating the Plan's site plan control policies to align with Bill 109 and Bill 23, and requiring a mandatory pre-consultation process for site plan control applications.

2.2 Planning Until 2046

County Official Plan Amendment No. 11 (OPA 11) was initiated in order to update the County of Grey Official Plan (County OP) population and household forecasts and to be consistent with the twenty-five (25) year planning horizon required in the Provincial Policy Statement up to 2046.

Policy Direction:

- In Section 1.1 (Purpose of the Plan), changing the planning horizon from 2026 to 2046;
- In Section 2.2 (Municipal Vision), changing the vision statement to refer to 2046 instead of 2026.

2.3 Population, Housing and Employment Projections

County OPA 11 amends various parts of the County OP to implement the County's Growth Management Strategy (GMS) completed by the County in association with Hemson Consulting Ltd.

The Provincial Policy Statement and the County OP require municipalities to maintain a five (5) year supply of draft approved and unregistered lots available for residential development; and to maintain a fifteen (15) year supply of vacant lands designated for residential purposes.

The County of Grey is updating its Official Plan through Official Plan Amendment No. 11 (County OPA 11) in order to update its residential and employment growth forecasts to 2046. As part of the OP Review, the updated growth forecasts will be added into the Township's Official Plan, to recognize the following projected population and household figures:

- A population growth of 1,570 from 11,210 to 12,780 by 2046
- A growth of 700 new households
- A decrease in the projected numbers of seasonal recreational dwellings from 720 to 700 by 2046.

Policy Directions include:

- In Section 1.2 (Basis) - Updating the population, employment, and housing forecasts section to reflect the 2021 Statistics Canada Census figures
- In Section 2.7 (Housing and Population) adding a discussion of trends affecting housing and population growth including the rise of in-migration due to remote work.

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- In Section 2.7.3 (Housing and Population Projections), revising the Plan’s population and household projections to align with the Update to the County of Grey Growth Management Strategy (County OPA 11).
- In Section 2.7.4 (General Housing Policies), updating the requirement for municipalities to maintain a five (5) year supply of draft approved and registered lots available for residential development; and to maintain a fifteen (15) year supply of vacant lands designated for residential purposes.

2.4 Climate Change

A hotter climate means the need to plan for more extreme weather events and impacts to the built environment and infrastructure, as well as impacts to natural heritage features, agriculture and the local economy. The *Planning Act* requires municipalities to adopt policies to address climate change mitigation and adaptation. The Provincial Policy Statement and the County OP also contain detailed requirements for the consideration of climate change in land use planning.

Policy Directions:

- Section 2.11.4 (Water Resource Management) will be revised to consider the impacts of a changing climate on the Township’s water resources.
- Section 2.11.5 (Stormwater Management) will be revised to include policies for adaptation to climate change, including policies promoting the use of Low Impact Development (LID), permeable paving surfaces, and naturalized stormwater management facilities.
- Section 2 (General Policies for the Township) is revised by adding a new subsection 2.12 (Climate Change) which sets out policies that promote climate change mitigation and adaptation to the impacts of a changing climate. The policies of this section address the use of green and permeable infrastructure and natural asset planning. A policy is included to permit the use of sustainability features in lieu of a parkland conveyance where sustainability features are proposed in a development. The policies also promote designs which maximize energy efficiency and conservation in new development.

2.5 Housing

2.5.1 Additional Residential Units

Section 3.4.1 of the current OP permits “secondary suites” in residential areas of the Township. Through the *More Homes More Choices Act* (Bill 108), the Province of Ontario expanded the requirements and removed barriers for the provision of additional residential units in municipal official plans and zoning by-laws.

Policy Directions:

- Section 3.4.1 (Residential) will be revised by changing the words “secondary suites” to “additional residential units” where they occur in the Official Plan. The Plan will include a

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new definition for “additional residential unit”. The policies for additional residential units remain essentially the same as the current policies for secondary suites, except as follows:

- Two (2) additional residential units are permitted on most residential properties as-of-right, without the requirement for a re-zoning.
- Only one additional residential unit is allowed in a permitted primary single-detached, semi-detached or rowhouse dwelling, with the second unit permitted in an accessory building (i.e., a tiny home or a residential unit above a detached garage).
- An additional residential unit is not permitted in an agricultural accessory building;
- Only one additional residential unit is permitted, within the principal dwelling, if the lot already contains a garden suite.
- Additional residential units are not permitted on hazardous lands or on lands accessed by private or seasonally maintained roads;
- Where an additional residential is in an area without municipal water and sewer services or partial services, it shall be connected to the same individual sewage disposal system as the principal dwelling.
- A Sewage Disposal Suitability Report may be required for proposals for an additional residential unit on lands that are partially or privately serviced.

2.5.2 Garden Suites

Policy Direction:

- In Section 2.7.5.2 (Garden Suites), a new criterion is established for the establishment of a garden suite, which states that the exterior of the garden suite should incorporate building materials and textures that are similar to those found on the principal dwelling unit.

2.5.3 Affordable Housing

The PPS requires that healthy, liveable, and safe communities be sustained by accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons).

Policy Direction:

- Section 2.7 (Housing and Population) will include revised objectives to encourage a range and mix of housing including affordable housing.

2.5.4 Tiny Homes

Section 4.2.4 of the County OP contains policies for tiny homes to respond to demands for alternative housing styles that fulfill a need for affordable housing options. The policy encourages municipalities to defer to the *Ontario Building Code* requirements for minimum gross floor area

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- Section 2.7.4 (General Housing Policies) will be revised to address the potential use of tiny homes constructed in accordance with the *Ontario Building Code* to address affordable housing needs;
- Section 2.7.5 (Housing Types) is revised with a new subsection 6 which sets out the proposed criteria for the construction of tiny homes, including:
 - The tiny home meets the requirements of the *Ontario Building Code*;
 - The tiny home may be considered an additional residential unit where the servicing policies of the plan are met; and
 - The zoning by-law may set out additional requirements for tiny homes.

2.5.5 Group Homes

Section 4.4 of the Provincial Policy Statement (PPS) requires that the PPS shall be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms. The current Official Plan policy on group homes is overly restrictive in limiting the number of residents and requiring group homes to be subject to the zoning by-law. Provisions such as group home separation distances have been found to violate the Charter of Rights and Freedoms in the past and have been considered as a form of people zoning.

Policy Direction:

- Section 3.4.1.5 (Group Home Policy) will be revised to simply state that a group home may house up to 10 persons within a single-detached dwelling as-of-right, where single-detached dwellings are permitted in the Zoning By-law.

2.5.6 Social and Special Needs Housing

Section 4.2.3 of the County OP permits local municipalities to consider reducing minimum lot sizes, frontages, setbacks or parking requirements for special needs housing in primary settlement areas.

Policy Direction:

- Section 2.75.5 (Social and Special Needs Housing) is added to permit social and special needs housing in designated Primary Settlement Areas where residents can live in close proximity to essential services and supports, with consideration to alternative development standards in the Zoning By-law to facilitate proposed social and special needs housing.

2.5.7 Intensification Targets for Residential Development in Settlement Areas

Section 3.7.5 of the County OP includes a policy requiring a minimum development density of 20 units per net hectare for new development. Through County OPA 11, the minimum density will be 25 units per net hectare for Primary Settlement Areas.

Section 3.4.1 of the County OP establishes intensification targets including that 10% of growth in primary settlement areas and 5% in secondary settlement areas shall be on the basis of intensification within existing built-up areas.

Section 1.4.1 b) of the PPS requires municipalities to maintain at all times where new development is to occur, lands with sufficient servicing capacity to provide at least a five-year supply of

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residential units through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered subdivisions.

Policy Direction:

- In Section 2.7.4 (General Housing Policies) in order to conform with the intensification targets for Primary Settlement Areas in Section 3.5 of the County OP, the density target will be revised to 25 units per net hectare for primary settlement areas.
- In Section 2.7.4 (General Housing Policies), subsection i) is amended to clarify the targets for new residential development, with 10% of new residential development within Primary Settlement Areas, and 5% of new residential development within Secondary Settlement Areas.
- In Section 2.7.4 (General Housing Policies), subsection b) is amended to increase the supply of draft approved and registered lots available for residential development from a 3-year supply to a 5-year supply, and to increase the supply of vacant lands designated for residential purposes from a 10-year supply to a 15-year supply.

2.6 Addressing Planning Challenges

2.6.1 Cannabis Facilities

Based on the findings of the Background Report, a recommended policy framework for planning for cannabis facilities has been included in the Draft Official Plan Update.

Policy Directions:

- Section 2.6.3 (Economy) will include a new subsection e) which provides for cannabis facilities. Proposed policy requirements include:
 - Cannabis is considered an agricultural use, subject to a re-zoning;
 - Cultivation of cannabis must occur in accordance with federal and provincial regulations and Township by-laws;
 - Cannabis facilities must be setback at least 150 metres from sensitive uses, but 500 metres from schools;
 - Cannabis facilities are subject to site plan control for matters such as air quality, environmental impacts, traffic, landscaping, and lighting.
 - Accessory uses must occur on the same lot as cultivation. Accessory uses must occur on the same lot as the cultivation
 - Cultivation for industrial or commercial purposes must occur within an enclosed building;
 - Technical study requirements (hydrogeology, environmental impacts, odour);
 - New cannabis facilities in the Agricultural Land Use Type or Rural Land Use Type designations must conform with the requirements of the County OP.

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- Section 7 (Definitions) includes a definition for ‘cannabis’ and ‘cannabis facilities’ in accordance with the federal *Cannabis Act*.

2.6.2 Short-Term Rental Accommodations

Section 4.2.8 of the County OP recognizes the demand for short-term accommodation units and the challenges faced by some communities in addressing land use compatibility conflicts with surrounding land uses. The County OP recommends local municipalities include policies to regulate short-term rental accommodations and address any local concerns.

Policy Direction:

- Section 2.8.3 (Policies for Tourism and Economic Development) will include a new subsection h) regarding short-term rental accommodations. The policy would permit short-term rental accommodations in the Residential, Village Centre, Inland Lake and Shoreline Areas designations subject to policies which:
 - Ensure compliance with the Township’s zoning by-law;
 - Require the owner to reside on the same property as the short-term rental accommodation.
 - Applies site plan control to short-term rental accommodations to ensure land use compatibility;
 - Requires compliance with any Township regulatory framework for licensing, information, education, registration, taxation or enforcement;
 - Clarifies that a short-term rental accommodation does not apply to conventional rental housing governed by the *Landlord and Tenant Act*;
 - Requires confirmation of the adequacy of the proposed method of servicing the proposed short-term rental accommodation;
 - Requires a minimum stay of 3 nights;
 - Permits a short-term rental accommodation in the Agricultural Land Use Type, Special Agricultural Land Use Type and Rural Land Use Type designations provided they meet the requirements for on-farm diversified and agri-tourism uses in the County OP.
- Section 7 (Definitions) will include a definition for short-term rental accommodations:

2.7 Cultural Heritage and Archaeology

The Official Plan contains policies to protect cultural heritage resources in Section 2.9 of the existing OP. In addition to protecting cultural heritage resources, Section 2.6 of the PPS and Section 4.5.1 of the County OP require adequate consideration of archaeological resources.

Policy Direction:

- Section 2.9 (Cultural Heritage) will be renamed ‘Cultural Heritage and Archaeology’, and new policies will be added to this section to:

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- Conserve and protect archaeological resources through the review of development applications;
- To adequately assess development in areas with archaeological potential;
- To specify that a Holding zone can be used to conserve archaeological resources;
- To provide for the use of heritage easement agreements, designation under the *Ontario Heritage Act*, zoning provisions or other heritage conservation tools to protect significant archaeological resources on-site;
- To require a marine archaeological assessment prior to approving development or infrastructure below the high-water mark;
- To require First Nations and Métis consultation for development proposals within areas where First Nations and Métis have expressed an interest in consultation and areas deemed to have potential for archaeological resources in accordance with criteria and guidelines established by the Province.

2.8 Transportation

Concerns from the public so far have included concerns about high rates of speed on rural roads. In addition, the County OP promotes the connectivity and expansion of the County's active transportation network.

Policy Direction:

- New policies will be added to Section 2.10.4 (Transportation Policies):
 - Traffic calming and pedestrian safety improvements to Township roads will be considered where appropriate.
 - Improvements to active transportation networks when planning for new or rehabilitated infrastructure will be considered where appropriate.

2.9 Financial Management

Section 1.6.1 a) of the PPS requires that infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are financially viable over their life cycle, which may be demonstrated by asset management planning; and that they are available to meet current and projected needs.

Policy Direction:

- Section 6 (Implementation) of the Draft Official Plan Update will include a new subsection 6.17 (Financial Management) which links land use planning and asset management planning, and to coordinate land use planning with infrastructure planning decisions. The

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policy also includes a requirement for the Asset Management Plan to consider impacts to infrastructure and public services caused by climate change.

2.10 Natural Hazards

2.10.1 Hazardous Lands for Wildland Fire

Section 3.1.8 of the PPS states that development shall generally be directed to lands outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

Section 7.8 of the County OP contains detailed policies for the use of best management practices through site plan control and other tools to address the risks posed to development from the presence of hazardous forest types for wildland fire.

Policy Direction:

- In Section 3.4.6 (Natural Environment Areas), a new subsection 3.4.6.4 (Hazardous Forest Types for Wildland Fire) will be added which proposes to use site plan control and risk mitigation measures where development is proposed on or adjacent to lands which may be affected by hazardous forest types for wildland fire. The policy refers to Appendix 'A' of the County OP which contains mapping of known areas with hazardous lands for wildland fire.
- In Section 7 (Definitions), a new definition of wildland fire assessment mitigation standards is proposed.

2.11 Growth and Settlement

2.11.1 Land Division Policy

The current Official Plan requires that the creation of more than four (4) lots must proceed by plan of condominium. Through the early consultation process with the Township and County it was identified that a more flexible approach than the current numerical trigger for a plan of subdivision was desired.

Policy Direction:

- Section 5.5.1 (Plans of Subdivision/Condominium) of the Official Plan is proposed to be updated by triggering a plan of subdivision where a development results in the extension of public infrastructure such as roads, water or sewer mains.
- Section 5.5.1 (Plans of Subdivision/Condominium) is amended by adding the requirement that all plans of subdivision and vacant land plans of condominium shall be supported by a public consultation strategy.

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- Section 5.5.2 (Consents) is amended by adding a policy that a consent to sever only be considered where a plan of subdivision/condominium is deemed to be unnecessary, where the application conforms to the policies of the Official Plan, the Niagara Escarpment Plan, is consistent with the Provincial Policy Statement, and does not necessitate the creation of a new municipal road or the extension of municipal services.

2.11.2 Shoreline Development

Section 1.5.1 c) of the PPS promotes healthy, active communities by providing opportunities for public access to shorelines. Section 1.6.6.7 of the PPS requires planning for stormwater management to minimize or prevent increases in contaminant loads; and minimize erosion and changes in water balance, prepare for impacts of a changing climate through effective stormwater management including the use of green infrastructure; maximizing the extent and function of vegetative and pervious practices; and promoting stormwater management best practices including stormwater attenuation and re-use, water conservation and efficiency and low-impact development.

Section 3.7.2 of the County OP recommends that local municipalities contain policies for shorelines which include the provision of access to shorelines. The policy also promotes the maintenance of a naturalized shoreline and limiting disturbance to the vegetative buffer to the minimum required for water access. The County OP also requires the submission of a Lake Carrying Capacity Study for proposals to expand the Inland Lake and Shoreline Area designation.

In terms of best practices, it is our experience that a 30-metre vegetation buffer along shorelines is most commonly recommended and aligns with guidance from the Ministry of the Environment, Conservation and Parks (MECP).

Policy Directions:

- Section 4.5.2 (General Policy, Inland Lake and Shoreline Areas) is proposed to be clarified to:
 - permit the Township to secure public access to shorelines through the development process.
 - permit the Township to require the re-establishment of a natural shoreline vegetation buffer to be achieved within 30 metres of the shoreline through site plan control, where development occurs within the Inland Lakes and Shoreline Areas designation. The new policy proposes to re-establish, where possible, a natural vegetation buffer along lakes but provides for a shoreline activity zone where shoreline structures such as docks, storage, boathouses could be located. The intent of the policy is to promote best practices for shoreline management and stormwater management along the Township's water bodies. The site plan policies in Section 6.8 of the Official Plan will be updated to specifically permit the use of site plan control to establish natural shoreline vegetation buffers along inland lakes and shoreline areas.
 - Require the submission of a Lake Carrying Capacity Study where expansion to the Inland Lake and Shoreline Area designation is proposed.

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- Section 6.8 (Site Plan Control) is amended by clarifying the role of the site plan control process to allow the Township to review and approve the establishment of a natural shoreline vegetation buffer along inland lakes and shoreline areas.

2.12 Natural Heritage

The Draft Official Plan Update will contain a minor change to the policies for habitat of threatened and endangered species. Currently the Official Plan refers to “significant habitat of threatened or endangered species”. The change removes the word “significant” as the PPS protects all habitat of endangered or threatened species and does not refer to “significant” habitat. The change also reflects the requirements of the *Endangered Species Act*. The definition for adjacent lands to natural heritage features are likewise updated to note that adjacent lands to habitat of endangered or threatened species differ from one species to another as set out in the detailed habitat regulations where such regulations exist.

Policy Directions:

- Sections 3.4.6.1 (General Policies for Natural Environment Areas), 3.4.6.3 (Wetlands Designation); and Section 7 (Definition of Adjacent Lands) will be updated by removing the word “significant” as it refers to habitat of endangered and threatened species.

2.13 Implementation Tools

2.13.1 Community Improvement Planning

The current Official Plan does not contain detailed policies for the use of Community Improvement Plans (CIPs) in the Township. A CIP is a planning tool enabled in Section 28 of the *Planning Act* which allows the municipality to address deficiencies in a specified area and to promote private sector reinvestment and revitalization in these areas.

Policy Direction:

- In Section 6 (Implementation), a new subsection 6.16 (Community Improvement Planning) will be added which outlines the Township’s intended use of any future CIP within the Township. The policy would permit the future use of CIPs for areas exhibiting building instability, building deterioration, inadequate services and facilities or inappropriate arrangements of land uses. The policies would allow for the use of CIPs to provide grants to eligible businesses within a Community Improvement Project Area which achieve the goals set out in the CIP. The policies of the Draft Official Plan Update also specify that a CIP can be used to achieve outcomes related to affordable housing, increased energy efficiency and sustainable building design, accessibility improvements, upgrading facades and urban design, and promoting on-farm diversified businesses, agri-tourism and value-added uses in rural and agricultural areas.

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2.13.2 Non-Conforming and Non-Complying Uses

Section 9.8 of the County of Grey Official Plan permits that a legally established non-conforming use may be expanded by an application to the Committee of Adjustment if the expansion is minor, or by a local municipal council if it is major. In the case of a major expansion, Council will consider the feasibility of the owner acquiring an alternative property or assisting the owner find an alternative location for the proposed use. If these are not appropriate options, Council may consider passing a by-law to permit the enlargement provided:

- The proposed extension or enlargement of the established non-conforming use must not unduly aggravate the situation created by the existence of the use;
- The proposed expansion or enlargement must be reasonable relative to the size of the existing use;
- The characteristics of the existing non-conforming use and the proposed extension or enlargement should be examined with regard to noise, vibrations, fumes, smoke, dust, odours, lighting and traffic generating capacity. No change to the zoning by-law should be made if one or more such nuisance factors will be created or increased.
- Neighbouring conforming uses are to be protected by imposing appropriate site plan control measures;
- The servicing policies of Section 8.9 of the County OP can be met and the proposed expansion complies with the *Ontario Building Code*.

Currently the Official Plan permits an enlargement or expansion of the non-conforming use, provided the application is consistent with the policies of the Official Plan and does not further contravene the by-law. This triggers an Official Plan Amendment for most expansions of a non-conforming use, since by definition they do not conform with the Official Plan.

Additional policy flexibility is recommended in order to remove the requirement for an Official Plan Amendment for minor enlargement and expansion proposals.

Policy Direction:

- A new policy will be added to Section 6.9 (Non-Conforming and Non-Complying Uses and Structures) to provide flexibility for the extension or enlargement of non-conforming uses. The policy will permit an application to be made to the Committee of Adjustment to expand a legally existing non-conforming use if the expansion is considered minor. Otherwise, the expansion would need to proceed via a zoning by-law amendment.

2.13.3 Parkland Dedication

Section 7.12.1 of the County OP requires municipalities to require the dedication of parkland at a rate of one hectare for every 500 dwelling units proposed in accordance with the Planning Act, as amended by Bill 73, *Smart Growth for Our Communities Act*, 2015.

Section 3.4.4.3 of the current OP permits the Township to require up to two percent (2%) of all commercial and industrial plans of subdivision and consent. For other types of development, the policy permits either a five percent (5%) dedication of land for park purposes or a dedication of

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land according to the density-based ratio of 200 dwelling units, whichever amount is greater. Bill 73, *Smart Growth for Our Communities Act*, 2015 revised the parkland dedication ratio to one hectare for every 500 dwelling units.

Policy Directions:

- Section 3.4.4.3 (Parkland Provision Policy) will be revised to change the density-based parkland ratio from one hectare per 200 dwelling units to 500, in order to conform with Section 7.12.1 of the County of Grey Official Plan and to comply with the *Planning Act*.
- Section 3.4.4.3 should also be revised to include consideration for waiving the required parkland dedication rates for the provision of housing that is affordable as defined in the Plan.

2.13.4 Technical Studies

Section 5.4 of the current Official Plan contains a non-exclusive list of technical studies that may be required to be submitted as part of a complete application. Based on the proposed changes in other sections of the Draft Official Plan Update, revisions to this section are recommended.

New entries have been made to the list of potential technical studies including a hydrogeological study and a public consultation strategy.

Policy Directions:

- Section 5.4 (Technical Studies and Reports) should be revised to include a Hydrogeological Study, a Public Consultation Strategy, and a Lake Carrying Capacity Study as potential technical studies that may be required to support a “complete” application.
- Section 5.4 (Technical Studies and Reports) is amended to include the requirement for an Acknowledgement Letter from the Ministry of Tourism, Culture and Sport (MTCS) following the submission of an Archaeological Assessment to MTCS, to be provided as part of a “complete” application when an Archaeological Assessment is required to support a development application.

2.14 Services

The policies for servicing will be updated once a final Master Servicing Plan comes into effect. Other policies for servicing have been developed in order to align with County and PPS requirements including:

Policy Directions:

- In Section 2.7.5 (General Housing Policies), a policy to require that residential developments shall be designed to ensure an adequate means of snow storage during the winter.
- In Section 2.11.3 (General Servicing Policies), revisions to the policies for partial services to permit development on the basis of partial services in secondary settlement areas for infilling and minor rounding out of existing development on partial services, and where site

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conditions are suitable for the long-term provision of partial services with no negative impacts. This section also recognizes that East Linton may become a primary settlement area over the life of the Plan, should municipal sewage services be extended there.

2.15 Other Policy Directions

2.15.1 Land Acknowledgement Statement

The County OP contains policies encouraging municipalities to work towards a shared vision of land policies and current practices with Indigenous peoples. Land Acknowledgement Statements are formal statements that recognize Indigenous peoples as the traditional stewards of the land, and are intended to help build collaborative relationships between Indigenous and non-Indigenous communities. Land Acknowledgement Statements are increasingly common in municipal official plans.

Policy Directions:

- In Section 2 (General Policies for the Township), a subsection is added, acknowledging the Township of Georgian Bluffs as part of the traditional territory of the Anishnabek Nation: the People of the Three Fires, known as the Ojibway, Odawa and Pottawatomi Nations. The proposed statement also acknowledges the Chippewas of the Saugeen and the Chippewas of Nawash, collectively known as the Saugeen Ojibway Nation, as the traditional keepers of the land.

2.15.2 Source Water Protection

A new section of the Official Plan has been added in Section 2.11.6 in order to conform with the policies of the Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Plan and to conform with the Source Protection policies in the County OP. The policies defer to the mapping of Wellhead Protection Areas (WHPAs) and Intake Protection Zones (IPZs) in the County OP. The policies will give direction to the zoning by-law to prohibit

2.15.3 Age-Friendly Community Design

A policy encouraging age-friendly and universal design and accessibility has been added to Section 3.3 of the OP (General Policies for All Settlement Areas).

2.15.4 Trails

A new policy has been added to consider opportunities for linking new neighbourhood trails to proposed development, including around schools. The policy implements one of the recommendations of the County of Grey's Recreation and Trails Master Plan.

2.15.5 Editorial changes

Various minor typographical and grammatical errors have been corrected where appropriate throughout the Draft Official Plan Update.

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In addition, changes have been made to Official Plan policies for clarity or to reduce duplication or redundancy or to provide additional clarity.

2.15.6 New and Revised Definitions

Various definitions in the Draft Official Plan Update will be updated to reflect new policies and to implement the requirements of the County of Grey Official Plan and the PPS. Some of the new or revised definitions include as follows:

New Definition	Revised Definitions
Additional Residential Units	Adjacent Lands: Revised to provide clarification regarding adjacent lands to habitat of endangered and threatened species.
	Affordable Housing: Replaced with new definition from County OP.
Agriculture-Related Uses	Endangered Species Threatened Species - Revised to reflect Ministry of the Environment, Conservation and Parks' responsibility for managing endangered and threatened species.
Areas of Archaeological Potential	Group Home: Revised to provide more flexibility and align with case law and Ontario Human Rights Code recommendations.
Bed and Breakfast Establishments (B&Bs)	Secondary Suites: Deleted
Cannabis	
Cannabis Facilities	
Green Infrastructure	

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On-Farm Diversified Uses	
Prime Agricultural Area	
Prime Agricultural Land	
Rural Areas	
Rural Lands	
Space Extensive Commercial and Industrial Uses	
Short-Term Accommodation	
Social and Special Needs Housing	
Tiny Homes	

2.15.7 Consolidation of Official Plan Amendments

Since the Official Plan has come into effect, there have been eleven (11) amendments. The Official Plan Update is the first comprehensive review of the Official Plan. The Draft Official Plan Update will consolidate all previous Official Plan Amendments. These will not form part of the Official Plan Amendment since they are already part of the plan. Changes to the text of the consolidated amendment will appear in red within the Draft Official Plan Update. The consolidated amendments will appear in grey, however will not form part of the Amendment itself.



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