



# Staff Report

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## Planning and Development Services – Planning Division

**Report To:** Committee of the Whole  
**Meeting Date:** June 25, 2018  
**Report Number:** PDS.18.74  
**Subject:** County of Grey Draft Official Plan, Inns and Motels in Rural Areas – Follow Up Report  
**Prepared by:** Michael Benner, Director of Planning & Development Services

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### A. Recommendations

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THAT Council receive Staff Report PDS.18.74 entitled “County of Grey Draft Official Plan, Inns and Motels in Rural Areas – Follow Up Report ” for information.

### B. Overview

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The report provides Council with additional information pertaining to the inclusion of Hotels and Motels in Rural areas as proposed under the County of Grey’s Draft Official Plan.

### C. Executive Summary

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The Official Plan for the County of Grey dates back to 2012 when it was approved by the Ontario Municipal Board. The County of Grey is now undertaking a comprehensive update under its current Official Plan through an exercise called “Recolour Grey”.

This exercise proposes several changes to existing policy, including the inclusion of more innovative forms of Rural development including residential farm cooperatives, agri-miniums, inns/motels and recreation or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership) on large lots. All of which are small in scale, meet the building code and meet servicing requirements.

Council, in a resolution dated March 26, 2018, requested that the Planning Division bring back a report on this matter for their consideration. A report addressing the matter was brought to the Committee of the Whole on May 14, 2018. On May 24, 2018 the County of Grey released a revised Draft Official Plan that no longer includes policies that permit inns and motels in Rural areas.

## **D. Background**

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In 2016, the County of Grey began the exercise of updating the County's existing Official Plan (CGOP). The current CGOP was approved by the Ontario Municipal Board in 2012, and the Ontario Planning Act requires that municipalities update their Official Plans every 5 years. This update exercise is entitled "Recolour Grey".

Council noted concern with the proposed inclusion of Inns and Motels as permitted uses in Rural areas under the Draft New CGOP, and, in a resolution dated March 26, 2018, requested that the Planning Division bring back a report on this matter for their consideration.

On May 14, 2018, a staff report was presented to Committee of the Whole noting that Section 3.4 of the Draft New CGOP provides policy direction for Rural areas found in the County. The report also noted that, outside of settlement areas, the Rural land use type noted in the CGOP offers the greatest opportunity for lot creation (both farm and non-farm), economic development, tourism, and recreation. Therefore, a wider range of lot sizes and accommodations are provided in the Rural land use type that included, amongst other uses:

- residential farm cooperatives, agri-miniums, inns/motels, which are small in scale and meet the building code and servicing requirements, and;
- recreation or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership) on large lots.

## **E. Analysis**

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On May 24, 2018 the County of Grey released a final draft of the proposed New Official Plan. In reviewing that draft, staff noted that Inns and motels are no longer included in the permitted land uses found in the Rural Area designation. The "tracked changes" version of the document notes, among other deletions, that inns and motels are now removed from the draft policies.

The list of permitted uses in Rural areas now include the following:

- 1) Permitted uses in the Agricultural land use type including:
  - a) all types and sizes of agricultural uses, including accessory uses;
  - b) agricultural-related uses;
  - c) on-farm diversified uses;
  - d) marihuana/cannabis production in accordance with any Federal/Provincial laws and subsection 3;
  - e) forestry;
  - f) conservation uses;
  - g) institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via active transportation or horse and buggy, subject to demonstration that locations which avoid Agricultural land use types are not otherwise feasible;

- h) sand and/or gravel operations proposed within Aggregate Resource Areas on Schedule B to this Plan;
  - i) licensed aggregate operations identified as Mineral Resource Extraction on Schedule B;
  - j) wayside pits and quarries;
  - k) portable asphalt or concrete plants used for a specific public use contract, and;
- 2) The following additional uses:
- a) resource based recreational uses;
  - b) small scale transport terminals;
  - c) buildings and yards associated with trades, including contractor's yards, plumbing, electrical, heating/cooling shops, etc.;
  - d) residential farm cooperatives;
  - e) agri-miniums;
  - 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).

Following the completion of our review of this latest version of the CGOP, staff are satisfied that the County's draft Official Plan captures the intent and policy direction contained in the Town's Official Plan.

## **F. The Blue Mountains Strategic Plan**

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- Goal #1: Create Opportunities for Sustainability
- Objective #3 Promote a Diversified Economy
  - Objective #4 Support Value-Added Agriculture and Culinary Tourism
  - Objective #5 Improved Visibility and Local Identity

- Goal #3: Support Healthy Lifestyles
- Objective #1 Promote the Town as a Healthy Community
  - Objective #3 Manage Growth and Promote Smart Growth
  - Objective #4 Commit to Sustainability

## **G. Environmental Impacts**

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The County's draft Official Plan provides strong policies that will help to protect and enhance the County's natural heritage and environment.

## **H. Financial Impact**

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Innovative uses introduced in Rural areas may have a positive impact on local rural economies.

## **I. In consultation with**

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Randy Scherzer, County of Grey Director of Planning

**J. Attached**

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None.

Respectfully submitted,

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