



Staff Report

Report To: Council
Report From: Lorelie Spencer, Manager of Planning & Development
Meeting Date: June 20, 2023
Subject: Municipality of West Grey Official Plan (Durham and Neustadt)

Recommendations:

That in consideration of staff report “West Grey Official Plan (Durham and Neustadt)”, council directs staff to bring forward a bylaw to adopt the West Grey Official Plan.

Highlights:

- In 2020, municipal council ordered a review of the Municipality of West Grey Official Plan which applies to the primary settlement areas of Durham and Neustadt.
- Review of this document was required to bring the document into compliance with the 2020 Provincial Policy Statement (2020 PPS) and the County of Grey Official Plan (2019).
- Further updates have been completed to incorporate the County of Grey Growth Management Strategy (2021), new legislation (Bill 23 and Bill 109), and further updates / housekeeping amendments included in the County’s Official Plan Amendment No. 11.
- The revision and rationale table has been attached to this report.

Previous Report/Authority:

[December 15th, 2020 – Staff Planning Report \(Public Meeting\)](#)

Analysis:

The Municipality’s Official Plan is an overarching policy document related to the boundaries of the primary settlement areas of Durham and Neustadt. It does not extend to the balance of the municipality.

The purpose of the Official Plan is to provide a long-term strategy for managing growth and development within Durham and Neustadt to the year 2041. The projected

development growth is defined under the County's 2021 growth management strategy. The growth management strategy provides growth projections for West Grey through 2041.

The County of Grey is the approval authority for the Official Plan and they will approve the West Grey Official Plan once it is adopted by West Grey Council as the lower tier.

The document was circulated to all commenting agencies in accordance with the Planning Act, R.S.O. 1990, as amended. Notice of this public meeting was provided by newspaper and the document and associated revision / rationale table was posted on the municipal website with a commenting portal.

Comments from the public have been received, copies of which are attached for reference. The feedback provided is summarized as follows:

- Request for site-specific re-designation from future development to residential
- Climate change comments for additional verbiage within the draft Official Plan to further define potential initiatives
- Dark sky lighting policy requests
- Concerns regarding intensification in settlement areas (traffic, noise, soft services)
- Concerns regarding the expansion of the defined boundaries of Durham and Neustadt
- Support for physical parkland dedication versus cash-in-lieu
- Concerns regarding the designation of Ayton as a secondary settlement area
- Permitting development on private services
- Request for further verbiage to emphasize natural environment and its preservation
- Concern that the document does not require 'green construction'
- Emphasis on residential housing for affordable / attainable housing
- Request for language regarding regional / local infrastructure projects and climate change
- Language request to further emphasize the strategic plan document related to Council priorities, vision, goals, etc.
- Concern about smaller road rights-of-way to support intensification may be a concern from a public works perspective
- The lack of housing supply
- Request for additional streetscaping, tree replacement and sidewalks
- Schedule A mapping requires adjustment for environmental protection lands (Durham)
- Source water protection plan updates required to the document in Appendix C

Financial Implications:

None.

Communication Plan:

As required under the Planning Act, R.S.O 1990, as amended.

Consultation:

- Circulated electronically to all authorities having jurisdiction
- Posted on municipal website
- Notice provided in the Hanover Post

Attachments:

1. Revision and Rationale Table

Recommended by:



Lorelie Spencer, Ba.U.R.Pl., MCIP RPP
Manager of Planning and Development

Submission reviewed by:

Laura Johnston, Chief Administrative Officer

For more information on this report, please contact Lorelie Spencer, Manager of Planning and Development at lspencer@westgrey.com or 519.369.2200, ext. 236.