



CORRESPONDENCE ITEMS PRESENTED FOR INFORMATION
November 5, 2024

1. Correspondence from Grey County Re: Public Notice – OPA 23
2. Correspondence from the Saugeen Economic Development Corporation Re: free business plan training sessions.
3. Correspondence from the Township of Southgate Re: Establishment of an Ontario Rural Road Safety Program.
4. Correspondence from the Town of The Blue Mountains Re: Ontario Good Roads recommendation.
5. Correspondence from the Municipality of East Ferris Re: Combined ROMA and AMO conference.
6. Correspondence from Ontario's Big City Mayors Re: Support of SolvethCrisis.ca Campaign.

Item 1



Notice of Public Meeting

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)	<p>Except for residential development associated with <i>resource based recreational uses</i>, new lot creation shall only be permitted via consent applications in accordance with the conditions of the general consent policies of Sections 8 and 9, in addition to the policies of Section 5.4.3.</p>	<p>Except for <i>agri-miniums</i>, which are permitted via a plan of condominium, new lot/unit creation shall only be permitted via consent applications in accordance with the conditions of the general consent policies of Sections 8 and 9 of this Plan, in addition to the policies of Section 5.4.3. Further residential lot/unit creation via plan of subdivision, plan of condominium, or life/land lease arrangements will not be permitted for permanent residential development in the <i>Rural land use type</i>.</p>
5.4.2(10)	<p>Residential lot creation associated with <i>resource based recreational uses</i>, which exceeds the Rural lot density provisions of Table 9, under Section 5.4.3 of this Plan, shall require an amendment to this Plan. This type of lot creation may only take place via plan of</p>	<p>Residential lot/unit creation associated with <i>resource based recreational uses</i>, which exceeds the Rural lot density provisions of Table 9, under Section 5.4.3 of this Plan, is not permitted by this Plan. Consideration can be given to recreational dwellings not intended as permanent residences, e.g., a seasonal cottage or lodge, on a single lot or</p>

	<p>subdivision/condominium, or life/land lease arrangements. Amendments to permit residential development associated with <i>resource based recreational uses</i> need to be supported by a planning justification report, by a registered professional planner, that addresses:</p> <ul style="list-style-type: none"> 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](#)



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Item 3

Township of Southgate Administration Office

185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

October 17, 2024

Re: Establishment of an Ontario Rural Road Safety Program

Please be advised that at their October 16, 2024, Council meeting, the Council of the Corporation of the Township of Southgate approved the following:

No. 2024-499

Moved By Deputy Mayor Dobreen

Seconded By Councillor Ferguson

Be it resolved that Council receive consent item 11.2.4 Good Roads - Establishment of an Ontario Rural Road Safety Program for information and endorse the following resolution:

Whereas official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads; and

Whereas despite only having 17% of the population, 55% of the road fatalities occur on rural roads; and

Whereas rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base; and

Whereas preventing crashes reduces the burden on Ontario's already strained rural strained health care system; and

Whereas roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;

Therefore be it resolved that the Township of Southgate requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and

Further that a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. King Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, Hon. Sylvia Jones, Minister of Health, Hon. Rick Byers, MPP Bruce

Grey Owen Sound, and Good Roads; and

Further that this resolution be circulated to all municipalities in Ontario requesting their support.

Carried

If you have any questions, please contact our office at (519) 923-2110 ext. 230.

Sincerely,



Lindsey Green, Clerk
Township of Southgate

cc: Honourable Doug Ford, Premier of Ontario
Honourable Prabmeet Sarkaria, Minister of Transportation
Honourable King Surma, Minister of Infrastructure
Honourable Rob Fack, Minister of Agriculture
Honourable Lisa Thompson, Minister of Rural Affairs
Honourable Trevor Jones, Associate Minister of Emergency Preparedness and Response
Honourable Sylvia Jones, Minister of Health
Honourable Rick Byers, MPP Bruce Grey Owen Sound
Good Roads
Ontario Municipalities



Item 4

The Town of The Blue Mountains Council Meeting

Title: Scott R. Butler, Executive Director, Ontario Good Roads Association and Antoine Boucher, President, Ontario Good Roads Board of Directors

Date: Monday, October 21, 2024

Moved by: Councillor McKinlay

Seconded by: Councillor Maxwell

THAT Council of the Town of The Blue Mountains receives for information the correspondence of Scott R. Butler, Executive Director, Ontario Good Roads Association and Antoine Boucher, President, Ontario Good Roads Board of Directors Re: Request for Council Consideration of Support for Resolution regarding the Establishment of an Ontario Rural Road Safety Program;

WHEREAS official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;

AND WHEREAS, despite only having 17% of the population, 55% of the road fatalities occur on rural roads;

AND WHEREAS, rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base;

AND WHEREAS, preventing crashes reduces the burden on Ontario's already strained rural strained health care system;

AND WHEREAS, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;

THEREFORE, BE IT RESOLVED THAT the Town of The Blue Mountains requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and

FURTHER THAT a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. King Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads; and

FURTHER THAT this resolution be circulated to all municipalities in Ontario requesting their support.

YES: 6

NO: 0

CONFLICT: 0

ABSENT: 1

The motion is Carried

YES: 6

Mayor Matrosovs

Councillor Ardiel

Councillor Hope

Councillor Maxwell

Councillor McKinlay

Councillor Porter

NO: 0

CONFLICT: 0

ABSENT: 1

Deputy Mayor Bordignon

From: Scott Butler <scott@goodroads.ca>
Sent: Wednesday, October 9, 2024 12:07 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Establishment of an Ontario Rural Road Safety Program

Good Roads

Wednesday, October 09, 2024

To: Town of The Blue Mountains Head of Council and Council Members

Sent via email to: townclerk@thebluemountains.ca

Subject: Establishment of an Ontario Rural Road Safety Program

Too many Ontarians are being seriously injured or killed on our roads.

In 2023, there were 616 people killed and 36,090 people injured. The number of fatalities is up nearly 20% in the last ten years.

In 2021, the most recent year of complete data from MTO's *Ontario Road Safety Annual Report* (ORSAR), there were 561 fatalities – 426 of which occurred on municipal roads. While rural Ontario only represents 17% of the province's population, 55% of these deaths occurred on rural roads. By any measure, Ontario's rural roads are disproportionately more dangerous.

At the same time, municipal insurance premiums continue to increase. With no plausible reform being considered for joint and several liability, municipalities need to find innovative means for managing risk, particularly on their roadways,

To deal with this crisis, Good Roads has designed a multifaceted rural road safety program and have been in discussions with the Ministry of Transportation to fund it. The program would target a municipality's most dangerous roads, perform road safety audits, and install modern safety infrastructure that prevents serious injuries and save lives. This program is designed to be cost effective while also providing rural municipalities with a direct means for addressing risk associated with their roadways.

Good Roads has proposed leading a five-year \$183 million program that leverages our 131 years of municipal road expertise and our industry partnerships to quickly put in place the solutions that will address some of Ontario's most dangerous roads.

Good Roads is seeking support to address these preventable tragedies.

If the Town of The Blue Mountains would be interested in pursuing this, a Council resolution similar to the example below should be adopted and sent to the Premier and the Minister of Transportation:

WHEREAS official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;

AND WHEREAS, despite only having 17% of the population, 55% of the road fatalities occur on rural roads;

AND WHEREAS, rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base;

AND WHEREAS, preventing crashes reduces the burden on Ontario's already strained rural strained health care system;

AND WHEREAS, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;

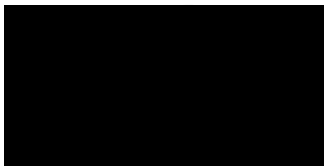
THEREFORE, BE IT RESOLVED THAT the Town of The Blue Mountains requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and

FURTHER THAT a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. King Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads; and

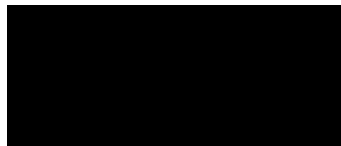
FURTHER THAT this resolution be circulated to all municipalities in Ontario requesting their support.

If you have any questions regarding this initiative please contact Thomas Barakat, Good Roads' Manager of Public Policy & Government Relations, at thomas@goodroads.ca at your convenience.

Sincerely,



Scott R. Butler
Executive Director



Antoine Boucher
President
Good Roads Board of Directors

Item 5



REGULAR COUNCIL MEETING

HELD
September 24th, 2024

2024-204

Moved by Councillor Champagne

Seconded by Councillor Trahan

WHEREAS on February 27th, 2024, Council for the Municipality of East Ferris supported a resolution received from the Town of Petrolia calling upon both the Rural Ontario Municipal Association (ROMA) and Ontario Good Roads Association (OGRA) Boards to re-establish a combined OGRA and ROMA annual conference;

AND WHEREAS on May 16th, 2024, correspondence was received from ROMA Chair, Robin Jones, stating that in 2019 the ROMA Board of Directors and the OGRA Executive Committee decided not to hold a joint conference, but agreed that there are matters the organizations can work together on;

AND WHEREAS with ROMA being the rural voice of the Association of Municipalities of Ontario (AMO) it makes great sense for the ROMA and AMO conferences to be a combined conference, not only financially for municipalities but also for availability for participation of members of Council and staff;

AND WHEREAS these conferences afford a vital opportunity for delegations with members of our provincial parliament, moving to a combined ROMA/AMO conference provides a better respect to their availability and participation;

NOW THEREFORE BE IT RESOLVED that the Council for the Municipality of East Ferris call upon both the ROMA & AMO Boards to establish a combined ROMA/AMO annual conference;

BE IT FURTHER RESOLVED should the conferences be combined and held during the winter months, as has been past practice for the ROMA conference, that a hybrid participation option be considered as winter weather can be unpredictable and not all persons who wish to attend can do so in person;

AND BE IT FURTHER RESOLVED that this resolution be forwarded to ROMA, AMO, MPP Vic Fedeli, and all municipalities in Ontario.

Carried Mayor Rochefort

T: 705-752-2740

E: municipality@eastferris.ca

25 Taillefer Road, Corbeil, ON. P0H 1K0

eastferris.ca



East Ferris
MUNICIPALITY • MUNICIPALITÉ

CERTIFIED to be a true copy of
Resolution No. 2024-204 passed by the
Council of the Municipality of East Ferris
on the 24th day of September, 2024.

Kari Hanselman, Dipl. M.A.
Clerk

Item 6



Backgrounder - SolvethetheCrisis.ca Campaign

Key Asks of the Province

- Appoint a responsible ministry and Minister with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports.
- Have this Minister strike a task force with broad sector representatives including municipalities, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*.
- Provide municipalities with the tools and resources to transition those in encampments to more appropriate supports, when deemed necessary
- Commit to funding the appropriate services these individuals need, community by community where there are gaps in the system. Including an immediate increase in detox and rehabilitation beds for those looking to get the health support they need, on their own.
- Invest in 24/7 Community Hubs / Crisis Centres across the province to relieve pressure on emergency centres and first responders

Background Information on the Crisis

OBCM Advocacy

- The 'Solve the Crisis' campaign is a culmination of years of advocacy from Ontario's Big City Mayors on the mental health, addictions and homelessness crisis across Ontario, including our white paper released in 2021, most recently developing our health and homelessness strategy in 2023 and an update to that strategy included in this campaign (see OBCM advocacy timeline below)

A Growing Crisis

- Over the years we have seen this crisis develop to include a growing number of unhoused residents and encampments in many of our communities:
 - Of 72 communities surveyed, 68 reported encampments with an estimated 14-23% of the homeless population staying in encampments - [Infrastructure Canada National Survey on Homeless Encampments](#)
 - In 2023 there were at least 1,400 homeless encampments in communities across the province. Many of the residents of these encampments suffer from mental health or substance abuse challenges. - [The Association of Municipalities \(AMO\)](#)



- **London** - as of March 31, 2024 1758 individuals experiencing homelessness and there were 56 active encampments - [Housing and Homelessness Snapshot, City of London](#)
- **Kingston** - 1,924 clients received some type of service in relation to Homelessness in 2023 this includes (outreach, shelter, housing support services, such as housing loss prevention and housing application assistance) - [Housing and Homelessness Report, City of Kingston](#)
- **Region of Waterloo** - current estimates are that 1,000 people are experiencing homelessness across the region including 450 people experiencing Chronic homelessness - [Encampments Report - City of Waterloo](#)
- **Hamilton** - As of January 31 2024, 1,592 Homeless people, with 585 having been homeless for more than 6 months and, 1007 for less than 6 months - [City of Hamilton](#)
- **Windsor** - 468 Individuals experienced chronic homelessness in 2023 up 19% from 2022 - [Housing and Homelessness Report - City of Windsor](#)
- Ontario residents are frustrated with the impact of this crisis on their communities and want to see the government take action. In a recent survey conducted by [CMHA Ontario](#)
 - More than 8 in 10 Ontarians would prefer solutions for the ongoing opioid and drug poisoning crisis which focus on healthcare and social services support rather than punishments
 - 73% percent of Ontarians are concerned the opioid crisis is getting worse
 - 56% report that opioid addiction is an issue of concern in their community
 - 71% believe government should prioritize addressing the crisis

There Are Solutions

- Municipalities along with community partners have developed programs and spaces that are providing effective solutions to this crisis including:
 - **London** - from October 2023 - March 2024, as part of a partnership between London Cares and LHSC, the House of Hope has been operating 25 highly supportive units at 362 Dundas Street.
 - Residents have seen significant health improvements including a 74% reduction in emergency department visit volumes in the first three months compared with the same time period and the same cohort in 2022 - [City of London](#)
 - **Toronto** - the city's Street to Homes (S2H) and its outreach partners helped transition 654 people to permanent housing throughout the pandemic - [City of Toronto](#)
 - **Kingston** - the affordable rental housing capital funding program has provided financial assistance from municipal, provincial and federal sources to create over 510 units to get people housed and off the streets



- These include - Addiction Mental Health Housing Stabilization Program-18 beds, Supportive/ Transitional Youth Housing - 48 units, Transitional housing for vulnerable women - 17 beds and more - [City of Kingston](#)
- **Oshawa** recently introduced **Mission United**, a collaborative social service and primary health care HUB for those experiencing homelessness.
 - This program seeks to assist those with high acuity and tri morbidity achieve long term stabilization by providing low barrier, wrap-around supports with a point in time model.
 - Through partnerships with various community agencies, they provide specialized person-centred services through a singular access point.
- **Windsor-Essex** - funded by the city and community organizations the Homelessness & Housing Help Hub (H4) is a “one-stop” multidisciplinary service hub. The H4 works towards the community’s goals to reduce homelessness by delivering housing focused, homelessness resolution programs that provide a variety of wrap-around supports for persons experiencing homelessness.
 - 133 people have been housed through supports provided at H4, 93 people were assisted by a family physician and 180 by a nurse practitioner through the Shelter Health Initiative
 - The Essex County Homelessness Hub has also housed 47 people through their support program - [Home Together Annual Report - Windsor Essex](#)

Timeline of OBCM Advocacy Work on Health and Homelessness

- **June 2021** - OBCM released a white paper entitled - *Working Together to Improve our Wellness: Recommendations from Ontario's Big City Mayors to improve mental health and addiction services in Ontario* - including recommendations for:
 - Structural recommendations to ensure more Ontarians get the help they need, when they need it, and where they need it.
 - Support that helps improve and connect municipal services with community mental health services
 - Legislative and regulatory changes that reduce the harm of substance use and support system change
 - Municipal leadership opportunities
 - Full paper found on our website here - [OBCM White Paper 2021](#)
- **June 2022** - OBCM Calls for an Emergency Meeting with Province to Address the Chronic Homelessness, Mental Health, Safety and Addictions Crisis Overwhelming Our Communities
 - This meeting to accelerate solutions to address chronic homelessness, mental health, safety, and addictions issues in our communities as our most



- marginalized and vulnerable populations have been disproportionately impacted by the pandemic
- Working alongside the Ontario BIA Association (OBIAA) we emphasized the impact this crisis was having on downtowns and small and medium sized businesses who were still struggling from the impact of the pandemic
 - [OBCM Call for Emergency Meeting](#)
 - **August 2022** - at a joint meeting with the Mayors and Regional Chairs of Ontario (MARCO) OBCM reiterated our call for an emergency meeting on this issue with the support of key stakeholders who signed on to attend, these groups include the Ontario Chamber of Commerce, Ontario Association of Business Improvement Areas, Ontario Association of Chiefs of Police, AMO, Canadian Mental Health Association Ontario and the Ontario Tourism Industry Association.
 - [OBCM Reiterates Call for Emergency Meeting with Stakeholders](#)
 - **February 2023** - OBCM adopts our Health and Homelessness Strategy including five recommendations for the Ontario government to make an immediate impact on the mental health, addictions and homelessness crisis. These recommendations were developed using information gathered through consultation with local health partners to identify services required to ensure there is a health care continuum and appropriate response to this crisis affecting our cities.
 1. Centralized and integrated intake and dispatch process
 2. More provincial investment in low barrier hubs
 3. More stabilization and treatment beds with experienced staff to support those in their treatment journey
 4. More flexible and predictable funding for supportive housing
 5. More provincial ministry and agency collaboration to reduce red tape and duplication
 - Full motion and strategy can be found here - [OBCM Health and Homelessness Strategy 2023](#)
 - **April 2023** - OBCM meets with Minister Jones and staff, along with partners from the Canadian Mental Health Association Ontario, Ontario Association of Chiefs of Police, Ontario Chamber of Commerce, the Kingston Health Sciences Centre and the Association of Municipalities of Ontario.
 - Discussed the new funding recently announced in the budget of \$202 million each year to the Homelessness Prevention Program (HPP) and Indigenous Supportive Housing Program, and over half a billion dollars to support mental health and addictions.
 - Presented our Health and Homelessness Strategy, including recommendations to address the growing crisis in Ontario's cities
 - [OBCM Meets with Minister Jones](#)
 - **August 2023** - OBCM representatives have a special "Multi Minister Meeting" on our Health and Homelessness Strategy at the AMO Conference with Minister Parsa (Children, Community and Social Services), Associate Minister Nina Tangri (Housing), Associate Minister Tibollo (Mental Health), Associate Minister Charamine Williams (Women's Social and Economic Opportunity)



- OBCM representatives present our Health and Homelessness plan as well as various programs and facilities that are making a difference in our communities
- **June 2024** - at the OBCM June meeting in Chatham-Kent, members discuss updating the Health and Homelessness Strategy to push for various additional supports/asks from the province, especially as the issue of encampments has now grown and approves a communication campaign leading into the 2024 AMO Conference
 - [OBCM Updated Health and Homelessness Strategy, 2024](#)

Overview of Ontario's Investments in Mental Health and Addictions **(from CMHA)**

- Through the [Roadmap to Wellness](#), Ontario is investing \$3.8 billion over 10 years to fill gaps in mental health and addictions care, create new services and expand programs.
- The government invested \$396 million over three years to improve access and expand existing mental health and addictions services and programs as part of Budget 2024.
- This investment includes:
 - \$124 million over three years to support the continuation of the Addictions Recovery Fund. The fund supports:
 - Maintaining 383 addictions treatment beds for adults who need intensive supports, helping to stabilize and provide care for approximately 7,000 clients each year;
 - Three Mobile Mental Health Clinics to provide a suite of mental health and addictions services to individuals living in remote, rural and underserved communities; and
 - Three police-partnered Mobile Crisis Response Teams to support individuals in a mental health or addictions crisis.
- Ongoing support for the [Ontario Structured Psychotherapy Program](#)
- Between 2020 and 2023, Ontario established a provincial network of 22 [Youth Wellness Hubs](#) which have connected 43,000 youth and their families to mental health, substance use, and wellness services, accounting for over 168,000 visits.
- As part of Budget 2024, Ontario committed \$152 million over the next three years to support individuals facing unstable housing conditions and dealing with mental health and addictions challenges.

Regional Data Points

- **Durham Region:** As of May 31, 2024 The Region of Durham Has at least 757 people experiencing homelessness with 326 having experienced homelessness for 6 months or more.
 - Inflow into shelter system: 35 individuals became chronically homeless, 36 made contact after no contact for 60 days or more and 6 people lost housing.
 - Outflow from Shelter system: 10 people moved from shelters into housing, 6 people lost housing.
 - Durham Municipal Breakdown of active homeless population as of May 2024:
 - Ajax: 241
 - Clarington: 19
 - North Durham: 17
 - Oshawa: 362
 - Pickering: 25
 - Whitby: 58
 - Other/Unknown: 35 - [Durham Region, Built for Zero Report Card](#)

- **Halton Region** - As of October 1st 2023, 172 individuals were receiving emergency shelter from the region
 - 270 additional individuals were residing in transitional housing awaiting offers of permanent housing
 - Between 10-25 individuals sleep outside in Halton on any given night, with most actively working with the street outreach team - [Halton Region](#)
 - In 2023, 28% of all shelter placements required the use of hotels for overflow due to increased demand on services
 - Halton Region's Shelter Capacity 2023(by number of individuals): 148, overflow hotel placements required to meet demand and 99 permanent placement beds.
 - As of 2022, 2,127 emergency housing situations were resolved through outreach and funding through the housing stability fund
 - 884 residents assisted with finding affordable rental housing, and 514 clients received intensive customised supports
 - 56 chronically homeless households were assisted with permanent housing, with intensive wrap around individualized support services
 - Halton Region provided rent geared income to 3,091 households from the Halton Access to Community Housing (HATCH) - [Halton Region 2022 State of Housing](#)

- **Niagara Region** - As of March 2021, at least 665 people in the Niagara Region were experiencing homelessness in 2021
 - 121 were children aged 0-15, 76 were youth aged 16-24,
 - 47 reported staying in unsheltered locations
 - Of the 439 surveys reported in 2021:



- Almost 1 in 4 (22.6%) identified as indigenous Compared to Indigenous making up 2.8% of Niagara's Population.
 - 42 percent had been experiencing homelessness for more than 6 months
 - (Data Recording Paused During Pandemic Point In Time Counts begin again Fall 2024)
 - [Niagara Region - Point in Time Count](#)
-
- **Peel Region** - In 2023 4,800 households received one time financial assistance to prevent homelessness
 - 351 households were placed from peels centralized waiting list into subsidized community housing units
 - 16, 497 households currently using the Affordable Housing System - [Peel Region](#)
 - As of October 2023 Peels emergency shelter system was operating above 270% occupancy
 - Overflow expenses have grown significantly projected \$26.9 million for 2023 and \$42 million in 2024 exceeding approved budgets and funding - [Peel Region Report](#)
-
- **Region of Waterloo** - According to the Youth impact survey youth experiencing homelessness has increased from 8% in 2021 to 13% in 2023 - [Region of Waterloo](#)
 - As of September 21, 2021 the Region of Waterloo had 1,085 individuals experiencing homelessness
 - 412 of those are living rough (in encampments, on the street or in vehicle)
 - 335 experiencing hidden homelessness
 - 191 in emergency shelter, 84 in transitional housing, and 63 in institutions.
 - 75% of survey respondents experiencing chronic homelessness - [Region of Waterloo Point in Time Count](#)
-
- **York Region** - Housed 978 households from the 2023 subsidized housing waitlist
 - Transitioned 1,294 from emergency housing to safe housing over 5 years
 - As of 2023 15,716 households remain on the subsidized housing waitlist Net change of plus 849
 - Opened two new transitional housing sites adding 28 new units to the emergency and transitional housing system
 - Significant increases in the number of people experiencing homelessness projected, with estimates ranging from 2,100 to 2,300 individuals in the next five years.
 - Unique individuals accessing emergency housing increased 5% from 2019 - 2023



- The total number of unique people who experienced chronic homelessness during the year increased by approximately 120% from 2019 to 2023, from 124 to 473.
- 1496 unique persons experiencing homelessness in 2023 - [York Region](#)

- **District of Muskoka Lakes** - As of July, 2022 650 households are on the social housing waitlist with 357 of those waiting for a one bedroom unit and a wait time up to 8 years.
 - Median Employment income for individuals is 21% lower than the rest of the province
 - 13% of Muskoka Residents living in poverty
 - 50% of rental households spend more than 30% of their total income on shelter costs.
 - 11 unique households moved from emergency shelters into longer-term housing solutions (i.e. transitional or supportive housing)
 - 15 households were moved from unsheltered/provisionally accommodated to transitional or long-term housing
 - 6 households were supported to move from transitional to long-term housing
 - 973 requests for assistance in obtaining housing from households experiencing homelessness
 - 19,518 requests for assistance from households experiencing homelessness received supports and services (not related to accommodation)
 - 1,209 requests for assistance from households at risk of homelessness received supports and services (not related to accommodation) to support housing loss prevention, retention, or re-housing - [Muskoka 10 Year Housing & Homelessness Plan Annual Report](#)

- **South Eastern Ontario**
 - **Kingston** - As of December 2023, Approximately 127 people slept rough meaning makeshift accommodations, sleeping in street, park or vehicle an increase of 12 from august - december of 2023
 - 1,924 clients received some type of service in relation to Homelessness in 2023 this includes (outreach, shelter, housing support services, such as housing loss prevention and housing application assistance) - [City of Kingston](#)
 - **Ottawa** - As of December 31, 2023 Ottawa had 12,447 households on the centralized waitlist with 1,186 households housed from the waitlist
 - 49 New Affordable units and 57 New Supportive units were completed
 - 301 households were housed through the housing first program
 - 1,129 households housed from the shelter system
 - 988 people Chronically homeless, with 382 individuals with a history of chronic homelessness being housed
 - 13% increase in people using the shelter system



- 3% decrease in the average length of stay in shelter system, 25% increase in newcomer inflow into shelter system - [City of Ottawa](#)
- **South Western Ontario**
 - **Windsor** - In 2023, 715 households experiencing homelessness were housed
 - 95 individuals experiencing chronic homelessness were housed with supports
 - Youth Homelessness: 25 youth experiencing homelessness housed with supports
 - 1105 households assisted with rent assistance. - [City of Windsor](#)



— **OBCM** —
Ontario's Big City Mayors

How You Can Help [SolveTheCrisis.ca](https://www.solveethecrisis.ca) A Request to Ontario Municipalities From Ontario's Big City Mayors

What is the [SolveTheCrisis.ca](https://www.solveethecrisis.ca) Campaign?

Ontario's Big City Mayors (OBCM) launched the [SolveTheCrisis.ca](https://www.solveethecrisis.ca) campaign in August 2024 to address the homelessness, mental health and addictions crisis happening across Ontario.

After years of advocacy we are at a turning point, the time to act is now. This crisis is growing in municipalities and regions of every size across Ontario, and we need help more than ever!

Ontario municipalities of all sizes have stepped up, putting in place programs and housing options along with community partners and other stakeholders, advocating for funding that might be provided from other levels of government but is never consistent and never enough. We cannot tackle this alone, the federal and provincial governments' must come to the table.

We launched the [SolveTheCrisis.ca](https://www.solveethecrisis.ca) Campaign with a press conference at Queen's Park including a video that can be shared and found here: [OBCM You Tube Channel](#), a social media campaign that is still underway, and a website www.solveethecrisis.ca where your residents/networks/councils & staff can watch our video, join our call to action by filling out a letter to the Premier, various Ministers, local MPPs and MPs.

How Can You Help?

There are so many ways!

- Follow us on our socials & like and reshare our posts:
 - X (formerly Twitter) [@SolveTheCrisis_](#) and [@ONBigCityMayors](#),
 - LinkedIn [Ontario's Big City Mayors \(OBCM\)](#) and
 - Facebook [Ontario's Big City Mayors](#)

- Pass the draft motion attached, a more personalized version of the attached motion, or create one of your own!

- Share this call to action with your Council, Board of Directors, Membership, Networks and the public

- Share your motion and support of the [SolveTheCrisis.ca](https://www.solveethecrisis.ca) campaign on social media and tag our accounts:
 - X (formerly Twitter) [@SolveTheCrisis_](#) and [@ONBigCityMayors](#),
 - LinkedIn [Ontario's Big City Mayors \(OBCM\)](#) and



— **OBCM** —
Ontario's Big City Mayors

- Facebook [Ontario's Big City Mayors](#)
- Use the hashtags #solvethecrisis and tag Solve the Crisis and OBCM's socials if you can to help us track and report on engagement
- Ask residents, staff, councillors, supporters, members and even your Mayor / Warden / Chair / Head of Council to visit www.solvethecrisis.ca fill out the letter to send the message to their local representatives stating that they want action now.
 - Encourage them to share it with their networks as well.
- Read through our attached backgrounders and key messages and include them in any advocacy efforts you may undertaking on this issue
- Draft an op-ed or article specific to your municipality or region to push out to your local media (see OBCM Chair Meed Ward's Op-Ed here - [Toronto Star - August 17th](#))
- Contact us at solvethecrisis@obcm.ca for more information

MOTION : *[insert name of your municipality or organization here]* supports the SolvethCrisis.ca Campaign and requests that the Provincial and Federal Governments take Action to Address the Growing Mental Health, Addictions and Homelessness Crisis in Ontario

Whereas there is a humanitarian crisis unfolding on the streets in our cities, large and small, urban and rural, across Ontario. The time for words is over, we need immediate action at all levels of government, starting with the Province of Ontario

Whereas the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023¹ and over 1400 homeless encampments across Ontario communities in 2023²; and

Whereas the province has provided additional funding and supports, such as the recent investment of \$378 million for HART Hubs and approximately 375 beds with wraparound supports, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and

Whereas municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and

Whereas this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and

Whereas there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused.

Therefore, be it resolved that *[insert name of your municipality here]* supports the SolvethCrisis.ca Campaign;

And calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially;

AND that the province officially makes Homelessness a Health Priority;

AND appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports;

AND that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*;

¹ Office of the Chief Coroner, Ontario (2024). OCC Opioid Mortality Summary Q4 2023. [PDF] .

<https://odprn.ca/occ-opioid-and-suspect-drug-related-death-data/>

² [Homeless Encampments in Ontario. A Municipal Perspective. Association of Municipalities of Ontario. July 2024 -](#)

AND that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis.

AND that the federal government is included in these conversations.

AND that both levels of government provide adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted;

And that this **[Council or Board]** calls on the residents of **[insert name of your municipality, region or organization here]** to join us in appealing to the provincial and federal governments for support by visiting SolveTheCrisis.ca and showing your support;

AND further that a copy of this motion be sent to:

- The Right Honourable Justin Trudeau, Prime Minister of Canada
- The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada
- The Honourable Doug Ford, Premier of Ontario
- The Honourable Sylvia Jones, Deputy Premier and Minister of Health
- The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- The Honourable Michael Parsa, Minister of Children, Community and Social Services
- The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions
- Local MPs
- Local MPPs and
- Ontario's Big City Mayors