

Corporation of the County of Grey

By-Law 4953-16

A By-law to Adopt Amendment No. 133 to the County of Grey Official Plan affecting lands described as Part Lot 29, Concession 4 (geographic Township of Egremont), Township of Southgate

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. 133 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 1st day of November, 2016.

WARDEN: Alan Barfoot

CLERK: Sharon Vokes

Certified that the above is a true copy of By-law 4953-16 as enacted and passed by the Council of the County of Grey on the 1st day of November, 2016.

CLERK: Sharon Vokes

Amendment No. 133 to the County of Grey Official Plan

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Amendment No. 133 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 and Schedule, constitutes Amendment No. 133 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.

Part A – The Preamble

Purpose

The purpose and effect of the Official Plan Amendment (File # 42-07-060-OPA-133) is to re-designate the subject lands from the 'Rural' designation to the 'Rural with Exceptions' and 'Hazard Lands' designations to allow for a 915 square metre general store (market) on the subject lands.

Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 29, Concession 4, geographic Township of Egremont in the Township of Southgate.

Basis

The proponent, in support of the application, has submitted a Planning Justification Report, a Traffic Report, an Environmental Impact Study (EIS), and a Servicing Report in support of the proposed development. Addendum response documents to a number of the above-noted reports were also issued. The above-noted reports addressed the requirements of the Provincial Policy Statement (PPS), the County Official Plan, and the Township Official Plan. These background reports and technical studies can be found at Appendix A.

The County and the Township held a joint public meeting on November 18, 2015, and a subsequent public meeting September 28, 2016. At the public meetings, and through agency comments, some concerns were raised about the impacts on the natural environment, traffic, the need for the development, and the servicing of this proposed development. Matters of Provincial, County and Municipal interest have been outlined through the background reports. The minutes from the public meetings are attached as Appendix C.

Agency and public comments are detailed in the Addendum to Planning Report PDR-PCD-33-15, as well as Addendum # 2, which can be found at Appendices D and E respectively.

On the basis of the supporting material, the Official Plan Amendment was recommended for approval to Grey County Council. The reports of the Planning Department (PDR-PCD-33-15 and its two addendums) are included in Appendices B, D and E.

Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedules constitutes Amendment No. 133 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:

1. Schedule A – Land Use Designations – Map 2 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Rural’ designation to the ‘Rural with Exceptions’ and ‘Hazard Lands’ designations.
2. Section 2.3.2 – Uses Permitted in the Rural designation of the County of Grey Official Plan is hereby amended by adding a new subsection (17) as follows:
 - 17) Notwithstanding the provisions of Section 2.3.2 of this Plan, for those lands described as Part Lot 29, Concession 4, Geographic Township of Egremont, in the Township of Southgate, and indicated on the attached Schedule ‘A’, the following shall apply:
 - i. In addition to the permitted uses of the Rural designation, a market or general store, not to exceed 915 m² in building size, is also a permitted use. Associated parking and ancillary uses to the market or general store are also permitted.

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 6 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 133 but are included as information supporting the Amendment.

Appendix A Planning Justification Report, Technical Studies, and Addenda Submissions – 2015 – 2016

Appendix B Initial Merit Report PDR-PCD-33-15

Appendix C Public Meeting Minutes – November 18, 2015 & September 28, 2016

Appendix D Addendum to Planning Report PDR-PCD-33-15

Appendix E Addendum # 2 to Planning Report PDR-PCD-33-15 and Planning and Community Development Committee Resolution