

Corporation of the County of Grey

By-Law 5006-18

A By-law to Adopt Amendment No. 140 to the County of Grey Official Plan affecting lands described as Part Lot 23, Concession 19 (geographic Township of Keppel), Township of Georgian Bluffs

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. 140 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 22nd day of February, 2018.

WARDEN: Stewart Halliday

DEPUTY CLERK: Heather Morrison

Certified that the above is a true copy of By-law 5006-18 as enacted and passed by the Council of the County of Grey on the 22nd day of February, 2018.

DEPUTY CLERK: Heather Morrison

Amendment No. 140 to the County of Grey Official Plan

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Amendment No. 140 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. 140 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 County Official Plan Amendment (File # 42-03-620-OPA-140) is to re-designate the subject lands from the 'Agricultural' designation to the 'Agricultural with Exceptions' designation to allow for a surplus farm dwelling severance. The Wetlands designation on-site will not be altered.

Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 23, Concession 19, Geographic Township of Keppel in the Township of Georgian Bluffs.

Basis

The proponent, in support of the application, provided a Planning Justification Report and an Agriculture Impact Assessment to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS) and the County Official Plan. The Planning Justification Report was prepared to justify the land re-designation to permit the surplus farm dwelling severance. These background reports can be found at Appendix A.

The County and the Township held a joint public meeting on November 15, 2017. At the public meeting, and through agency comments the questions were raised with respect to safe access to the retained parcel, and the size and shape of the severed parcel. Agency and public comments helped guide staff towards an informed recommendation on the application.

The minutes from the public meeting are attached as Appendix C.

Agency and public comments are detailed in the Addendum to Planning Report PDR-CW-41-17, which can be found at Appendix D.

On the basis of the supporting material, the Official Plan Amendment was recommended for approval to Grey County Committee of the Whole. The reports of the Planning Department (PDR-CW-41-17 and its addendum) are included in Appendices B and D.

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. 140 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 1 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Agricultural’ designation to the ‘Agricultural with Exceptions’ designations.
2. Section 2.1.4(1) – Consent Policies in the Agricultural designation of the County of Grey Official Plan is hereby amended by adding a new subsection (18) as follows:
 - 18) Notwithstanding the provisions of this subsection for the lands described as Part Lot 23, Concession 19, Geographic Township of Keppel, in the Township of Georgian Bluffs, and indicated on the attached Schedule ‘A’, the following shall apply:
 - i. A surplus farm dwelling consent may be created where the original farm parcel does not consist of 40 hectares. The retained lot shall have a minimum lot area of 28.5 hectares and the severed lot shall have a maximum area of 0.75 hectares.

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. 140 but are included as information supporting the Amendment.

Appendix A Planning Justification Report, Technical Studies, and Addendum Submissions

Appendix B Initial Merit Report PDR-CW-41-17

Appendix C Public Meeting Minutes – November 15, 2017

Appendix D Addendum to Planning Report PDR-CW-41-17 and Committee of the Whole Resolution