

## Report PDR-PCD-23-15

**To:** Chair Wright and Members of the Planning and Community Development Committee  
**From:** Alisha Buitenhuis, Planner  
**Meeting Date:** May 19, 2015  
**Subject:** **42-07-060-OPA-132 McQueen Merit Report**  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD74-15; Endorsed by County Council June 2, 2015 per Resolution CC81-15;

### Recommendations

**THAT Report PDR-PCD-23-15 regarding a proposed County Official Plan Amendment be received;**

**AND THAT the proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from 'Agricultural' and 'Hazard Lands' to 'Agricultural with Exceptions' and 'Hazard Lands' to allow for a lot addition in order to increase the size of an adjacent schoolyard for the lands described as Part Lot 56, Concession 2, geographic Township of Egremont, in the Township of Southgate, provided the Township of Southgate is prepared to hold a joint public meeting in consideration of the necessary Zoning By-law Amendment requirements.**

### Background

The County of Grey has received an application to amend the County Official Plan to allow for a lot addition in order to increase the size of an adjacent schoolyard of a school which serves the horse-drawn buggy community. The reason for the application is that non-farm lot creation is not permitted within an Aggregate Resource Area by the County Official Plan (OP), and justification is required to demonstrate the appropriateness of a lot addition within the Agricultural designation.

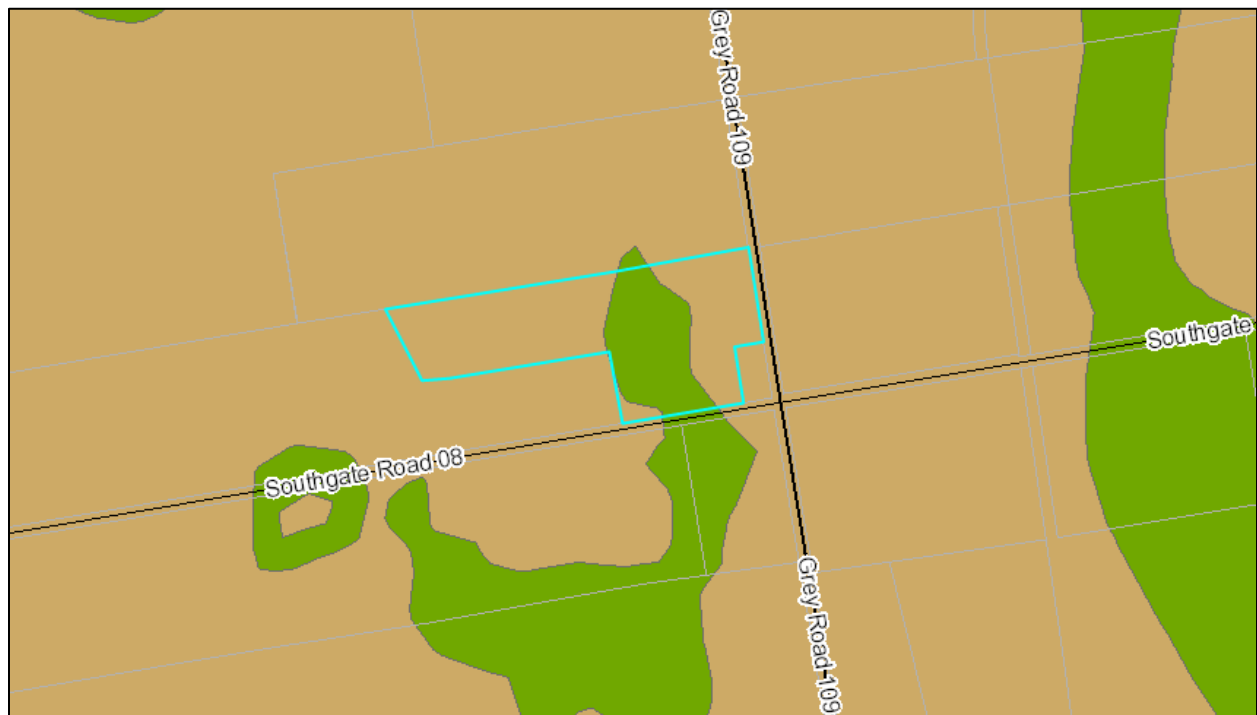
The subject property is approximately 10.89 hectares in size and is legally described as Part Lot 56, Concession 2, geographic Township of Egremont, in the Township of Southgate. The property contains a detached dwelling serviced with a well and septic system, two small sheds, and a pond. The remainder of the land is heavily forested.

The subject property is located at the intersection of Grey Road 109 and Southgate Road 08. It is approximately 3.5 kilometres south of the village of Holstein, and 2.4 kilometres north of the town of Mount Forest. The surrounding area consists primarily of agricultural uses and Hazard Lands.

Ron Davidson, Land Use Planning Consultant Inc. has submitted a Planning Justification Report in support of the proposed amendment. No other reports or studies were deemed necessary at the time of pre-submission consultation.

A Township Zoning By-law Amendment and Consent Application will be required from the Township of Southgate.

### *Map 1 – Location of the Subject Lands*



### *Analysis of Planning Issues*

Planning authorities must have regard to matters of Provincial Interest, the criteria of the Planning Act, and be consistent with the Provincial Policy Statement (PPS). Decisions must also conform to the County of Grey Official Plan and any Municipal Official Plans which are in force and effect.

Section 2 of the Planning Act sets out matters of Provincial Interest, which all land use decisions shall have regard for. Subsections (b), *'the protection of the agricultural resources of the Province'*, (c), *'the conservation and management of natural resources and the mineral resource base'*, and (p), *'the appropriate location of growth and development'* are the most applicable to this application.

Section 2.5.2.5 of the PPS requires that mineral aggregate resources and their adjacent lands be protected from development which would preclude or hinder the establishment of mineral aggregate operations. Section 2.3.1 requires that prime agricultural areas be protected for long-term agriculture use and Section 2.3.6.1 allows for non-agricultural uses in prime agricultural areas only under certain circumstances.

Section 2.7.3(6) of the OP states that non-farm lot creation is not permitted within Aggregate Resource Areas. Section 2.1.4(2) allows for consents in the Agricultural designation where the land being conveyed is being added to an existing use or to provide for minor lot line adjustments where an undersized remnant lot will not result and where adequate justification is provided.

Section 6.3 of the OP contemplates amendments to the plan, provided that the criteria of the relevant sections of the Plan can be addressed. Protecting Aggregate Resource Areas from incompatible uses is a major objective of the Plan, as is protecting the Agricultural resources of the County.

The applicant has submitted a Planning Justification Report to address Provincial and Municipal land use policy.

## Financial / Staffing / Legal / Information Technology Considerations

There are no expected financial, staffing or legal considerations beyond those normally encountered in processing an Official Plan Amendment application. The County has received an amendment application fee and peer review deposit with the file.

## Link to Strategic Goals / Priorities

The subject application is a private development application. The processing of such applications in a timely and effective manner would fall under the Planning department's core business mandate.

## Attachments

None

Respectfully submitted by,

Alisha Buitenhuis  
Planner

Director Sign Off: *Randy Scherzer*