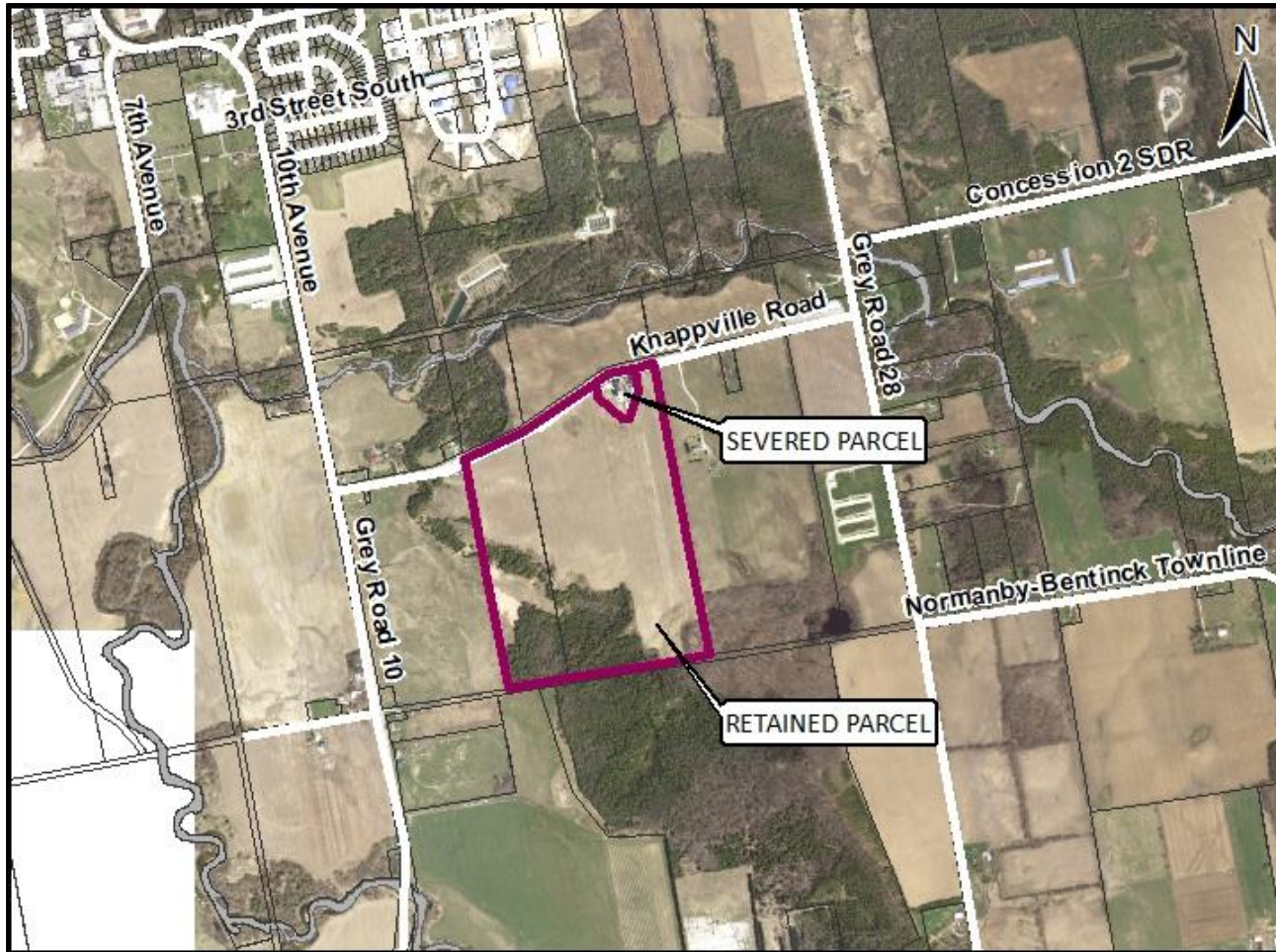




**Proposed County Official Plan  
Amendment 42-05-280-OPA-144  
PDR-CW-41-18 Merit Report**

Lots 5,6,7, Concession SDR (301138 Knappville Road)  
(geographic Township of Bentinck)  
Municipality of West Grey

# Schaus Property – Air Photo



# Proposed Official Plan Amendment 144

- ▶ The subject property is designated 'Agricultural' and 'Hazard Lands'.
- ▶ Proposed surplus farm dwelling severance within 500 metres of the Primary Settlement Area boundary of the Town of Hanover.
- ▶ The County Agricultural development policies do not permit this type of lot severance, but consideration for this type of application is identified at the Provincial level.
- ▶ An amendment is needed to the County Official Plan development policy 2.1.3(6), and a zoning by-law amendment and consent application to the Municipality of West Grey.

# Proposed Official Plan Amendment 144

- ▶ The subject lands are approximately 46.8 ha (115.7 acres) in size.
- ▶ The proposed severed parcel will be approximately 1.2 ha (2.9 acres) in size.
- ▶ There are no natural ecological or natural heritage features situated within 120 metres of the proposed severed parcel.
- ▶ \*No detailed analysis or recommendation has been created yet. County planning staff will provide a recommendation following the public process and agency circulation.

# Recommendation

- ▶ That Report PDR-CW-41-18 regarding a proposed County Official Plan Amendment be received; and
- ▶ That the proposal proceeds to a Public Meeting to consider an amendment to the County of Grey Official Plan on lands designated 'Agricultural' and 'Hazard Lands', to permit a surplus farm dwelling severance within 500 metres of the Primary Settlement Area boundary of the Town of Hanover, for the lands described as Lot 5, 6, 7 Concession SDR (301138 Knappville Road), geographic Township of Bentinck, Municipality of West Grey, provided the Municipality is prepared to hold a joint public meeting in consideration of the necessary local amendment requirements.