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.
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.