

Corporation of the County of Grey

By-Law 4898-15

A By-law to Adopt Amendment No. 128 to the County of Grey Official Plan affecting lands described as Part of Lot 66, Lot 67, Concession 3, (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. 128 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 5th day of May, 2015.

WARDEN: Kevin Eccles

CLERK: Sharon Vokes

Certified that the above is a true copy of By-law 4898-15 as enacted and passed by the Council of the County of Grey on the 5th day of May, 2015.

CLERK: Sharon Vokes

Amendment No. 128 to the County of Grey Official Plan

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Amendment No. 128 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. 128 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-128) is to re-designate the subject lands from 'Rural' and 'Hazard Lands' to 'Rural with Exception' and 'Hazard Lands' to allow for the severance of a vacant residential parcel which will result in ribbon development. The Amendment will also remove the Aggregate Resource Area constraint from the subject lands.

Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 66 and Lot 67, Concession 3, Geographic Township of Egremont in the Township of Southgate.

Basis

The proponent, in support of the application, provided a Planning Justification Report to address the requirements of the Provincial Policy Statement and the County Official Plan. The Planning Justification Report was prepared to justify the land re-designation and proposed lot creation. This Planning Justification Report can be found at Appendix A.

The County held the mandatory Public Meeting on February 18, 2015. No members of the public expressed any concerns with the subject proposal at the Public Meeting. Matters of Provincial, County and Municipal interest have been addressed through the Planning Justification Report. The minutes from the Public Meeting are attached as Appendix C.

Agency comments are detailed in the Addendum to Planning Report PDR-PCD-04-15, 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 Council. The reports of the Planning Department (PDR-PCD-04-15 and its addendum) are included in Appendices B and D, respectively.

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. 128 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 ‘Rural’ and ‘Hazard Lands’ to ‘Rural with Exception’ and ‘Hazard Lands’.
2. Schedule B – High Potential Mineral Aggregate Resources – Map 2 is hereby amended by removing the ‘Aggregate Resource Area’ constraint from the lands shown on Schedule ‘B’ affixed hereto.
3. Section 2.3.4(2) (Rural Designation) of the County of Grey Official Plan is hereby amended by adding the following new clause:

w) Notwithstanding the provisions of this subsection, as well as subsections 2.3.3(1)(h), 2.3.3(1)(j) and 2.6.2(14), for the lands described as Part Lot 66, Lot 67, Concession 3, Township of Southgate (Geographic Township of Egremont) and indicated on the attached Schedule A, the following shall apply:

“One non-farm lot may be created. The non-farm lot shall have a minimum lot area of 2 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. 128 but are included as information supporting the Amendment.

Appendix A Planning Justification Report – October 2014

Appendix B Initial Merit Report PDR-PCD-04-15

Appendix C Public Meeting Minutes – February 18, 2015

Appendix D Addendum to Planning Report PDR-PCD-04-15 and Planning and Community Development Committee Resolution