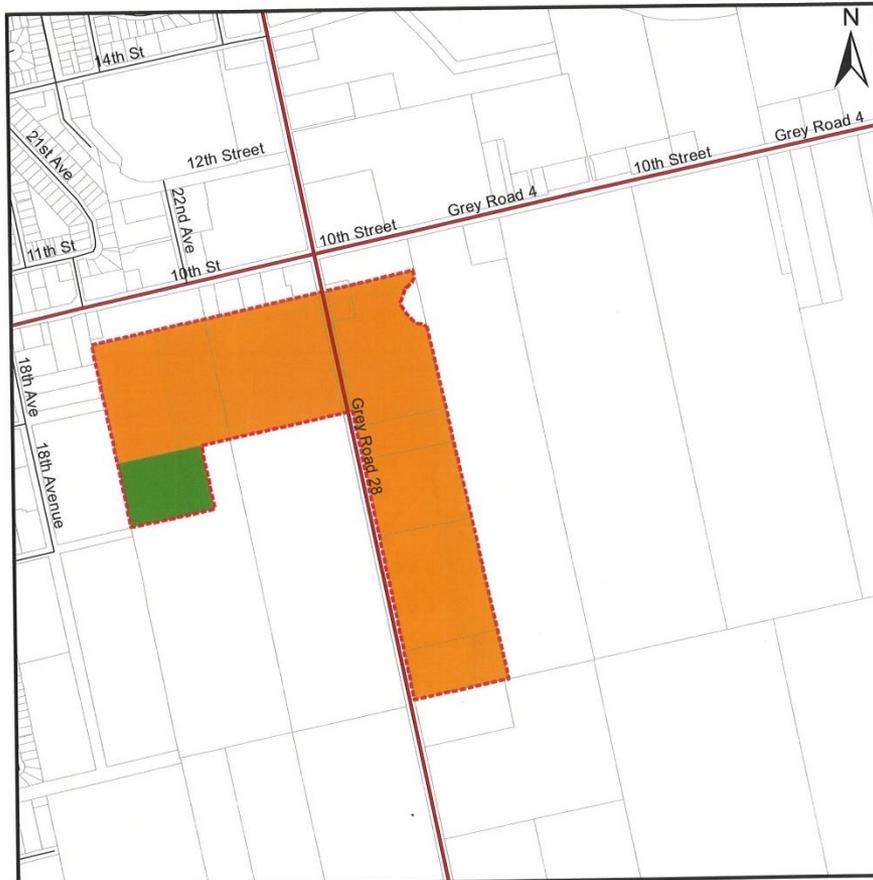




42-05-28-OPA-122 West Grey – Hanover Secondary Plan

Part of Lots 8, 9, 10, 11, 12, 13, and 14
Concession 1 South of the Durham Road (SDR),
Geographic Township of Bentinck, Municipality of West Grey

OPA-122: Subject Lands



LEGEND

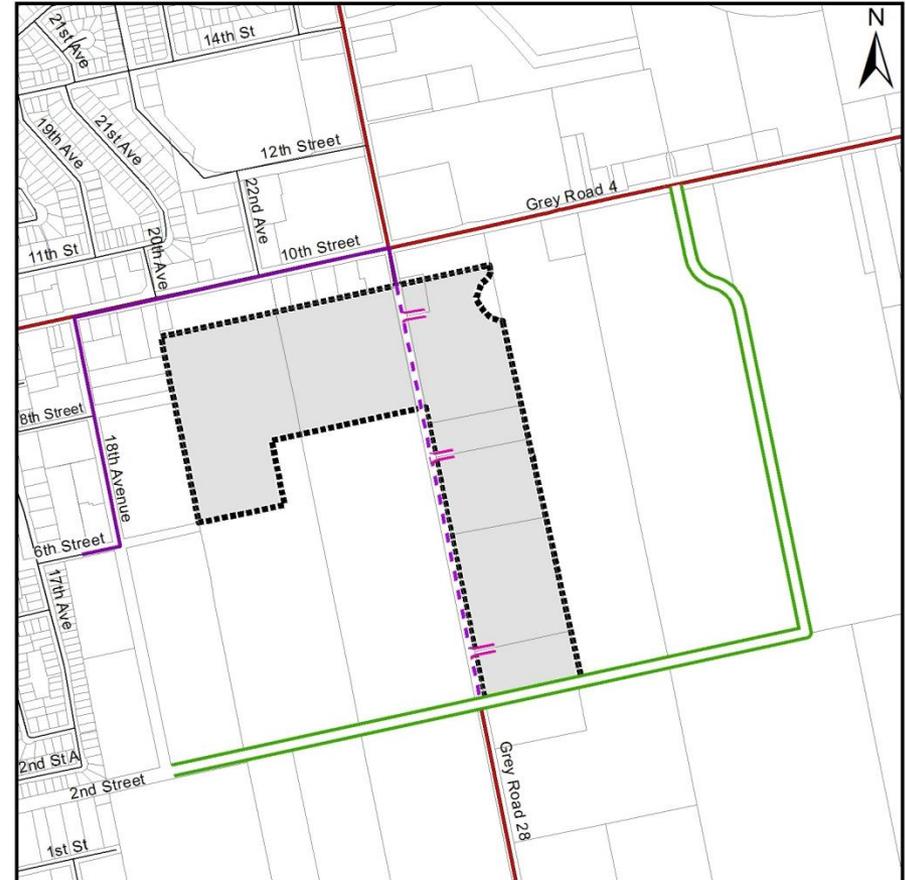
-  Hanover / West Grey Secondary Plan Area
 -  Open Space
 -  Highway Commercial
- (See Map 3q and Section 8)

THE COUNTY OF GREY OFFICIAL PLAN

SECONDARY SCHEDULE
Land Use Designations
MAP 3p

HANOVER / WEST GREY
SECONDARY PLAN

SCALE 1:10 000



LEGEND

-  Hanover / West Grey Secondary Plan Area
-  Existing Municipal Water and Sanitary Sewer Mains
-  Proposed Municipal Water and Sanitary Sewer Main Extensions within the Secondary Plan Area
-  Proposed Location of Shared Entrances
-  Future Arterial Roads within Secondary Plan Area and Surrounding Area

The location of additional roads and other municipal servicing extensions within the Secondary Plan Area will be determined when specific details regarding development proposals are made available.

THE COUNTY OF GREY OFFICIAL PLAN

SECONDARY SCHEDULE
Servicing and Transportation
MAP 3q

HANOVER / WEST GREY
SECONDARY PLAN

SCALE 1:10 000



Grey
County

OPA-122: Proposed Plan

- } Consultation between the Municipalities, the County, and landowners has been ongoing throughout the development of this Secondary Plan.
- } The proposed Official Plan Amendment would;
 - Re-designate lands within the Future Secondary Plan Area, identified through Official Plan Amendment # 80,
 - Re-designate lands in the Municipality of West Grey to the Primary Settlement Area, with services being extended from the Town of Hanover,
 - Contain Secondary Plan designations and policies for Highway Commercial and Open Space purposes, and
 - Identify future arterial roads within the Secondary Plan area.
- } An accompanying Zoning By-law Amendment is also being processed by the Municipality of West Grey.



OPA-122: Comments Received

- } A number of comments have been received in support of the proposed Secondary Plan. The following questions or concerns were also raised regarding the Secondary Plan:
- commercial development standards should be the same within the secondary plan area, as they are in Hanover, such that there is no preferential treatment for new commercial development in West Grey,
 - the applications are premature as a commercial market study is needed,
 - why did the Town of Hanover buy lands in the Municipality of West Grey, and what is intended for those lands,
 - concerns over a possible building supply or grocery store,
 - some lands within the secondary plan area are not for sale, and the present owners wish to continue to farm said lands,
 - adding in farm lands, which will not be sold, will not add to the commercial land supply for Hanover or West Grey,
 - the settlement on OPA 80 spoke to the need for more employment lands, but no employment lands are being added here, and
 - the proposed open space lands are an 'island' which is not practical or usable for the Town or the Municipality.



Grey
County

OPA-122: Summary

- } A thorough review of the *Planning Act*, Provincial Policy Statement, and the County of Grey Official Plan, has been provided within the Addendum Report PDC-PCD-19-13.
- } Changes have been made to the proposed Secondary Plan and draft West Grey Zoning By-law Amendment, in order to better align with commercial development standards in Hanover.
- } Highway Commercial and Open Space lands were chosen that are adjacent to the urban boundary, but which attempt to minimize impacts on farm operations.
- } The proposed arterial roads have been re-aligned to minimize impacts on existing farm operations.
- } Existing agricultural operations will be permitted to continue; however expansions will not be permitted.
- } County staff are satisfied that the proposed Secondary Plan;
 - has regard for matters of Provincial Interest under the *Planning Act*,
 - is consistent with the Provincial Policy Statement, and
 - conforms to the goals and objectives of the County Official Plan.



OPA-122: Recommendation

THAT the proposed County Official Plan Amendment to re-designate a portion of the lands described as Part Lots 8, 9, 10, 11, 12, 13, and 14, Concession 1 SDR, (Geographic Township of Bentinck) Municipality of West Grey, to the “Highway Commercial” and “Open Space” designations be supported;

AND THAT the Addendum to Report PDR-PCD-19-13 be hereby received;

AND FURTHER THAT the appropriate by-law be prepared for consideration by County Council.