

# Corporation of the County of Grey

## By-Law 5097-20

A By-law to Adopt Amendment No. 3 to the County of Grey Official Plan affecting lands described as Part Lots 26 and 27, Concession 13, (geographic Township of Sullivan), Township of Chatsworth

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. 3 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 12<sup>th</sup> day of November, 2020.

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WARDEN: Paul McQueen

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CLERK: Heather Morrison

Certified that the above is a true copy of By-law 5097-20 as enacted and passed by the Council of the County of Grey on the 12<sup>th</sup> day of November, 2020.

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CLERK: Heather Morrison

# Amendment No. 3 to the County of Grey Official Plan

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# Amendment No. 3 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. 3 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 County Official Plan Amendment (File # 42-04-320-OPA-3) is to re-designate the subject lands from the 'Agricultural' and 'Hazard Lands' designations to the 'Agricultural with Exceptions' and 'Hazard Lands' designations to recognize a campground on the subject lands, and allow an expansion in the number of campsites permitted.

### *Location*

The lands affected by the proposed Official Plan Amendment are described as Part Lots 26 & 27, Concession 13, geographic Township of Sullivan now in the Township of Chatsworth.

### *Basis*

The proponent, in support of the application, provided a Planning Justification Report and Servicing Analysis to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS), the County Official Plan and the Township of Chatsworth Official Plan. The Planning Justification Report was prepared to justify the land re-designation to permit lot creation with the retained lot having access on an unopened municipal road allowance. These background reports can be found at Appendix A.

The County and the Township held a joint public meeting on July 8, 2020. At the public meeting, and through agency comments the questions were raised with respect to traffic and proximity to neighbours. Agency and public comments helped guide staff towards an informed recommendation on the application.

The minutes from the public meeting are attached as Appendix C.

Agency and public comments are detailed in the Planning Report Addendum to PDR-CW-22-20, 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 Committee of the Whole. The reports of the Planning Department (PDR-CW-22-20 and Addendum to PDR-PCD-22-20) are included in Appendices B and D.

## 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. 3 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 3 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Agricultural’ and ‘Hazard Lands’ designations to the ‘Agricultural with Exceptions’ and ‘Hazard Lands’ designations.
2. Section 5.2.1(9) – Existing Exceptions in the Agricultural designation of the County of Grey Official Plan is hereby amended by adding a new subsection as follows:
  - f) Notwithstanding the provisions of section 5.2.1, for the lands described as Part Lots 26 and 27, Concession 13, geographic Township of Sullivan, in the Township of Chatsworth, and indicated on the attached Schedule ‘A’, the following shall apply:
    - (i) A campground shall also be considered a permitted use on the easterly half of the property.
    - (ii) The number of tent, trailer and cottage sites in the campground shall be regulated in the Township Zoning By-law.

## 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 9 thereof.

## Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 3 but are included as information supporting the Amendment.

Appendix A Planning Justification Report

Appendix B Initial Merit Report PDR-CW-22-20

Appendix C Public Meeting Minutes – July 8, 2020

Appendix D Addendum to PDR-CW-22-20 and Committee of the Whole Resolution