

## Report PDR-PCD-06-15

**To:** Chair Wright and Members of the Planning and Community Development Committee  
**From:** Scott Taylor, Senior Planner  
**Meeting Date:** January 15, 2015  
**Subject:** Proposed Official Plan Amendment 126 Merit Report  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD12-15; Endorsed by County Council per Resolution CC34-15 February 3, 2015;

### Recommendation(s)

**THAT Report PDR-PCD-06-15 regarding proposed Official Plan Amendment Number 126, to consider site specific commercial exceptions on a property, be received;**

**AND THAT the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate a portion of the subject lands from the 'Space Extensive Commercial' designation to the 'Space Extensive Commercial with Exceptions' designation for lands described as Plan 535, Lot 11, Geographic Township of Derby, Township of Georgian Bluffs, provided the Township of Georgian Bluffs is prepared to hold a joint public meeting in consideration of the necessary Township Official Plan and Zoning By-law Amendment requirements.**

### Background

The County of Grey is in receipt of an application from 562093 Ontario Limited (Edward Raco) to amend the County of Grey Official Plan for the purpose of permitting an exception to the 'Space Extensive Commercial' designation to allow for the re-development of an existing vacant lot at Plan 535, Lot 11, Geographic Township of Derby, Township of Georgian Bluffs (202507 Highway 6 and 21). The exception would contemplate some additional permitted uses, beyond what is currently permitted in the Space Extensive Commercial designation, to account for the smaller lot size and building envelope of the existing lot.

The purpose of this report is to formulate a recommendation to the Planning and Community Development Committee to determine if merit exists to support the above-noted amendment in principle, and to establish if the County should proceed with the holding of a public meeting and formal review of the application.

The proposed amendment would re-designate approximately 0.55 hectares (1.36 acres) of land to the 'Space Extensive Commercial with Exceptions' designation. Although the subject property is 0.55 hectares in size, the property has a much smaller building envelope based on the hazard lands on-site, and the setbacks required from the Provincial Highway. The existing uses permitted by the Space Extensive Commercial designation generally require larger land areas for development. An aerial photograph showing the subject lands has been included below.

The proposed development also requires official plan and zoning by-law amendment applications from the Township of Georgian Bluffs.



*Map 1: Airphoto of the Subject Property and Surrounding Lands*

The subject property is west of the City of Owen Sound on the Sunset Strip, and has direct access onto the Provincial Highway. The subject lands are currently vacant, with approximately 60% of the lands being treed and hazard lands, while the remaining 40% are cleared. Surrounding the subject lands are a mixture of commercial, residential, and forested properties. To the rear of the subject lands is the Giant Tiger / Galaxy / Joe Tomatoes plaza, while the former Canadian Tire gas bar, and some residential lots, border the property to the north-east. Across the Provincial Highway from the subject lands are some further retail plazas.

Cuesta Planning Consultants have submitted a Planning Report in support of the proposal. In addition, WSP Canada Inc. have submitted a Servicing Feasibility Study and a Stormwater Management Report as appendices to the Cuesta Report. Copies of all reports, background materials and plans can be found at the below link.

[Link to Ed Raco Background Materials](#)

Should the County Planning and Community Development Committee see merit in this application proceeding to a public meeting, a joint public meeting would be held with the Township of Georgian Bluffs.

### *Analysis of Planning Issues*

In rendering decisions, planning authorities must have regard to matters of Provincial interest and be consistent with the Provincial Policy Statement (PPS). Decisions within the County must also conform to the County of Grey Official Plan.

### **Provincial Interest – Legislation, Policy, Guidelines**

Section 1.3 of the PPS speaks to promoting economic development and competitiveness.

The subject lands are outside of current settlement area boundaries, but are within an existing designated commercial strip. Sections 1.1.4 and 1.1.5 of the PPS provide policy direction on rural areas and lands within municipalities. Rural economic opportunities should be promoted where rural service levels are sufficient to sustain such opportunities.

Within section 1.6.6 of the PPS, guidance on hierarchical servicing and stormwater management is provided.

Section 2.1 of the PPS contains policies on the protection of significant natural heritage features.

Section 3.1 of the PPS speaks to development being directed to areas outside of hazardous lands.

The applicant has submitted a planning report and engineering reports which are aimed at addressing the PPS and the criteria under the *Planning Act*. The County will be circulating the technical reports to the appropriate review agencies and the public to obtain comments on the specific matters contained within.

## County of Grey Official Plan

All new development proposals within the County must conform to the purposes and policies of the Official Plan.

As noted above, the subject lands are currently designated as Space Extensive Commercial on Schedule A to the County Plan. An amendment is required for the proposed development, which would permit some additional permitted uses to suit the relatively small building envelope on the subject lands.

The requirements for official plan amendments are outlined in section 6.3 of the County Plan, while the detailed Space Extensive Commercial policies are found at section 2.10 of the Plan. The appendices to the County Plan also identify a pocket of 'Significant Woodlands' on the subject property.

As per above, the submitted materials will be circulated to the appropriate agencies and the public for their input.

## Financial / Staffing / Legal / Information Technology

### Considerations

There are no anticipated financial, staffing or legal considerations associated with the proposed official plan amendment, beyond those normally encountered in processing an amendment. The County has collected the requisite application fee and peer review deposit for this application.

Should the application be appealed to the Ontario Municipal Board additional financial, legal, or staff resources may be required.

### Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, requires the continued management of development and the application of sound land use planning principles. Following the agency circulation and public process, staff will be in a position to make recommendations regarding the proposed commercial exceptions with respect to whether or not the matter;

1. is in accordance with sound land use planning principles,
2. has regard for matters of Provincial Interest under the *Planning Act*,
3. is consistent with the Provincial Policy Statement, and
4. conforms to the goals and objectives of the County Official Plan.

## Attachments

None

Respectfully submitted by,

Scott Taylor, MCIP, RPP  
Senior Planner

Director Sign Off: *Randy Scherzer*