

# Corporation of the County of Grey

## By-Law 4899-15

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A By-law to Adopt Amendment No. 130 to the County of Grey Official Plan affecting lands described as Part of Lot 14, Concession 3, (geographic Township of Collingwood), Town of The Blue Mountains

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. 130 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 5<sup>th</sup> day of May, 2015.

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WARDEN: Kevin Eccles

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CLERK: Sharon Vokes

Certified that the above is a true copy of By-law 4899-15 as enacted and passed by the Council of the County of Grey on the 5<sup>th</sup> day of May, 2015.

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CLERK: Sharon Vokes

# Amendment No. 130 to the County of Grey Official Plan

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# Amendment No. 130 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. 130 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 # 42-42-000-OPA-130) is to re-designate the subject lands from 'Rural', 'Escarpment Recreation Area', and 'Niagara Escarpment Plan Area' to 'Rural with Exception', 'Escarpment Recreation Area', 'Niagara Escarpment Plan Area', and 'Hazard Lands' to allow for the severance of a residential parcel containing a dwelling.

### *Location*

The lands affected by the proposed Official Plan Amendment are described as Part Lot 14, Concession 3, Geographic Township of Collingwood in the Town of The Blue Mountains.

### *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 March 2, 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-05-15, 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-05-15 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. 130 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’ designations to the ‘Rural with Exception’ and ‘Hazard Lands’ designations.

2. Section 2.3.4(2) (Rural Designation) of the County of Grey Official Plan is hereby amended by adding the following new clause:

x) Notwithstanding the provisions of this subsection, for the lands described as Part Lot 14, Concession 3, Town of The Blue Mountains (Geographic Township of Collingwood) and indicated on the attached Schedule A, the following shall apply:

“One 4.6 hectare lot containing an existing dwelling may be created where the maximum lot density has been reached.”

## 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. 130 but are included as information supporting the Amendment.

Appendix A Planning Justification Report – December 2014

Appendix B Initial Merit Report PDR-PCD-05-15

Appendix C Public Meeting Minutes – March 2, 2015

Appendix D Addendum to Planning Report PDR-PCD-05-15 and Planning and Community Development Committee Resolution