

Corporation of the County of Grey

By-Law 4893-15

A By-law to Adopt Amendment No. 125 to the County of Grey Official Plan affecting lands described as Lot 19 and Part Lot 20, Concession 1, (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. 125 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 3rd day of March, 2015.

WARDEN: Kevin Eccles

CLERK: Sharon Vokes

Certified that the above is a true copy of By-law 4893-15 as enacted and passed by the Council of the County of Grey on the 3rd day of March, 2015.

CLERK: Sharon Vokes

Amendment No. 125 to the County of Grey Official Plan

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Amendment No. 125 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. 125 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-125) is to re-designate the subject lands from 'Rural', 'Agricultural', 'Hazard Lands', and 'Provincially Significant Wetlands' to 'Rural with Exceptions', 'Agricultural', 'Hazard Lands', and 'Provincially Significant Wetlands' to allow for the creation of a lot containing a dwelling and a pond within an Aggregate Resource Area where Minimum Distance Separation requirements cannot be met, and where the lot density permissions have been exceeded.

Location

The lands affected by the proposed Official Plan Amendment are described as Lot 19, Part Lot 20, Concession 1 in the 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 (PPS), the County Official Plan, and the Township Zoning By-law. The Planning Justification Report was prepared to justify the proposed lot creation. This Planning Justification Report can be found at Appendix A.

The County held the mandatory Public Meeting on October 22, 2014. No members of the public expressed any concerns with the subject proposal at the Public Meeting, and one letter expressing concerns was received. 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-25-14, 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-25-14 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. 125 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’, ‘Agricultural’, ‘Hazard Lands’, and ‘Provincially Significant Wetlands’ to ‘Rural with Exceptions’, ‘Agricultural’, ‘Hazard Lands’, and ‘Provincially Significant Wetlands’.
2. Section 2.3.4(2) (Rural Designation) of the County of Grey Official Plan is hereby amended by adding the following new clause:

v) Notwithstanding the provisions of this subsection for the lands described as Lot 19, Part of Lot 20, Concession 1, Township of Southgate (Geographic Township of Egremont) and indicated on the attached Schedule A, the following shall apply:

“One 4 hectare lot containing an existing dwelling may be created where the maximum lot density has already been exceeded and where an Aggregate Resource Area exists. New residential dwellings are prohibited on the retained parcel consisting of 75.72 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. 125 but are included as information supporting the Amendment.

Appendix A Planning Justification Report – June 2014

Appendix B Initial Merit Report PDR-PCD-25-14

Appendix C Public Meeting Minutes – October 22, 2014

Appendix D Addendum to Planning Report PDR-PCD-25-14 and Planning and Community Development Committee Resolution