

# Corporation of the County of Grey

## By-Law 5091-20

A By-law to Adopt Amendment No. 5 to the County of Grey Official Plan affecting lands described as Part Lot 14, Concession 8, (geographic Township of St. Vincent), Municipality of Meaford

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. 5 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 10<sup>th</sup> day of September, 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 5091-20 as enacted and passed by the Council of the County of Grey on the 10<sup>th</sup> day of September, 2020.

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CLERK: Heather Morrison

# Amendment No. 5 to the County of Grey Official Plan

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# Amendment No. 5 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. 5 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 # 42-10-480-OPA-145 now referred to as OPA 5) is to re-designate the subject lands from the 'Agricultural' and 'Hazard Lands' designations to the 'Agricultural with Exceptions' and 'Hazard Lands' designations to permit a private school and place of worship.

### *Location*

The lands affected by the proposed Official Plan Amendment are described as Part Lot 14, Concession 8, geographic Township of St. Vincent now in the Municipality of Meaford.

### *Basis*

The proponent, in support of the application, provided a Planning Justification Report with Addendums and Servicing Analysis to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS), the County Official Plan and the Municipality of Meaford Official Plan. The Planning Justification Report was prepared to justify the land re-designation to permit the private school and place of worship on the subject lands. These background reports can be found at Appendix A.

The County and the Municipality held a joint public meeting on September 9, 2019. At the public meeting, as well as through public and agency comments the questions were raised with respect to servicing, lot creation, traffic and road safety, the application of Minimum Distance Separation formulae, flood plain mapping, and whether there were other locations which would avoid the need to site the proposed use in an Agricultural designation. 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-33-19, 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-33-19 and Addendum to PDR-PCD-33-19) 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. 5 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 1 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 Lot 14, Concession 8, geographic Township of St. Vincent, in the Municipality of Meaford, and indicated on the attached Schedule ‘A’, the following shall apply:
    - (i) A private school and place of worship shall also be considered a permitted use.
    - (ii) For the purposes of siting this use, as well as calculating reciprocal Minimum Distance Separation formulae calculations from neighbouring livestock or manure storage facilities, this development shall be considered as a Type A land use under the Minimum Distance Separation formulae.

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

Appendix A Planning Justification Report

Appendix B Initial Merit Report PDR-CW-33-19

Appendix C Public Meeting Minutes – September 9, 2019

Appendix D Addendum to PDR-CW-33-19 and Committee of the Whole Resolution