

Corporation of the County of Grey

By-Law 4895-15

A By-law to Adopt Amendment No. 129 to the County of Grey Official Plan affecting lands described as Part Lot 31, Part Divisions 1 to 2, Concession 1 (geographic Township of Normanby), Municipality of West Grey

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. 129 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 4895-15 as enacted and passed by the Council of the County of Grey on the 3rd day of March, 2015.

CLERK: Sharon Vokes

Amendment No. 129 to the County of Grey Official Plan

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Amendment No. 129 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. 129 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 # 42-05-010-OPA-129) is to re-designate the subject lands from 'Rural' and 'Hazard Lands' to 'Space Extensive Industrial' and 'Hazard Lands' to allow for the expansion of a neighbouring industrial facility in a new standalone building.

Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 31, Part Divisions 1 to 2, Concession 1, Geographic Township of Normanby in the Municipality of West Grey.

Basis

The proponent, in support of the application, provided a Planning Justification Report, preliminary engineering, and an addendum planning submission to address the requirements of the Provincial Policy Statement (PPS) and the County Official Plan. The Planning Justification Report was prepared to justify the land re-designation and proposed industrial expansion. These background reports can be found at Appendix A.

The County held the mandatory Public Meeting on January 26, 2015. At the public meeting, and through agency comments, some concerns were raised about the impacts on neighbours and the natural environment regarding this proposed development. Through minor changes to the Hazard Lands boundaries, and measures to be applied at the site plan control stage, the above-noted concerns can be addressed. Matters of Provincial, County and Municipal interest have been outlined through the background reports. The minutes from the Public Meeting are attached as Appendix C.

Agency comments are detailed in the Addendum to Planning Report PDR-PCD-03-15, 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-03-15 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. 129 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 ‘Rural’ and ‘Hazard Lands’ designations to the ‘Space Extensive Industrial’ and ‘Hazard Lands’ designations.

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. 129 but are included as information supporting the Amendment.

Appendix A Planning Justification Report and Addenda Submissions – 2014 – 2015

Appendix B Initial Merit Report PDR-PCD-03-15

Appendix C Public Meeting Minutes – January 26, 2015

Appendix D Addendum to Planning Report PDR-PCD-03-15 and Planning and Community Development Committee Resolution