

Corporation of the County of Grey

By-Law 4873-14

A By-law to Adopt Amendment No. 98 to the County of Grey Official Plan affecting lands described as Lot 45, Concession 3 South of the Durham Road (Geographic Township of Glenelg), 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. 98 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 7th day of October, 2014.

WARDEN: Brian Milne

CLERK: Sharon Vokes

Certified that the above is a true copy of By-law 4873-14 as enacted and passed by the Council of the County of Grey on the 7th day of October, 2014

CLERK: Sharon Vokes

Amendment No. 98 to the County of Grey Official Plan

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Amendment No. 98 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. 98 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 Number 42-05-22-OPA-98) is to re-designate the subject lands from the “Rural”, “Hazard Lands” and “Wetlands” designations to the “Rural with Exceptions”, “Hazard Lands” and “Wetlands” designations to permit the subject property to be used for a single annual event on-site. The “Hazard Lands” and “Wetlands” designation boundaries on-site will remain unaltered.

Location

The lands affected by the proposed Official Plan Amendment are for the lands described as Lot 45, Concession 3 South of the Durham Road, Municipality of West Grey, (Geographic Township of Glenelg).

Basis

The proponent, in support of the application, provided a Planning Report, an Acoustical Assessment, a site plan, and a Traffic Impact Study to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS), and the County Official Plan. The supporting reports were prepared to justify the proposed use, and can be found at Appendix A.

The County and the Municipality held a joint Public Meeting on February 7, 2011. With respect to the proposed use, there were submissions received raising concern regarding; increased traffic, road safety, noise impacts, concerns over the berm, profanity in the entertainment, decrease in property values, air quality impacts, campfires, duration of the events, year-round camping, concerns over the number of campsites, lack of policing, no enforcement of municipal by-laws, lack of approvals for the existing events, servicing, environmental impacts, impacts on groundwater, incompatibility with rural neighbours, litter, concerns over the number of sheds on-site, impact on neighbouring livestock facilities, and concerns over public safety. Numerous comments were also received in support of the event highlighting the impact on local businesses, tourism, and charities. The minutes from the Public Meeting are attached as Appendix C. Public and Agency comments are detailed in the Addendum to Planning Report PDR-PCD-19-10, which can be found at Appendix D. Matters of Provincial, County, and Municipal interest have also been addressed in the Addendum to Planning Report PDR-PCD-19-10.

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-19-10 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 Schedule, constitutes Amendment No. 98 to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey is amended as follows:

1. Schedule A – Land Use Designations – Map 3 of the County of Grey Official Plan is hereby amended by changing the designation of the lands shown on Schedule “A” affixed hereto from the “Rural”, “Hazard Lands” and “Wetlands” designations to the “Rural with Exceptions”, “Hazard Lands” and “Wetlands” designations. The existing boundaries of the “Hazard Lands” and “Wetlands” designations are not proposed to change through this amendment.
2. Section 2.3.2 – Uses Permitted Policies of the County of Grey Official Plan is hereby amended by adding the following new clause:

(17) Notwithstanding the provisions of Section 2.3.2 to this plan, for those lands described as Lot 45, Concession 3 South of the Durham Road, Municipality of West Grey, (Geographic Township of Glenelg), and indicated on the attached Schedule ‘A’, the following shall apply:

An annual special event, occurring one time per calendar year, is permitted on-site. The event may include entertainment, in the form of live music or entertainers, temporary on-site camping, portable toilets, portable food vendors, souvenir merchandise sales, parking, and motorcycle related activities, but not including motorcycle racing. The annual event shall not exceed six (6) consecutive days per year including the three (3) day event and up to three (3) total days for the set-up and take-down of the equipment on-site. A detailed site plan agreement and zoning by-law amendment will be required to implement the above-noted policies.

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. 98 but are included as information supporting the Amendment.

Appendix A Supporting Reports including; Planning Justification Report, Acoustical Assessment, Traffic Impact Study, and Site Plans dated 2010 - 2014.

Appendix B Initial Merit Report PDR-PCD-19-10

Appendix C Public Meeting Minutes – February 7, 2011

Appendix D Addendum to Planning Report PDR-PCD-19-10 and Planning and Community Development Committee Resolution