



42-03-540-OPA-126

562093 Ontario Limited (Raco)

Report PDR-PCD-06-15
County Official Plan Amendment Application
geographic Township of Derby,
Township of Georgian Bluffs



42-03-540-OPA-126: Subject Lands





- } The proposed application is seeking an exception to the Space Extensive Commercial policies to account for the smaller lot size of the subject lands.
- } The subject lands are further constrained by environmental setbacks on-site and the setbacks required to the Provincial Highway.
- } The exceptions (if approved) would allow for some additional permitted uses which could be sited on a smaller lot, beyond those currently considered by the Space Extensive Commercial designation.
- } The Official Plan Amendment would re-designate the subject lands from 'Space Extensive Commercial' to 'Space Extensive Commercial with Exceptions'.

42-03-540-OPA-126: Summary

- } A thorough review of the *Planning Act*, Provincial Policy Statement, and the County of Grey Official Plan, has not yet been completed at this stage.
- } Following circulation to agencies and the public, in addition to a public meeting, County staff will prepare a report and make a recommendation with respect to;
 - matters of Provincial Interest under the *Planning Act*,
 - consistency with the Provincial Policy Statement, and
 - conformity to the goals and objectives of the County Official Plan.



Grey
County

42-03-540-OPA-126: Recommendation

THAT Report PDR-PCD-06-15 regarding proposed Official Plan Amendment Number 126, to consider site specific commercial exceptions on a property, be received;

AND THAT the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate a portion of the subject lands from the 'Space Extensive Commercial' designation to the 'Space Extensive Commercial with Exceptions' designation for lands described as Plan 535, Lot 11, Geographic Township of Derby, Township of Georgian Bluffs, provided the Township of Georgian Bluffs is prepared to hold a joint public meeting in consideration of the necessary Township Official Plan and Zoning By-law Amendment requirements.