

**42-07-060-OPA-133**  
**Misty Meadows Market**  
**PDR-PCD-33-15 Merit Report**

Planning and Community Development Committee  
September 15, 2015

# Misty Meadows Market: Air Photo

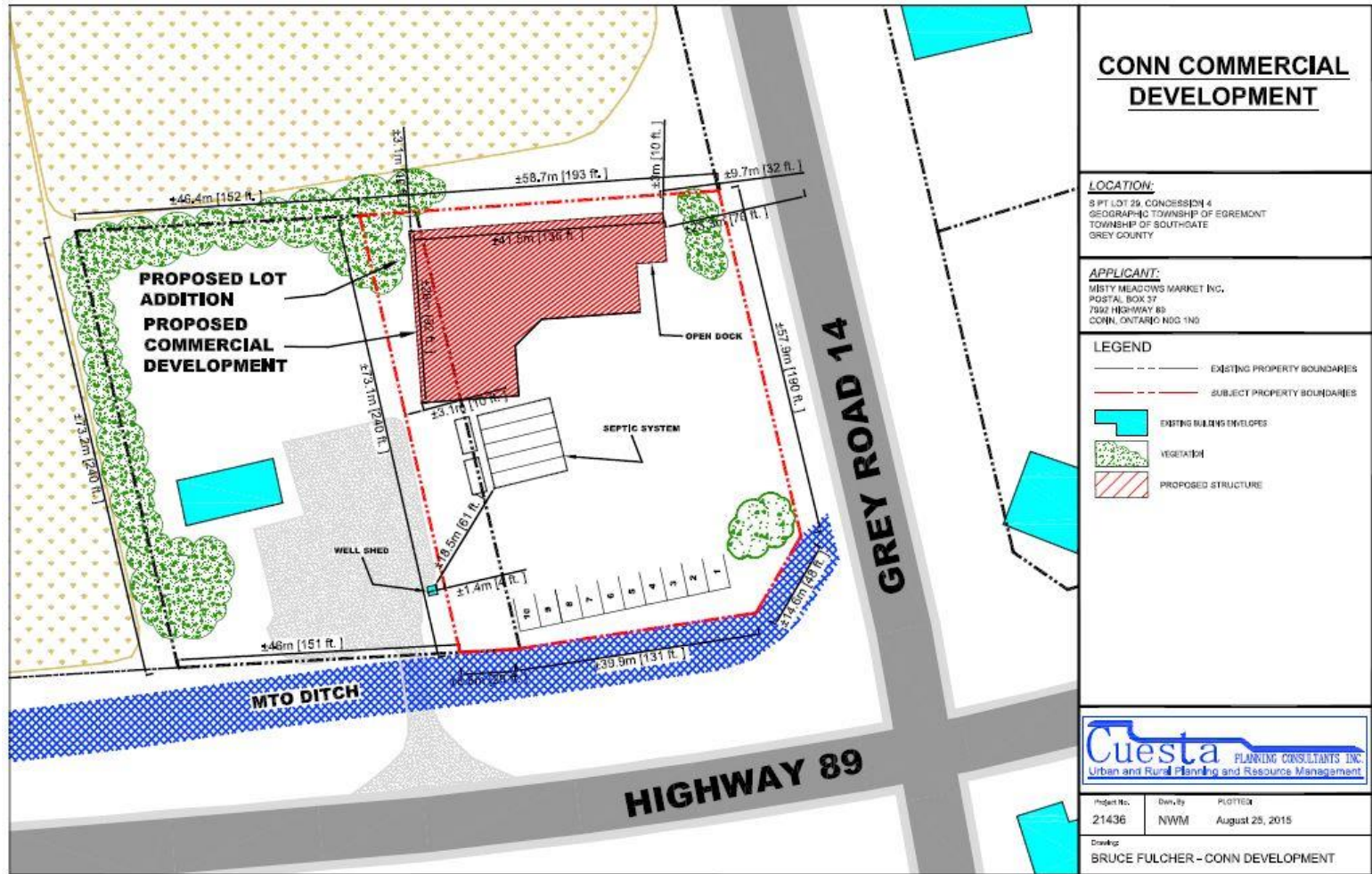


# Background to the OPA

- The proposed development is a rural 'general store'.
- The proposed 850 m<sup>2</sup> building size of the Misty Meadows Market, exceeds the provisions in the current planning documents.
- Amendments are needed to the County and Township Official Plans, as well as the Zoning By-law. A consent application for lot addition purposes has also been filed as part of this development.
- The subject property is approximately 0.41 hectares in size (with the anticipated lot addition) and is legally described as Part Lot 29, Concession 4, geographic Township of Egremont, in the Township of Southgate.
- The subject lands are adjacent to Conn, at the northwestern corner of Highway 89 and Grey Road 14.
- The subject property is designated as 'Rural' in the County Official Plan.
- The proposed market is being re-located and expanded from a neighbouring property.



# Misty Meadows Market: Site Plan



# Recommendations

- THAT Report PDR-PCD-33-15 regarding a proposed County Official Plan Amendment 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 the subject lands from the 'Rural' designation to a 'Rural with Exceptions' designation to allow for an exception to permit an increased small scale commercial business for the lands described as Part Lot 29, Concession 4, geographic Township of Egremont, in the Township of Southgate, provided the Township of Southgate is prepared to hold a joint public meeting in consideration of the necessary Official Plan and Zoning By-law Amendment requirements.