

# Corporation of the County of Grey

## By-Law 5019-18

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A By-Law to Adopt Amendment No. 141 to the County of Grey Official Plan affecting lands described as Part Lot 8, Concession 5 (geographic Township of Egremont), Township of Southgate

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. 141 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 24<sup>th</sup> day of May, 2018.

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WARDEN: Stewart Halliday

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CLERK: Heather Morrison

Certified that the above is a true copy of By-Law 5019-18 as enacted and passed by the Council of the County of Grey on the 24th day of May, 2018.

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CLERK: Heather Morrison

# Amendment No. 141 to the County of Grey Official Plan

Index	Page
The Constitutional Statement	3
<i>Part A – The Preamble</i>	
Purpose	4
Location	4
Basis	4
<i>Part B – The Amendment</i>	
Introductory Statement	6
Details of the Amendment	6
<i>Part C – The Appendices</i>	
Appendix A Planning Justification Report, Technical Studies, and Addendum Submissions	
Appendix B Initial Merit Report PDR-CW-03-18	
Appendix C Public Meeting Minutes – March 28, 2018	
Appendix D Addendum to Planning Report PDR-CW-03-18 and Committee of the Whole Resolution	

# Amendment No. 141 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. 141 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 # 42-07-060-OPA-141) is to permit an exception to the Agricultural lot addition policies to allow for a non-farm sized lot addition, where neither the retained parcel, nor the expanding adjacent property will comprise 40 hectares. The Rural Lands and Hazard Lands designations on-site will not be altered.

### *Location*

The lands affected by the proposed Official Plan Amendment are described as Part Lot 8, Concession 5, geographic Township of Egremont, in the Township of Southgate.

### *Basis*

The proponent, in support of the application, provided a Planning Justification Report to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS), the County Official Plan, and the Township of Southgate Plan. The Planning Justification Report was prepared to justify a non-farm sized lot addition within Agricultural designated lands. This background report can be found at Appendix A.

The County and the Township held a joint public meeting on March 28, 2018. At the public meeting, and through agency comments, there were no concerns raised with respect to the subject County Official Plan Amendment. 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 Addendum to Planning Report PDR-CW-03-18, 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-03-18 and its addendum) 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. 141 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 2 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Agricultural’ designation to the ‘Agricultural with Exceptions’ designation. The Rural Lands and Hazard Lands designations on-site will not be altered.
2. Section 2.1.4(2) – Consent Policies in the Agricultural designation of the County of Grey Official Plan is hereby amended by adding a new subsection (19) as follows;

19) Notwithstanding the provisions of this subsection for the lands described as Part Lot 8, Concession 5, Geographic Township of Egremont, in the Township of Southgate, and indicated on the attached Schedule ‘A’, the following shall apply:

- i. “An undersized remnant lot may be created as a result of a lot addition. The remnant lot shall have a minimum lot area of 6.1 hectares. Whereas the severed lot shall have a maximum area of 4.8 hectares, creating a newly amalgamated parcel with a maximum area of 17.8 hectares.” (OPA #141)

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

Appendix A Planning Justification Report, Technical Studies, and Addendum Submissions

Appendix B Initial Merit Report PDR-CW-03-18

Appendix C Public Meeting Minutes – March 28, 2018

Appendix D Addendum to Planning Report PDR-CW-03-18 and Committee of the Whole Resolution