



**Proposed County Official Plan Amendment 10**  
**Chapmans Ice Cream**  
**Addendum to Report PDR-CW-20-21**  
Part Lots 94 – 97, Concession 1 SWTSR  
(geographic Township of Glenelg)  
Municipality of West Grey

This presentation contains a summary of Staff Report Addendum to PDR-CW-20-21. For more details on this application, including a thorough comment summary and planning analysis, please see the Staff Report.

# Proposed Official Plan Amendment (OPA) 10

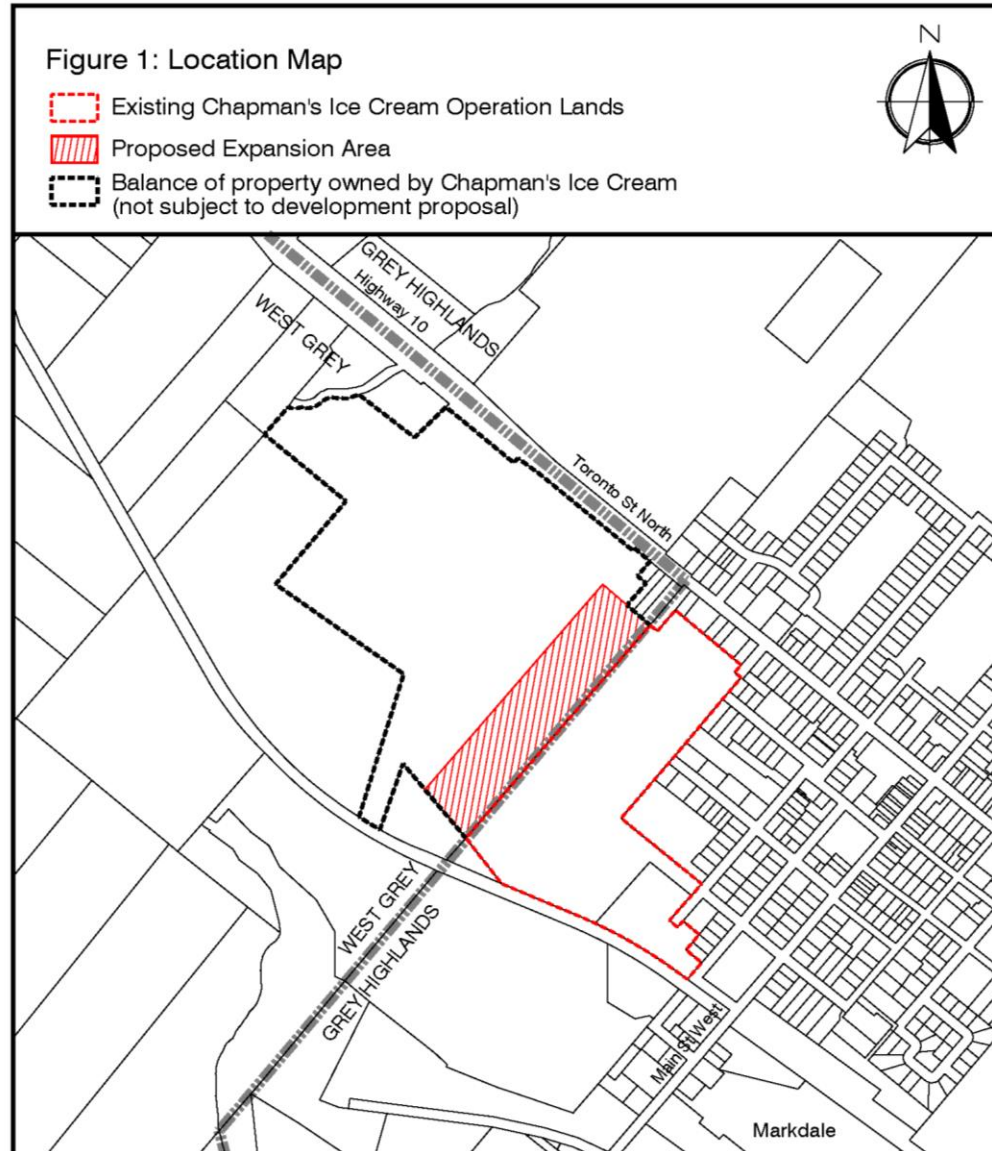


# Proposed OPA 10

- ▶ Chapmans current production facilities are in the Municipality of Grey Highlands.
- ▶ Chapmans employs over 800 people, and the expansion would facilitate their continued growth.
- ▶ Proposed Official Plan Amendment 10 would redesignate 6.6 hectares of abutting lands in the Municipality of West Grey.
- ▶ The initial plant expansion would be approximately 8,400 m<sup>2</sup> (90,000 ft<sup>2</sup>) in building size with some additional parking.
- ▶ Future expansions could also be accommodated within the 6.6 hectares.
- ▶ A corresponding zoning by-law amendment application has also been submitted to the Municipality of West Grey.
- ▶ A joint public meeting with West Grey was held for the Official Plan and Zoning applications on October 18, 2021.



# Proposed Chapmans Expansion



Chapman's Ice Cream  
Proposed Expansion

**RD** RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.  
OWEN SOUND, ONTARIO  
SCALE 1:10 000



# Agency & Public Comments Received

- ▶ Public comments were received from Sean Coll, who had a question about access to Highway 10.
- ▶ Agency comments were received from;
  - ▶ Enbridge Gas,
  - ▶ Saugeen Valley Conservation Authority,
  - ▶ County Transportation Services & Forests/Trails,
  - ▶ Municipality of Grey Highlands, and
  - ▶ Municipality of West Grey
- ▶ There are no outstanding agency concerns with respect to OPA 10.
- ▶ There are some future details and technical matters which will be considered at the site plan control stage.

# Planning Analysis on OPA 10

- ▶ The subject lands are designated as 'Rural' with a small portion of 'Hazard Lands' in the County Official Plan.
- ▶ New development will remain outside of the Hazard Lands.
- ▶ A scoped comprehensive review was triggered based on the settlement area expansion.
- ▶ Additional transportation discussions may be warranted for the expansion at the site plan stage and in concert with the proposed residential development across the Highway.
- ▶ Services will need to be extended from the Municipality of Grey Highlands.
- ▶ The zoning amendment will contain a holding symbol subject to the future servicing agreement and site plan control.

# Planning Analysis on OPA 10

- ▶ County staff are satisfied that the proposed official plan amendment;
  - ▶ has regard for matters of Provincial Interest under the *Planning Act*,
  - ▶ is consistent with the Provincial Policy Statement, and
  - ▶ conforms to the goals and objectives of the County Official Plan.
- ▶ County staff have worked closely with the Municipalities of West Grey and Grey Highlands as part of the processing of these applications. A West Grey staff report will follow on the zoning amendment, and a future site plan control application will also be required.

# Recommendation

1. That Addendum to Report PDR-CW-20-21 regarding a proposed County Official Plan Amendment be received;
2. That the Committee supports the proposed amendment to the County of Grey Official Plan to re-designate a portion of the lands from the 'Rural' designation to the 'Primary Settlement Area' designation to allow for the expansion of an industrial use on lands legally described as Part lots 94 – 97, Concession 1 South and West of the Toronto Sydenham Road (SWTSR), Municipality of West Grey, geographic Township of Glenelg; and
3. That the appropriate by-law be prepared for consideration by County Council.