

Corporation of the County of Grey

By-Law 5092-20

A By-law to Adopt Amendment No. 4 to the County of Grey Official Plan affecting lands described as Part Lot 5, Lot 6 and Part Lot 7, Broken Front Concession, (geographic Township of Sydenham), Municipality of Meaford

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. 4 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 _____ day of _____, 2020.

WARDEN: Paul McQueen

CLERK: Heather Morrison

Certified that the above is a true copy of By-law _____-20 as enacted and passed by the Council of the County of Grey on the _____ day of _____, 2020.

CLERK: Heather Morrison

Amendment No. 4 to the County of Grey Official Plan

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Amendment No. 4 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. 4 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 # 42-10-510-OPA-4) is to re-designate the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Rural with Exceptions' and 'Hazard Lands' designations to allow for new lot creation, where the remnant lot gains access via an unopened municipal road allowance.

Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 5, Lot 6 & Part Lot 7, Broken Front Concession, geographic Township of Sydenham now in the Municipality of Meaford.

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 Municipality of Meaford Official Plan. The Planning Justification Report was prepared to justify the land re-designation to permit lot creation with the retained lot having access on an unopened municipal road allowance. These background reports can be found at Appendix A.

The County and the Municipality held a joint public meeting on June 29, 2020. At the public meeting, and through agency comments, no questions were raised. 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 Planning Report Addendum to PDR-CW-25-20, 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-25-20 and Addendum to PDR-PCD-25-20) 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. 4 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 3 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Rural’ designation to the ‘Rural with Exceptions’ designations.
2. Section 5.4.3(2) – Consent Policies in the Rural designation of the County of Grey Official Plan is hereby amended by adding a new subsection as follows;
 - b) Notwithstanding the provisions of sections 5.4.2, 5.4.3, and 8.3, for the lands described as Part Lot 5, Lot 6 and Part Lot 7, Broken Front Concession, geographic Township of Sydenham, in the Municipality of Meaford, and indicated on the attached Schedule ‘A’, the following shall apply:
 - (i) A new lot may be permitted where the severed lot is accessed via Queens Bush Drive and the retained lot gains access via an unopened municipal road allowance.
 - (ii) No new development shall be permitted on the retained lot until such time as year-round access has been provided to the satisfaction of the Municipality of Meaford.
 - (iii) A Zoning By-law Amendment is required by the Municipality of Meaford, which acknowledges changes to the Hazard Land boundary and the building envelope for the severed lot.

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 9 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 4 but are included as information supporting the Amendment.

Appendix A Planning Justification Report

Appendix B Initial Merit Report PDR-CW-25-20

Appendix C Public Meeting Minutes – June 29, 2020

Appendix D Addendum to PDR-CW-25-20 and Committee of the Whole Resolution