



# Corporation of the County of Grey Committee Report

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## Report PDR-PCD-12-12

**To:** Chair Wright and Members of Planning and Community Development Committee

**From:** Sarah Morrison, Intermediate Planner

**Meeting Date:** March 20<sup>th</sup>, 2012

**Subject:** Official Plan Amendment Merit Report  
Re-Designation from “Agricultural” to “Agricultural with Exceptions”

**File:** 42-05-10-OPA-114

**Description:** Municipality of West Grey  
Lot 6, Concession 12  
(Geographic Township of Normanby)

**Owner:** BJ & S Enterprises Inc. and J & K Agro-Services Inc. c/o Jim McLaughlin

**Agent:** Cuesta Planning Consultants Inc.

### Recommendation(s):

**THAT the Report PDR-PCD-12-12 is accepted as presented.**

**AND THAT this proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from “Agricultural” to “Agricultural with Exceptions” for the lands described as Lot 6, Concession 12, (Geographic Township of Normanby) Municipality of West Grey.**

### Purpose of Report:

The purpose of this report is to formulate a recommendation to the Planning and Community Development Committee to determine whether or not the file should proceed with circulation and public meeting.

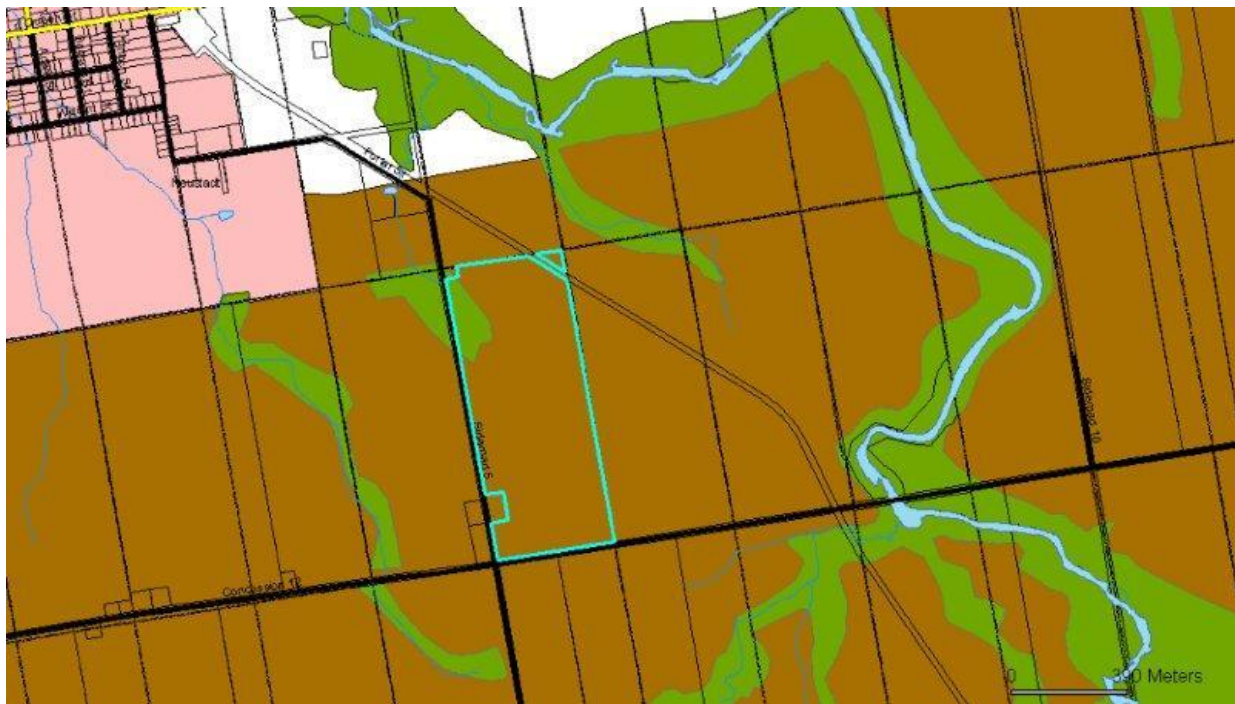
### Overview:

The County of Grey has received an application to amend the County Official Plan to allow for the creation of a surplus farm dwelling consent within the Agricultural designation where previous lot creation has already occurred. A portion of the property is designated as “Hazard

Lands”; however no development or redesignation is being proposed for these areas of the property.

The subject property is approximately 39 hectares in area and is legally described as Part of Lot 6, Concession 12, geographic Township of Normanby, in the Municipality of West Grey. Currently the property contains a house and associated buildings. A barn has recently been removed by the applicant. The majority of the area proposed for redesignation is farmed, with a small portion being a woodlot.

The subject property is approximately 2 kilometres southeast of the Village of Neustadt, 5 kilometres northwest of Ayton and 10 kilometres south of Hanover. Within the area there is a mix of farm and non-farm land uses. The majority of the lands surrounding the subject property are designated as Agricultural, to the north the lands are designated Rural and to the southeast, as mentioned, the lands are designated Urban in the Village of Neustadt.



Map 1 – Location of Subject Lands

Cuesta Planning Consultants Inc. have submitted a Planning Justification Report in support of the proposed Amendment. No other reports or studies were deemed necessary at the time of pre-submission consultation.

A Zoning By-law Amendment and consent application will be required from the Municipality of West Grey.

## **Analysis of Planning Issues:**

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). Decisions must also conform to the County of Grey Official Plan and any Municipal Official Plans which are in force and effect.

Section 2 of the *Planning Act* sets out matters of provincial interest, which all land use decisions shall have regard for. Subsection (b) *the protection of the agricultural resources of the Province* is most applicable to this application.

Section 2.3.4.1 of the PPS provides for the permission of lot creation in prime agricultural areas, provided the lots are of a size for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

The previous consent activity on the property was for a hydro substation and a cemetery associated with a church across the road. The proposed amendment would not be changing the principle use of the farm; it would reduce the size of the retained parcel to approximately 38 hectares and allow for lot creation where previous lot creation has occurred. Section 6.3 of the County Plan contemplates amendments to the Plan, provided the criteria of the relevant sections of the Plan can be addressed. It is the primary objective of the County to protect the “primary way of life” through farming operations being and continuing to be the dominant land use.

The applicant has submitted a Planning Justification Report to address Provincial and Municipal land use policy.

## **Financial/Staffing/Legal/IT Considerations:**

At this time there are no expected financial, staffing or legal considerations beyond those normally encountered in processing an Official Plan Amendment application. The County has received an amendment application fee and peer review deposit with the file.

## **Link to Strategic Goals / Priorities:**

The subject application is a private development application. The processing of such applications in a timely and efficient manner would fall under the Planning department’s core business mandate.

This development application should have no direct impact on the County’s ability to achieve corporate strategic goals and priorities.

## Summary:

An application has been received for an amendment to the County Official Plan to allow for the creation of a surplus farm dwelling consent where previous lot creation has already occurred. The submitted materials were prepared to justify the consent in relation to the Provincial and Municipal Land use planning policy. Following circulation to the required agencies and a public meeting, County planning staff will be in a position to offer a recommendation with respect to:

- regard for matters of Provincial interest
- consistency with the Provincial Policy Statement
- conformity to the goals and objectives of the county Official Plan.

Respectfully submitted,

Sarah Morrison, Hons. BA, MCIP, RPP  
Intermediate Planner

Director Sign Off: *Randy Scherzer*