

# Corporation of the County of Grey

## By-Law 4894-15

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A By-law to Adopt Amendment No. 127 to the County of Grey Official Plan affecting lands described as Part Lot 27, Concessions 5 and 6 (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. 127 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 3<sup>rd</sup> day of March, 2015.

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WARDEN: Kevin Eccles

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CLERK: Sharon Vokes

Certified that the above is a true copy of By-law 4894-15 as enacted and passed by the Council of the County of Grey on the 3<sup>rd</sup> day of March, 2015.

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CLERK: Sharon Vokes

# Amendment No. 127 to the County of Grey Official Plan

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# Amendment No. 127 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. 127 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 Official Plan Amendment (File # 42-10-510-OPA-127) is to re-designate the subject lands from 'Agricultural' to 'Agricultural with Exception' and 'Hazard Lands' to allow for the creation of a lot containing a dwelling and a barn where previous lot creation has occurred.

### *Location*

The lands affected by the proposed Official Plan Amendment are described as Part Lot 27, Concessions 5 and 6, Geographic Township of Sydenham in the Municipality of Meaford.

### *Basis*

The proponent, in support of the application, provided a Planning Justification Report to address the requirements of the Provincial Policy Statement (PPS) and the County Official Plan. The Planning Justification Report was prepared to justify the proposed lot creation. This Planning Justification Report can be found at Appendix A.

The County held the mandatory Public Meeting on January 15, 2015. No members of the public expressed any concerns with the subject proposal at the Public Meeting, and one letter expressing concerns was received. Matters of Provincial, County and Municipal interest have been addressed through the Planning Justification Report. The minutes from the Public Meeting are attached as Appendix C.

Agency comments are detailed in the Addendum to Planning Report PDR-PCD-39-14, 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 Council. The reports of the Planning Department (PDR-PCD-39-14 and its addendum) are included in Appendices B and D, respectively.

## 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. 127 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 1 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from ‘Agricultural’ to ‘Agricultural with Exception’ and ‘Hazard Lands’.
2. Section 2.1.4(1) (Agricultural Designation) of the County of Grey Official Plan is hereby amended by adding the following new clause:

h) Notwithstanding the provisions of this subsection for the lands described as Part Lot 27, Concessions 5 and 6, Municipality of Meaford (Geographic Township of Sydenham) and indicated on the attached Schedule A, the following shall apply:

“A consent for one non-farm lot creation may be created where previous lot creation has occurred. The non-farm lot shall have a maximum lot area of 2.81 hectares.”

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

Appendix A Planning Justification Report – October 2014

Appendix B Initial Merit Report PDR-PCD-39-14

Appendix C Public Meeting Minutes – January 15, 2015

Appendix D Addendum to Planning Report PDR-PCD-39-14 and Planning and Community Development Committee Resolution