

Report PDR-PCD-04-15

To: Chair Wright and Members of the Planning and Community Development Committee
From: Alisha Buitenhuis, Planner
Meeting Date: January 15, 2015
Subject: **42-07-060-OPA-128 H. Bye Construction Merit Report**
Status: Recommendation adopted by Committee as presented per Resolution PCD15-15; Endorsed by County Council February 3, 2015 per Resolution CC34-15; Also see Addendum Report April 21, 2015;

Recommendation(s)

THAT Report PDR-PCD-04-15 regarding a proposed County Official Plan Amendment be received;

AND THAT the proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from 'Rural' to 'Rural with Exception' for the lands described as Part of Lot 66, Lot 67, Concession 3, geographic Township of Egremont, in the Township of Southgate, provided the Township of Southgate is prepared to hold a joint public meeting in consideration of the necessary Local Official Plan Amendment and Zoning By-law Amendment requirements.

Background

The County of Grey has received an application to amend the County Official Plan to allow for the severance of two residential parcels from a larger farm parcel. The reason for the application is that residential lot creation is not permitted within Aggregate Resource Areas by the County Official Plan (OP), and ribbon development is also not permitted.

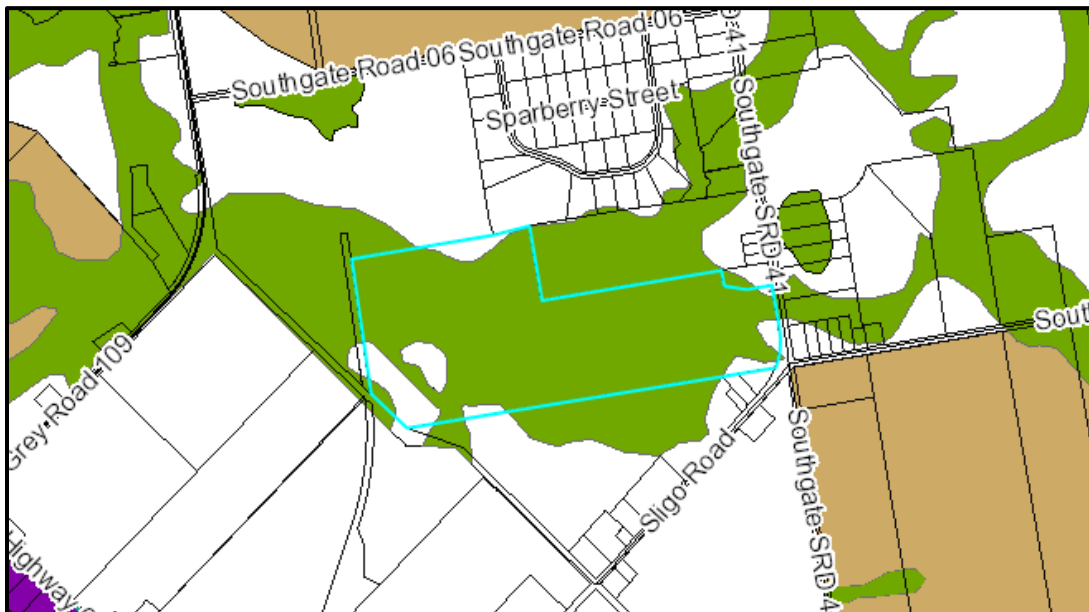
The subject property is 47.86 hectares (118.27 acres) in size and is legally described as Part of Lot 66, Lot 67, Concession 3, geographic Township of Egremont in the Township of Southgate. The property is vacant and part of it is currently farmed.

The subject property is located at the three-way intersection of Southgate Sideroad 41, Southgate Road 04 and Silgo Road, at the border of Mount Forest and the Township of Southgate. The surrounding area consists of primarily residential and farm uses, and is designated Rural, Agricultural and Hazard Lands.

Cuesta Planning Consultants Inc. has submitted a Planning Justification Report in support of the proposed amendment, which includes an engineer's report regarding the aggregate resource. No other reports or studies were deemed necessary at the time of pre-submission consultation.

A Municipal Zoning By-law Amendment, Official Plan Amendment and Consent Application will be required from the Township of Southgate.

Map 1 – Location of Subject Lands



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. Subsections (c), '*the conservation and management of natural resources and the mineral resource base*', and (p), '*the appropriate location of growth and development*' are the most applicable to this application.

Section 1.1.5.4 of the PPS encourages development that is compatible with the rural landscape and can be sustained by rural service levels. Section 2.4.1 requires that minerals and petroleum resources be protected for long-term use.

Section 2.3.4(7) of the County Official Plan does not allow for non-farm lot creation within an Aggregate Resource Area, and Section 2.3.3(1)(j) does not allow for ribbon

development along roadways. Ribbon development means a strip of four or more contiguous non-farm lot less than 20 hectares along an existing road.

The lands proposed to be severed are within an Aggregate Resource Area and would create a ribbon development scenario.

Section 6.3 of the County Official Plan contemplates amendments to the plan, provided that the criteria of the relevant sections of the Plan can be addressed. Protecting aggregate resource areas from incompatible uses is a major objective of the Plan.

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

Financial / Staffing / Legal / Information Technology Considerations

There are no expected financial, staffing or legal considerations beyond those normally encountered in procession 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.

Attachments

None

Respectfully submitted by,

Alisha Buitenhuis
Planner

Director Sign Off: *Randy Scherzer*