

# Corporation of the County of Grey By-Law 5122-21

A By-Law to Adopt Amendment No. 6 to the County of Grey Official Plan affecting lands described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, geographic Township of Proton, Township of Southgate

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. 6 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 28<sup>th</sup> day of October, 2021.

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WARDEN: Selwyn Hicks

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CLERK: Heather Morrison

Certified that the above is a true copy of By-Law 5122-21 as enacted and passed by the Council of the County of Grey on the 28<sup>th</sup> day of October, 2021.

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CLERK: Heather Morrison

# Amendment No. 6 to the County of Grey Official Plan

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# Amendment No. 6 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. 6 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 # 42-07-110-OPA-6) is to re-designate the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Primary Settlement Area' and 'Hazard Lands' designations to facilitate an expansion to the Dundalk Settlement Area and the proposed development of the lands for residential and open space purposes.

### *Location*

The lands affected by the proposed Official Plan Amendment are described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, geographic Township of Proton, Township of Southgate.

### *Basis*

The proponent, in support of the application, provided a Planning Justification Report, a Comprehensive Review Report as well as other supporting studies to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS), the County Official Plan and the Township Official Plan. The Planning Justification Report and Comprehensive Review Report were prepared to justify the land use re-designation to the Primary Settlement Area designation and associated expansion of the settlement area of Dundalk. These background reports can be found at Appendix A.

The County and the Municipality held a joint public meeting on January 27<sup>th</sup>, 2021. At the public meeting, and through agency comments, there were no concerns raised with respect to the subject County Official Plan Amendment. 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 Addendum to Planning Report PDR-CW-03-21, which can be found at Appendix D.

Based on 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-03-21 and its addendum) are included in Appendices B and D.

## Part B – The Amendment

All this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedules constitutes Amendment No. 6 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 2 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Rural’ and ‘Hazard Lands’ designations to the ‘Primary Settlement Area’ and ‘Hazard Lands’ designation.
2. Appendix B – Constraint Mapping – Map 2 is hereby amended by adding ‘Other Wetlands’ as shown on Schedule ‘B’ affixed hereto.

## 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 9.3 thereof.

### Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 6 but are included as information supporting the Amendment.

Appendix A Planning Justification Report, Technical Studies, and Addendum Submissions

Appendix B [Initial Merit Report PDR-CW-03-21](#)

Appendix C [Public Meeting Minutes](#) – January 27<sup>th</sup>, 2021

Appendix D [Addendum to Planning Report PDR-CW-03-21](#) and Committee of the Whole Resolution