

Corporation of the County of Grey

By-Law 5116-21

A By-Law to Adopt Amendment No. 7 to the County of Grey Official Plan affecting lands described as 200 and 212 Connell Lake Road, Concession 10 EGR PT Lot 12, geographic Township of Holland, Township of Chatsworth

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. 7 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 8th day of July, 2021.

WARDEN: Selwyn Hicks

CLERK: Heather Morrison

Certified that the above is a true copy of By-Law 5116-21 as enacted and passed by the Council of the County of Grey on the 8th day of July, 2021.

CLERK: Heather Morrison

Amendment No. 7 to the County of Grey Official Plan

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Amendment No. 7 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. 7 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 of the County Official Plan Amendment (File # 42-04-360-OPA-7) is to permit an exception to the Rural land use designation consent policies, rural minimum lot area policies and development on a private road to re-establish two, non-farm size parcels that inadvertently merged, with frontage along Connell Lake.

Location

The lands affected by the proposed Official Plan Amendment are described as 200 and 212 Connell Lake Road, Concession 10 EGR PT Lot 12, geographic Township of Holland, Township of Chatsworth.

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), and the County Official Plan. The Planning Justification Report was prepared to justify a rural land use designation, non-farm size severance where rural lot density provisions were already met. And where lot creation is being proposed on a private road. This background report can be found at Appendix A.

The County and the Municipality held a joint public meeting June 2nd, 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-09-21, 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-09-21 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. 7 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’ land use designation to the ‘Rural with Exceptions’ land use designation.
2. Section 5.4.3(1) – Consent Policies in the Rural land use designation of the County of Grey Official Plan is hereby amended by adding a new subsection (1) as follows:
 - 1) Notwithstanding the provisions of this subsection, as well as subsection 8.3.4(4), for the lands described as 200 and 212 Connell Lake Road, Concession 10 EGR PT Lot 12, geographic Township of Holland, Township of Chatsworth and indicated on the attached Schedule ‘A’, the following shall apply:
 - i. “A rural land use designation severance may be permitted to re-establish two non-farm size lots (200 and 212 Connell Lake Road) that inadvertently merged, with frontage along Connell Lake.” (OPA #7)

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. 7 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-09-21](#)

Appendix C [Public Meeting Minutes](#) – June 2nd, 2021

Appendix D [Addendum to Planning Report PDR-CW-09-21 and Committee of the Whole Resolution](#)