

Report PDR-PCD-23-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Scott Taylor, Senior Planner
Meeting Date: June 21, 2016
Subject: Proposed Official Plan Amendment 136 Merit Report
Status:

Recommendation(s)

THAT Report PDR-PCD-23-16 regarding proposed Official Plan Amendment Number 136 be received, to consider site specific exceptions on an agricultural property to allow for the expansion and severance of a grain elevator, drying, and storage operation;

AND THAT the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate the subject lands from the 'Agricultural', 'Tertiary Settlement Area', and 'Hazard Lands' designations to the 'Agricultural with Exceptions', 'Tertiary Settlement Area', and 'Hazard Lands' designations for lands described as Part of Lot 7, Concession 17, geographic Township of Proton, Township of Southgate, provided the Township of Southgate is prepared to hold a joint public meeting in consideration of the necessary Township Official Plan and Zoning By-law Amendment requirements.

Background

The County of Grey is in receipt of an application from the Hensall District Co-operative to amend the County of Grey Official Plan for the purpose of permitting an exception to the 'Agricultural' designation to allow for the expansion and severance of a grain elevator, drying, and storage facility at Part of Lot 7, Concession 17, geographic Township of Proton, Township of Southgate. The existing 'Hazard Lands' and 'Tertiary Settlement Area' designations on-site would remain unchanged. Through this exception a larger sized grain operation would be permitted, than is currently contemplated by the

County Plan. The proposed severed lot, which would contain the business, would be 10.12 hectares in size, while the retained lot would be 29.3 hectares in size.

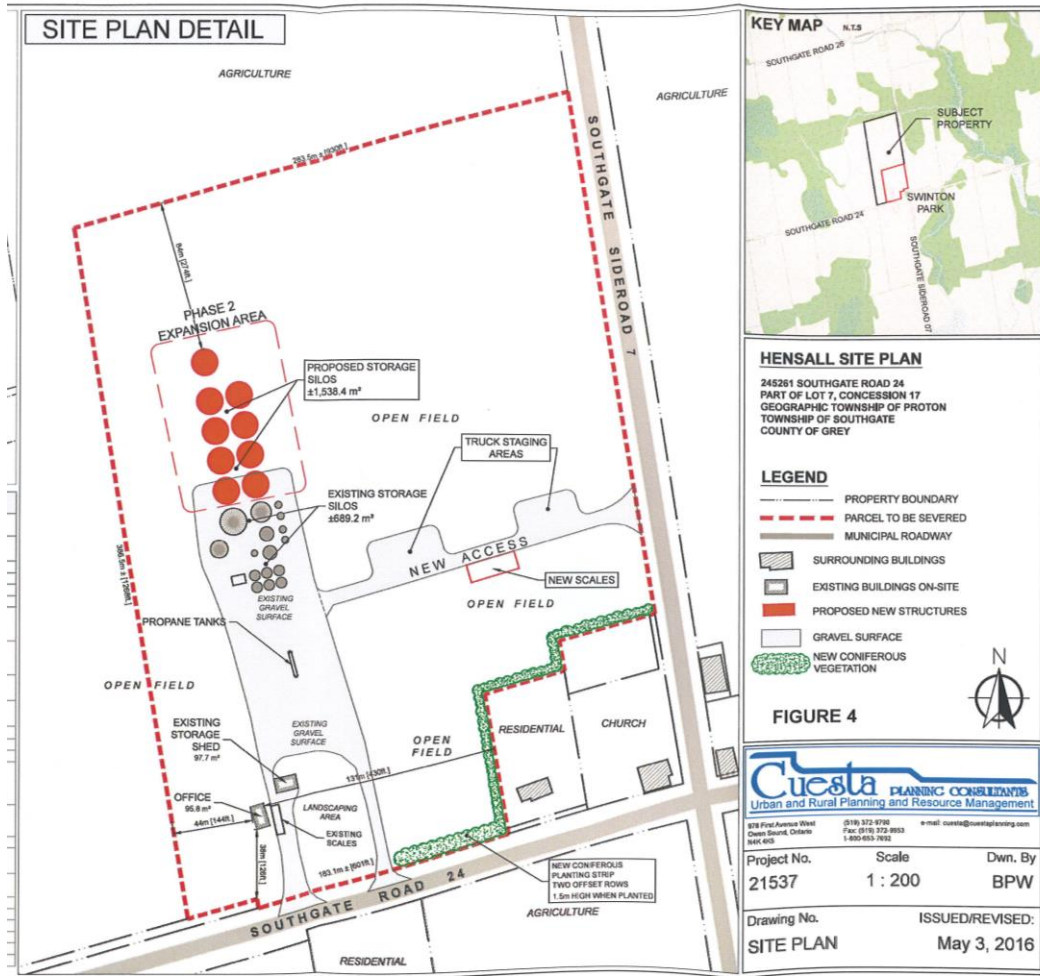
The purpose of this report is to formulate a recommendation to the Planning and Community Development Committee to determine if merit exists to support the above-noted amendment in principle, and to establish if the County should proceed with the holding of a joint public meeting and formal review of the application.

The subject lands are located on the northwest edge of Swinton Park, with access off of Southgate Sideroad 24, while also bordering on Southgate Sideroad 7. Currently the majority of the subject lands are farmed, with the grain elevator, drying, and storage business occupying a relatively small portion of the farm parcel. The proposed amendment would contemplate severing the business from the remainder of the farm parcel, while also allowing for the expansion of the operation. Currently there are a number of existing silos on-site which total approximately 689 m². The proposed expansion would contemplate a further 1,538 m², while also allowing for an additional access off of Southgate Sideroad 7. An airphoto showing the subject lands and surrounding properties has been included as Map 1, while the proposed site plan is Map 2 below.



Map 1: Airphoto of the Subject Property and Surrounding Lands

Surrounding the subject lands are a mixture of farm lands and village residential type uses in Swinton Park.



Map 2: Site Plan of the Subject Property (Prepared by Cuesta Planning Consultants Inc.)

The proposed development also requires an official plan amendment, a zoning by-law amendment, and a consent application from the Township of Southgate.

Cuesta Planning Consultants Inc. have submitted a Planning Report in support of the proposal. In addition, Paradigm Transportation Solutions Limited have submitted a Traffic Study as appendix to the Cuesta Planning Report. Copies of all reports, background materials and plans can be found at the below link.

[Link to Hensall District Co-op Background Materials](#)

Should the County Planning and Community Development Committee see merit in this application proceeding to a public meeting, a joint public meeting would be held with the Township of Southgate.

Analysis of Planning Issues

In rendering decisions, planning authorities must have regard to matters of Provincial interest and be consistent with the Provincial Policy Statement (PPS). Decisions within the County must also conform to the County of Grey Official Plan.

Provincial Interest – Legislation, Policy, Guidelines

Section 1.3 of the PPS speaks to promoting economic development and competitiveness.

Section 2.3.3 of the PPS contains policies on the permitted uses in prime agricultural areas. The proposed use would qualify as an 'agriculture-related use', and is permitted by the PPS.

Section 2.3.4.1(a) of the PPS contemplates lot creation for agriculture-related uses, provided they are the minimum size necessary to support the proposed business. Further discussion may be necessary with the proponent on the sizing of the proposed severed lot.

The applicant has submitted a planning report and a traffic report which are aimed at addressing the PPS and the criteria under the *Planning Act*. The County will be circulating the reports to the appropriate review agencies and the public to obtain comments on the specific matters contained within.

County of Grey Official Plan

All new development proposals within the County must conform to the purposes and policies of the Official Plan.

As noted above, the subject lands are currently designated as Agricultural on Schedule A to the County Plan. An amendment is required for the proposed development as it is larger than the 750 m² business size, which is currently permitted by the County Plan. The amendment is further triggered by the lot creation, which is not currently contemplated by the County Plan.

Of note to these applications, and the Recolour Grey process; County staff have received recent Provincial policy interpretations to suggest that the County should not be placing a size limitation on agriculture-related uses. Based on the PPS, the County should also consider future policies contemplating agriculture-related use severances, which are currently not permitted in the County Plan.

The requirements for official plan amendments are outlined in section 6.3 of the County Plan, while the detailed Agricultural policies are found at section 2.1 of the Plan. Section 5 of the County Plan which deals with transportation matters, will also be important to assess for this application. General land use compatibility to the neighbouring residential uses will also be a key consideration in assessing this application.

As noted above the Hazard Lands and Tertiary Settlement Area sections of the property are not proposed to change through the subject application.

As per above, the submitted materials will be circulated to the appropriate agencies and the public for their input.

Financial / Staffing / Legal / Information Technology

Considerations

There are no anticipated financial, staffing or legal considerations associated with the proposed official plan amendment, beyond those normally encountered in processing an amendment. The County has collected the requisite application fee and peer review deposit for this application.

Should the application be appealed to the Ontario Municipal Board additional financial, legal, or staff resources may be required.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, requires the continued management of development and the application of sound land use planning principles. Following the agency circulation and public process, staff will be in a position to make recommendations regarding the proposed commercial exceptions with respect to whether or not the matter;

1. has regard for matters of Provincial Interest under the *Planning Act*,
2. is consistent with the Provincial Policy Statement, and
3. conforms to the goals and objectives of the County Official Plan.

Attachments

None

Respectfully submitted by,

Scott Taylor, MCIP, RPP
Senior Planner

Director Sign Off: *Randy Scherzer*