

# Corporation of the County of Grey

## By-Law 51XX-22

A By-Law to Adopt Amendment No. 14 to the County of Grey Official Plan affecting lands described as Part Lot 16, Concession 5, Registered Plan 16R10169 Part 3, fronting on Grey Road 18 in the Township of Georgian Bluffs.

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. 14 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 X<sup>th</sup> day of MONTH, 2022.

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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 51XX-22 as enacted and passed by the Council of the County of Grey on the X<sup>th</sup> day of MONTH, 2022.

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CLERK: Heather Morrison

# Amendment No. 14 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. 14 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 # 42-03-540-OPA 14) is to re-designate a portion of the subject lands (6.83 ha) from 'Rural' to 'Space Extensive Industrial and Commercial with Exceptions' to permit the establishment of a landscaping business, as well as ancillary uses including a contractors' yard, open storage and accessory bulk sales.

### Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 16, Concession 5, 16R10169 Part 3, geographic Township of Derby, now in the Township of Georgian Bluffs.

### Basis

The proponent, in support of the application, provided a Planning Justification Report, Engineering Submission including a Stormwater Management Report, a Karst Assessment, an Environmental Impact Study and Architectural drawings 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 the partial redesignation of the lands from Rural to Space Extensive Industrial and Commercial, to support the establishment of a landscaping business, which is not a permitted use in the Rural designation. The Provincially Significant Wetlands on the property would not be altered through this application. These background reports can be found in Appendix A.

The County and the Municipality held a joint public meeting May 4<sup>th</sup>, 2022. At the public meeting, and through agency comments, the following comments were received [REDACTED]

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-XX-22, which can be found at [Appendix D](#).

Based on the supporting material, the Official Plan Amendment was recommended for [REDACTED] to the Grey County Committee of the Whole. The reports of the Planning Department (PDR-CW-XX-22 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. 14 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 ‘Space Extensive Industrial and Commercial (Site Specific)’ land use designation.
2. Section 5.7.4 Existing Exceptions in the Space Extensive Industrial and Commercial land use designation of the County of Grey Official Plan is hereby amended by adding a new subsection (c) as follows:

c) Notwithstanding the provisions of Section 5.7.2 and 5.7.3, for the lands described as Part Lot 16, Concession 5, 16R-10169 PT 3 Geographic Township of Derby, in the Township of Georgian Bluffs, and indicated on the attached Schedule ‘A’, the following shall apply:

- Permitted uses of the site include:
  - Agricultural bulk sales establishment
  - Warehousing
  - Dry manufacturing plan, including assembly, repair and storage
  - Equipment sales and rental
  - Farm machinery sales and service
  - Agricultural produce or livestock terminal
  - Feed mill or grain elevator
  - Horticultural nurseries

- Landscape Business and ancillary uses including open storage, accessory bulk sales and contractors yard

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

Appendix A Planning Justification Report, Site Plan, Technical Studies

Appendix B Initial Merit Report PDR-CW-XX-22

Appendix C Public Meeting Minutes -

Appendix D