

Corporation of the County of Grey By-Law 51-22

A By-Law to Adopt Amendment No. XX to the County of Grey Official Plan affecting lands described as Part Lot 31, Concession 3, in the 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. 16 to the County of Grey Official Plan (2019) 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 ___ day of _____, 2022.

WARDEN: Selwyn Hicks

CLERK: Tara Warder

Certified that the above is a true copy of By-Law 51-22 as enacted and passed by the Council of the County of Grey on the ___ day of _____, 2022.

CLERK: Tara Warder

Amendment No. 16 to the County of Grey Official Plan

| Index | Page |
|---|------|
| The Constitutional Statement | 3 |
| Part A – The Preamble | |
| Purpose | 4 |
| Location | 4 |
| Basis | 4 |
| Part B – The Amendment | |
| Introductory Statement | 6 |
| Details of the Amendment | 6 |
| Part C – The Appendices | |
| Appendix A Planning Justification Report, Technical Studies, and Addendum Submissions | |
| Appendix B Initial Merit Report PDR-CW-27-22 | |
| Appendix C Public Meeting Minutes | |
| Appendix D Addendum to Planning Report PDR-CW-27-22 and Committee of the Whole Resolution | |

Amendment No. 16 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. 16 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.

DRAFT

Part A – The Preamble

Purpose

The purpose of the County Official Plan Amendment (File # 42-07-090-OPA 16) is to permit the establishment of a gravel pit operation on the subject lands. Section 5.6.4(1)(b) of the County Official Plan requires an official plan amendment for all new sand and/or gravel pit operations proposed outside of the areas identified as an *Aggregate Resource Area* shown on Schedule B, and within a Core area, shown on Schedule C.

Location

The lands affected by the proposed Official Plan Amendment are described as Part Lot 31, Concession 3, Township of Southgate

Basis

The proponent, in support of the application, provided a Planning Justification Report, and a variety of technical studies 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 expansion of the proposed pit beyond the mapped Aggregate Resource Area mapping shown in Schedule B, and within the Core area shown in Schedule C.

These background reports can be found in Appendix A.

The County and the Township held a joint public meeting on July 27, 2022. There were [REDACTED] public comments received at the public meeting or in writing. Written agency comments were received and are summarized in the staff report. Agency comments are detailed in the Addendum to Planning Report PDR-CW-27-22, which can be found at Appendix D.

The minutes from the public meeting are attached as Appendix C.

Based on the supporting material, the Official Plan Amendment was recommended for approval to the Grey County Committee of the Whole. The reports of the Planning Department (PDR-CW-27-22 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. 16 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 B – High Potential Mineral Aggregate Resources – Map 3 of the Grey County Official Plan is hereby amended by changing the designation of a portion of the lands to be licensed, shown on Schedule ‘A’ affixed hereto from undesignated to ‘Mineral Resource Extraction,’ and a separate portion of the lands from Aggregate Resource Area to ‘Mineral Resource Extraction.’
2. Section 5.6.4(1) - Mineral Resource Extraction designation of the County of Grey Official Plan is hereby amended by adding the following new clause:

Notwithstanding the provisions of Section 5.6.4. to the plan, for those lands described as Part Lot 31, Concession 3, Township of Southgate, and indicated on the attached Schedule ‘A’, and Schedule ‘B’ to this plan, the following shall apply: The extraction of aggregate, and all other permitted uses listed in Section 5.6.3 shall be permitted, subject to a license from the Ministry of Natural Resources and the appropriate zoning from the Township of Southgate.

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. 16 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-27-22
- Appendix C Public Meeting Minutes
- Appendix D Addendum to Planning Report PDR-CW-27-22 and Committee of the Whole Resolution