 Committee Report

# Report PDR-CW-03-17

**To**: Warden Barfoot and Members of Grey County Council

**From**: Kelly Henderson and Scott Taylor

**Meeting Date:** January 12, 2017

**Subject: County Official Plan Amendment 42-05-010-OPA-138 – Marvin Martin (Municipality of West Grey)**

**Status**: Recommendation adopted by Committee of the Whole as presented per Resolution CW01-17; Endorsed by County Council January 26, 2017 per Resolution CC05-17;

## Recommendation

1. **That Report PDR-CW-03-17 regarding proposed Official Plan Amendment Number 138 be received, to consider site specific exceptions on a rural property to allow for a metal fabricating and paint shop; and**
2. **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 ‘Rural’ and ‘Hazard Lands’ designations to the ‘Rural with Exceptions’, and ‘Hazard Lands’ designations for lands described as Part Lot 75, Concession B, Geographic Township of Normanby, in the Municipality of West Grey, provided the Municipality of West Grey is prepared to hold a joint public meeting in consideration of the necessary Municipal Zoning By-law Amendment requirements.**

## Background

The County of Grey has received an application from Marvin Martin to amend the County of Grey Official Plan. The amendment would allow an exception to the ‘Rural’ designation to permit a 557.4 square metre metal fabricating and paint shop. The proposed shop will provide sandblasting and painting of farm machinery and road trailers to the local agricultural community. The subject lands are located at Part Lot 75, Concession B, Geographic Township of Normanby, in the Municipality of West Grey. The existing ‘Hazard Lands’ designation on-site would remain unchanged. Through this exception a larger shop would be permitted, than is currently contemplated by the County Plan (i.e. 557.4 m2 versus the current 250 m2). The proposed development also requires a zoning by-law amendment from the Municipality of West Grey.

The purpose of this report is to formulate a recommendation to the Committee of the Whole 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 southern boundaries of West Grey approximately three kilometres west of Mount Forest. The subject property is approximately 11.9 hectares in area and has direct access onto Highway 89. A house, barn, and horse jogging track are currently situated on the property, and the proposal would include adding a new building in the southwest portion of the property. An airphoto showing the subject lands and surrounding properties has been included as Map 1, while the proposed site plan is Map 2 below.

### Airphoto of the Subject Property and Surrounding Lands

#### Map 1: Airphoto of the Subject Property and Surrounding Lands

Surrounding the subject lands are a mixture of farm lands and non-farm uses, including some houses and a kennel. The Town of Minto and County of Wellington are directly to the south of this development across Highway 89.

Kristine Loft, of LOFT Planning Inc. has submitted a Planning Justification Report in support of the proposal, and WSP Canada Inc. have prepared the engineering reports and plans. Copies of all reports, background materials and plans can be found at the below link.

[Link to Marvin Martin Background Materials](http://www.grey.ca/services/planning-development/new-planning-applications/hensall-district-co-operative/)

### Map 2: Proposed Site Plan

#### Map 2: Proposed Site Plan (Courtesy WSP Canada Inc.)

Should the Committee of the Whole see merit in this application proceeding to a public meeting, a joint public meeting would be held with the Municipality of West Grey.

### 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 1.1.4.1 of the PPS contains policies promoting the diversification of the economic base and employment opportunities within rural areas in municipalities.

Section 1.1.5.4 of the PPS promotes development which is compatible with the rural landscape and can be sustained by rural service levels.

The applicant has submitted a planning report and a stormwater management report which are aimed at addressing the PPS and matters of provincial interest 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 Rural on Schedule A to the County Plan. An amendment is required for the proposed development as it is larger than the 250 m2 small scale business size, which is currently permitted on a property less than 20 hectares in area, by the County Plan.

The lands are also designated as ‘Aggregate Resource Area’ on Schedule B to the County Plan. Adjacent to the subject property is a patch of ‘Significant Woodlands’. Neither the aggregate or woodlands mapping would appear to be impacted by this development proposal.

The requirements for official plan amendments are outlined in section 6.3 of the County Plan, while the detailed Rural policies are found at section 2.3 of the Plan. Section 5 of the County Plan which deals with servicing and 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 portion of the property is 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,

Kelly Henderson, Planner and

Scott Taylor, Senior Planner

Director Sign Off: Randy Scherzer