

# Corporation of the County of Grey

## By-Law 4967-17

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A By-law to Adopt Amendment No. 134 to the County of Grey Official Plan affecting lands described as Plan 535, Lots 72 and 73, RP16R-1488, Parts 1 and 2 (geographic Township of Derby),  
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. 134 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 9<sup>th</sup> day of March, 2017.

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WARDEN: Alan Barfoot

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CLERK: Sharon Vokes

Certified that the above is a true copy of By-law 4967-17 as enacted and passed by the Council of the County of Grey on the 9<sup>th</sup> day of March, 2017.

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CLERK: Sharon Vokes

# Amendment No. 134 to the County of Grey Official Plan

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# Amendment No. 134 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. 134 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 and effect of the Official Plan Amendment (File # 42-03-540-OPA-134) is to re-designate the subject lands from the 'Space Extensive Commercial' designation to the 'Space Extensive Commercial with Exceptions' designation to permit some additional commercial and retail uses on the property.

### *Location*

The lands affected by the proposed Official Plan Amendment are described as Plan 535, Lots 72 & 73, RP16 R1488, Parts 1 & 2, Geographic Township of Derby, Township of Georgian Bluffs. The civic address of the subject lands is 202466 Highway 6 and 21.

### *Basis*

The proponent, in support of the application, provided a Planning Justification Report, preliminary engineering, and addenda submissions to address the requirements of the Provincial Policy Statement (PPS), the County Official Plan, and the Township Official Plan. The Planning Justification Report was prepared to justify the land re-designation for the additional commercial and retail uses to be permitted on-site. These background reports can be found at Appendix A.

The County and the Township held a joint Public Meeting on June 8, 2016. At the public meeting no comments were received from the public. Through agency comments, some concerns were raised about the servicing of the proposed development. Through changes made to the proposed development, and through the recommended restrictions on the uses permitted on-site, agency comments have generally been addressed. Matters of Provincial, County and Municipal interest have been outlined through the background reports. The minutes from the Public Meeting are attached as Appendix C.

Agency comments are detailed in Planning Report PDR-CW-12-17, which can be found at Appendix D.

On the basis of the supporting material, the Official Plan Amendment was recommended for approval to Grey County Council. The reports of the Planning Department (PDR-PCD-11-16 and PDR-CW-12-17) are included in Appendices B and D, respectively.

## Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedules constitutes Amendment No. 134 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 1 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Space Extensive Commercial’ designation to the ‘Space Extensive Commercial with Exceptions’ designation.
2. Section 2.10 – Uses Permitted in the Space Extensive Commercial designation of the County of Grey Official Plan is hereby amended by adding the following new clause:

“(7) Notwithstanding the provisions of Section 2.10 of this plan, for those lands described as Plan 535, Lots 72 & 73, RP16 R1488, Parts 1 & 2, Geographic Township of Derby, Township of Georgian Bluffs, and indicated on the attached Schedule ‘A’, the following shall apply, in addition to the other permitted uses in the Space Extensive Commercial designation:

A two-unit commercial retail plaza shall be permitted on-site, with any two of the following permitted uses, in addition to the other permitted uses in the Space Extensive Commercial designation;

- a) auto parts and supplies shop,
- b) banks,
- c) convenience stores,
- d) pet food and pet supplies store, which does not include the sale or grooming of pets,
- e) business/professional office,
- f) discount warehouse/store,
- g) retail stores, which does not include any facility where wine or beer is made or brewed on-site,
- h) personal service shop, but not to include barber shops, hairdressing shops, beauty parlors, dry cleaning where the cleaning is done on-site, or a coin operated laundry or similar use, and
- i) warehousing or storage uses.

The smaller of the two commercial units on-site shall contain a minimum floor plate area of 371.6 m<sup>2</sup>.”

## 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 6 thereof.

In addition, development on-site will be subject to Site Plan Control by the Township of Georgian Bluffs, such that the land uses and servicing on-site will be implemented in a manner consistent with the technical recommendations contained in the supporting studies.

## Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 134 but are included as information supporting the Amendment.

Appendix A Planning Justification Report and Addenda Submissions – 2016

Appendix B Initial Merit Report PDR-PCD-11-16

Appendix C Public Meeting Minutes – June 8, 2016

Appendix D Planning Report PDR-CW-12-17 and Committee of the Whole Resolution