

PLANNING JUSTIFICATION REPORT

County Official Plan Amendment &
Zoning By-law Amendment

6724 Highway 89, Municipality of West Grey
NORMANBY CON B PT LOT 75 RP 17R531 PT PART 1; WEST GREY

Marvin Martin and Esther Martin

Prepared by: Loft Planning Inc.

June 2024



LOFT PLANNING

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1.0 INTRODUCTION

Loft Planning Inc. has been retained by Marvin Martin and Esther Martin to act as planners for planning applications to permit the expansion of an existing on-farm diversified use on lands located at 6724 Highway 89, Municipality of West Grey. The Official Plan Amendment seeks to redesignate a portion of the lands to Space Extensive Commercial/Industrial; and will update the Hazard Lands mapping as per the Saugeen Valley Conservation Authority (SVCA) correspondence. This Planning Justification Report is being submitted as part of a complete application.

2.0 SITE AND SURROUNDING AREA

The subject lands are municipally known as 6724 Highway 89 in the Municipality of West Grey and legally described as NORMANBY CON B PT LOT 75 RP 17R531 PT PART 1; WEST GREY (Figure 1 – Subject Lands). The land is located on the north side of Highway 89, east of County Road 42 between Grey Road 6 and Con 2 WGR. The lands are an irregularly shaped parcel of land with a lot area of 12 hectares and a frontage of 486 m onto Highway 89. The site includes a residence, barn, shed, shop and outdoor storage area related to an existing on-farm diversified use. In consultation with the SVCA updated Hazard Lands (OP) and Natural Environment (NE) mapping is proposed as per SVCA correspondence.

The lands contain a single-detached dwelling, accessory structure, barn and an on-farm diversified use that includes a small-scale industrial shop and outdoor storage area. The lands have previous approvals related to the existing on-farm diversified use: Official Plan Amendment No. 138 (approved August 24, 2017) and Zoning By-law Amendment 82-2017 (passed on August 21, 2017). Official Plan Amendment No. 138 and Zoning By-law Amendment 82-2017 provided permissions for a metal fabricating shop with a paint shop operation in an accessory building that exceeded the definition of ‘small scale’ as defined by the County of Grey Official Plan. These approvals permitted a shop to have a maximum floor area of 557.4 sqm and an outdoor storage area of 442.6 sqm.

The land is located in the south portion of the County of Grey and the Municipality of West Grey within a primarily agricultural area. The surrounding land uses comprise agricultural fields, wooded areas, natural environment areas, rural residential uses and commercial uses (dog kennel located to the west of the property). (Figure 2 – Location).

The lands are designated Rural (Site Specific by way of Amendment No. 138) and Hazard in the County of Grey Official Plan. The lands are zoned Rural (A2), Rural Exception (A2-365) and Natural Environment (NE) in the Municipality of West Grey Zoning By-law 37-2006. Exception 365 permits the on-farm diversified use with a maximum building area of 557.4 sqm and an outdoor storage area with an area of 442.6 sqm.

3.0 PROPOSED DEVELOPMENT

3.1 PROPOSAL

The Applicant proposes to expand the existing outdoor storage space associated with the small-scale industrial use (Figure 3 – Site Plan). The existing shop has a floor area of 557.4 sqm and an outdoor storage space of 442.6 sqm. The proposed expansion will create an outdoor storage area with an area of 2,283.3 sqm. The expansion will provide additional outdoor storage space for materials and will provide space for delivery trucks to safely maneuver, avoiding traffic concerns on Highway 89.

In order to permit the proposed development, the following applications are required:

1. Official Plan Amendment:

- To re-designate a portion of the lands to Space Extensive to permit an expansion of the outdoor storage to have an area of 2,283 sqm.

2. Zoning By-law Amendment:

Purpose: To rezone a portion of the lands to permit an outdoor storage area of 2,283 sqm.

Effect: To rezone the lands from Rural (A2), Natural Environment (NE) and Rural Exception (A2-365) to Rural (A2), Natural Environment (NE) and Rural Exception (A2-XXX). Exception XXX will permit the allowances within Exception 365 and in addition an expanded outdoor storage area to 2283. 3 sqm. The rezoning will also implement the updated Natural Environment (NE) zone mapping as per correspondence from the Saugeen Valley Conservation Authority.

4.0 POLICY ANALYSIS

A review of planning documents was undertaken to determine compliance of the Applications to the Planning Act and the provincial and municipal planning documents. A review of the applications in light of the planning documents made the following conclusions:

1. **The Applications Have Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** The Applications will facilitate the expansion of an outdoor storage space associated with a small-scale industrial use on the subject lands. The small-scale industrial use is currently operating on the lands and the expansion will allow for additional storage space and safer maneuvering of vehicles. The hazard lands have been redefined by the SVCA upon their review and this new mapping will be implemented by the amendments. These hazard lands continue to be protected.
2. **The Applications are in the Public Interest.** The hazard lands have been redefined as part of the SVCA review. The mapping within these amendments will implement the hazard lands. These lands will

continue to be protected. The amendment supports an existing on-farm diversified use by permitting for the expansion.

3. **The Applications are Consistent with the Provincial Policy Statement 2020.** The proposal is consistent with the policies that apply to orderly development, rural lands, natural heritage system and the protection of public health and safety. The hazard lands will be redefined by way of these amendments and will continue to be protected. The amendments support a successful and growing on farm diversified use within a rural area.
4. **The Applications Conform to the County of Grey Official Plan.** The Applications conform to the policies that guide land use and development on rural lands. OPA 138 is in place which permitted the establishment of the existing OFDU which included maximum floor areas and outdoor storage areas that exceeded the small-scale definition. In order to operate efficiently the applicant is looking to expand the business by permitting a greater outdoor storage area beyond the small-scale definition. The amendment requested proposes to expand the use by way of a re-designation of a portion of the lands to Space Extensive.
5. **The Applications generally comply with the Zoning By-law.** The Applications generally comply with the Municipality of West Grey Zoning By-law 37-2006, as applied for. A Zoning By-law Amendment is required to permit the expansion of the outdoor storage area. The use is permitted by way of the previous amendment. The setbacks and lot coverages are complying. The Natural Environment zone will be redefined by this amendment which is a result of consultation and review of the proposal by the Saugeen Valley Conservation Authority.

4.1 PLANNING ACT

The Planning Act must be considered when reviewing development applications.

- **Section 2 – Matters of Provincial Interest**

Planning applications must have regard for “Provincial Interest” under Section 2 which includes:

- Protection of agricultural resources;
- Protection of ecological systems, including natural areas and functions;
- Conservation of features of significant scientific interest;
- Protection of health and safety and;
- Appropriate location of development.

The lands are primarily described as rural lands with hazard lands and a small portion of significant woodlands. The land contains a residence, barn, shop and existing small-scale industrial shop and outdoor storage area. As part of pre-consultation a request for a Floodplain Analysis was required. Cobide Engineering was retained to prepare this report. Cobide corresponded with the Saugeen Valley Conservation Authority (SVCA) with a Terms of Reference and to consultant on the extent of the Floodplain Analysis. Following a review, the SVCA provided updated hazard lands mapping and issued a Permit for the “filling and grading to expand an existing yard area, all within the adjacent lands to a watercourse.” No further Floodplain Analysis is/was requested or required. The SVCA correspondence is attached as an Appendix to this report.

- **Section 3 – Consistency and Conformity to Provincial Policy**

Planning decisions must be consistent with relevant the Provincial Policy Statement. Consistency and conformity to Provincial Policy is addressed below.

CONCLUSION:

The proposed applications for the subject lands meet the requirements of the Planning Act RSO.

4.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) 2020 provides policy direction on matters of provincial interest in regard to land use planning and development within Ontario. Growth and development are focused in settlement areas; however, the PPS recognizes the importance of supporting the viability of rural areas and that the wise management of land use may involve directing, sustaining, and promoting development. The wise use of resources is a way to ensure that the biodiversity and protection of ecological processes are recognized as a key provincial interest.

- **Section 1.1.4 – Rural Areas in Municipalities**

Rural areas are important to the economic success of the province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas.

Section 1.1.4.1 – Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character and leveraging rural amenities and assets.*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

The proposed Applications will facilitate the expansion of the outdoor storage area associated with an existing on-farm diversified use. The proposed development is appropriate for the rural landscape and will allow the landowner to store finished material from their business. On-farm diversified uses encourage the diversification of the rural economic base and provide agricultural operators greater economic opportunity and additional financial support to supplement agricultural operations. This becomes especially important on smaller farm parcels and parcels with large areas of natural heritage features that may not be able to be easily farmed or cultivated. Due to the proposed size and scale of the outdoor storage area expansion, we would categorize the development as a Space Extensive Industrial use in the County Official Plan. These kinds of uses are directed to rural areas outside of settlement areas and encourage the diversification of the rural economic base.

- **Section 1.1.5 – Rural Lands in Municipalities**

Permitted uses on rural lands include the following:

- *The management or use of resources;*
- *Resource-based recreational uses (including recreational dwellings);*
- *Residential development, including lot creation, that is locally appropriate;*
- *Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- *Home occupations and home industries;*
- *Cemeteries; and*
- *Other rural land uses.*

Development on rural lands must be compatible with the rural landscape, sustained on rural service levels, and appropriate for the existing or planned infrastructure. The proposed development represents an expansion of an existing on-farm diversified use which is used for metal fabrication and a paint shop for farm machinery and road trailers that services the local agricultural community. The proposal to expand the outdoor storage area is appropriate for the rural area and will support the diversification of the rural economic base, while continuing to support agricultural lands. The expansion will allow the owner to store finished product and will provide a safer means of ingress and egress for large trucks. The lands will continue to be serviced by private well and septic.

Minimum Distance Separation I calculations were conducted for a new or expanding zone or designation for an industrial use outside of a settlement area (Figure 4 – MDS Arcs). MDS I is met, as follows:

234100000313600 (Town of Minto):

- Required MDS Setback: 216 m
- Provided MDS Setback: 440 m

6746 Highway 89:

- Required MDS Setback: 289 m
- Provided MDS Setback: 390 m

271036 Grey Road 6:

- Required MDS Setback: 269 m
- Provided MDS Setback: 890 m

• **Section 3.0 – Protecting Public Health and Safety**

The lands contain Hazard lands associated with a watercourse and ditch. The SVCA have redefined the hazard lands on site and the updated zoning mapping will be implemented through the proposed amendments. The Saugeen Valley Conservation Authority (SVCA) has approved the application for: filling, and grading to expand an existing yard area, all within the adjacent lands to a watercourse, as indicated on the attached letter.

CONCLUSION:

Consistency with the Provincial Policy Statement 2020 has been demonstrated.

4.3 COUNTY OF GREY OFFICIAL PLAN

The subject lands are designated Rural – Site Specific (Amendment No. 138) and Hazard in the County of Grey Official Plan (Figure 5 – County of Grey Official Plan). In order to permit the expansion of the outdoor storage area on the lands, a County of Grey Official Plan Amendment is requested to re-designate a portion of the lands to Space Extensive Industrial/Commercial. A County Official Plan Amendment is requested as follows:

- 1. Schedule A – Land Use Designations – Map 3 is hereby amended by changing the designation on a portion of the lands shown on Schedule ‘A’ affixed hereto from the ‘Rural – Site Specific’ designation to the ‘Space Extensive Industrial/Commercial’ and ‘Hazard Lands’ designations.*

The current operations on the land were established through Official Plan Amendment No 138 and an implementing Zoning By-law Amendment (August 2017). The OPA and ZBA permitted a metal fabricating shop with a paint shop operation in an accessory building that exceeded the current definition of ‘small scale’ as defined by the County of Grey Official Plan. The proposal is to expand the existing use. The request for amendment proposed to redesignate a portion of the lands from Rural and Rural – Site Specific to Space Extensive Industrial/Commercial. The existing small-scale industrial shop is 557.4 sqm in area and the proposed outdoor storage area is 2,283 sqm in area. The Space Extensive Commercial/Industrial designation would permit the expansion.

On a rural parcel of land with a lot area of 12.21 ha in size, County policies would permit an on-farm diversified use with a maximum area of 2,000 sqm. As this expansion brings the total area of the on-farm diversified use up to 2840 sqm, it is our opinion that the expansion request represents a larger land area than County policies intend for on-farm diversified uses on rural lots under 20 hectares. Given this and through further consultation with County and Municipal Staff, it has been determined that the most suitable designation to permit the proposed development is the Space Extensive Commercial and Industrial land use type.

The area that the outdoor storage area is proposed is not currently within agricultural production. This area is comprised of a former horse track, drainage ditch and floodplain associated with a watercourse on the property. It is not anticipated that these lands would be viable agricultural lands, and as such we do not foresee that the proposed expansion will impact the agricultural operations on the lands.

The Space Extensive Industrial and Commercial land use designation is intended to cover lands that are previously designated and approved for development. To redesignate the lands to the Space Extensive designation an Official Plan Amendment is required.

The Space Extensive land use designation permits a wide range of uses, including warehousing, dry manufacturing plant, including assembly, repair and storage, equipment sales and rental, farm machinery sales and service, etc. The existing operation on the subject lands is a metal fabrication and paint shop for farm machinery and road trailers that services the local agricultural community. The use would fall under farm machinery sales and service, which is a permitted use in the Space Extensive designation. The expansion will generate more storage area for finished product and provide safer ingress and egress.

New space extensive industrial uses are subject to satisfying the following criteria:

- a) The use requires accessible sites to serve their market area;*

- The lands are located along Highway 89, which provides adequate access for trucks transporting products to and from the site. Highway 89 is an appropriate road to serve the use and proposed expansion. The expansion of the outdoor area allows for greater efficiency of truck maneuvering and storage of product both raw and finished on site.
- b) *The use serves demands from highway traffic;*
- The use benefits from being located on Highway 89 for shipments of both raw and finished products. The expansion allows for greater truck maneuvers on site.
- c) *The use requires a large parking or outdoor storage area or require a large volume single purpose building;*
- The use requires an outdoor storage area with an area of 2,283 sqm, exceeding the size criteria for on-farm diversified uses. Greater outdoor storage allows the existing building to be used for manufacturing and reduces indoor storage requirements.
- d) *The location of the proposed use in a general industrial block or general retail block in an urban centre is not feasible due to its storage area or building volume requirements;*
- The land is located outside of a settlement area and has frontage on Highway 89. The site has been established as an OFDU and based on its growth and proposed expansion a Space Extensive designation is requested. The location of the proposed storage area is relatively large and would consume a large area of serviced land if located within a serviced settlement area. The Guidelines on Permitted Uses within Prime Agricultural Areas do provide direction for communities that rely on horse-drawn vehicles for transportation. The proponents are part of a community that relies on horse-drawn vehicles for transportation, which reduces the service area with respect to being located within their community and in close proximity to their residences. For this community, having shops and operations in an urban centre is not conducive to their way of life – including farming as a main source of income and food production, proximity to residences, and providing shelter for their horses.
- e) *New fuel distribution uses will not be permitted in areas where soil or topographic conditions make the environment particularly sensitive to fuel spills such as shallow overburden, karst, groundwater recharge and wellhead protection area.*
- Not applicable.

S.5.7.3 contains development criteria for Space Extensive Industrial and Commercial uses:

1. *The creation of a new or expanded space extensive land use type is not permitted in the Special Agricultural land use type. In addition, the criteria of new or expanded uses in the prime agricultural areas must meet the criteria outlined in Section 5.2, including compliance with Provincial Minimum Distance Separation formulae and the completion of an Agricultural Impact Assessment.*
 - The subject lands are designated Rural – Site Specific and Hazard. The lands are not within the Special Agricultural or Prime Agricultural designations.

2. *New space extensive land use type will not be permitted in locations that may interfere with the potential future expansion of the settlement areas.*

- The lands are located in a primarily rural area, along the southern jurisdictional boundary of the County of Grey. Mount Forest is approximately 4 km to the east of the subject lands. Municipal water and sewer connections are not available along this stretch of Highway 89. The closest Settlement Area within Grey County to the subject lands is Holstein, located approximately 13.5 km to the north east of the subject lands. It is not anticipated that the subject lands will be incorporated in a future expansion of the settlement areas. The proposed development does not pose a conflict with future settlement area expansions.

Section 7.2 provides policies related to Hazard Lands. Generally, development and site alteration is directed away from Hazard Lands. The expansion of the outdoor storage area is in close proximity to the identified hazard lands. The Saugeen Valley Conservation Authority was engaged in a pre-submission consultation request in order to determine any technical studies required related to the expansion of the outdoor storage area onto the Hazard Lands. SVCA requested an engineered floodplain hazard assessment that demonstrates that the expansion of the outdoor storage area within the Regulatory Floodplain will not have an impact on flood control, erosion, pollution or the conservation of land. Upon further review and consultation with SVCA on the Terms of Reference, the SVCA provided updated Natural Environment (NE) zone mapping and did not require further floodplain analysis. The SVCA has issued a permit for expansion of the outdoor storage area and its encroachment into adjacent lands. The development does not encroach into the Hazard lands. These lands will remain protected.

CONCLUSION:

Conformity to County of Grey Official Plan has been established, as amended.

4.4 MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006

The subject lands are zoned Rural (A2), Rural Exception (A2-365) and Natural Environment (NE) in the Municipality of West Grey Zoning By-law 37-2006 (Figure 6 – Municipality of West Grey Zoning By-law). The proposed zoning by-law amendment requests to amend the existing exception (-365) on the lands, as follows:

1. *By-law No. 37-2006 is hereby amended by changing the zone symbol on CON3; WGR LOT 31 PT LOT 30, PT LOT 31, PT LOT 32 in the geographic township of Normanby in the Municipality of West Grey from Rural (A2), Natural Environment (NE) and Rural Exception (A2-365) to Rural (A2), Natural Environment (NE) and Rural Exception (A2-XXX).*
2. *Section 35.1 of By-law No. 37-2006 is hereby amended by adding the following paragraph:*
A2-XXX (see Schedule 'A')
Notwithstanding section 9.1 of By-law 37-2006 to the contrary those lands zoned A2-XXX as shown on Schedule 'A' shall be used in accordance with the 'A2' zone excepting however that a metal fabrication workshop, including painting, shall be permitted in accordance with the following:
 - a) *Maximum Floor Area of workshop: 557.4 square metres*
 - b) *Maximum Outdoor Storage and Display Area: 2,283.2 square metres*

The following is a zoning compliance chart for the Rural (A2) Zone:

Rural (A2) Zone	Required	Provided	Compliance
Minimum lot frontage	122 m	486 m	Met
Minimum lot area	20 ha	11.6 ha	Existing
Front yard	20 m	20 m	Met
Interior side yard	15.2 m	Met	Met
Rear yard	18.3 m	140 m	Met
Maximum lot coverage	15%	Met	Met
Maximum gross floor area	230 sqm	557.4 sqm	Existing (Exception 365)

4.5 STORMWATER MANAGEMENT STUDY (Cobide Engineering)

As part of pre-consultation, a Stormwater Management Study was required. Cobide Engineering was retained to complete this report and the following is a summary of its findings.

The report has provided details on how the stormwater quantity and quality control will be maintained during both the construction stage as well as in permanence.

Based on the findings of this report, the following conclusions are made:

1. Stormwater quantity control for the proposed outdoor storage area expansion will maintain or lower pre-development flows during all storm events.
2. Stormwater quantity control for the development will be higher than pre-development flows during the 2-year storm event. This increase, however, is not expected to cause downstream concerns.
3. Stormwater quality will be provided by a treatment train approach which will include lot level control, conveyance control and 'end-of-pipe' control measures.
4. The multi-faceted erosion and sediment controls outlined shall be implemented prior to construction to ensure that construction sediments do not impact the South Saugeen Rive.

Based on the above conclusions of this report, it is recommended that the above Stormwater Management Report for the proposed outdoor storage area expansion be submitted to the County of Grey, Municipality of West Grey, and the SVCA as part of the Official Plan Amendment and Zoning By- Law Amendment that are required to amend the existing Site Plan Agreement. The SVCA Permit has been issued for the required Works.

5.0 CONCLUSION

This Planning Justification Report has been prepared in support of applications for a County Official Plan Amendment, a Zoning By-law Amendment and Site Plan Approval. The applications are in keeping with the Planning Act RSO 1990 and are consistent with the Provincial Policy Statement, 2020. The proposed Applications generally conform to the County of Grey Official Plan, as applied for and generally comply with

Municipality of West Grey Zoning By-law 37-2006, as applied for. Furthermore, it is our opinion that the proposed development represents good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.

A handwritten signature in dark ink, reading "Kristine Loft". The signature is written in a cursive, flowing style.

Kristine A. Loft, MCIP RPP
Principal

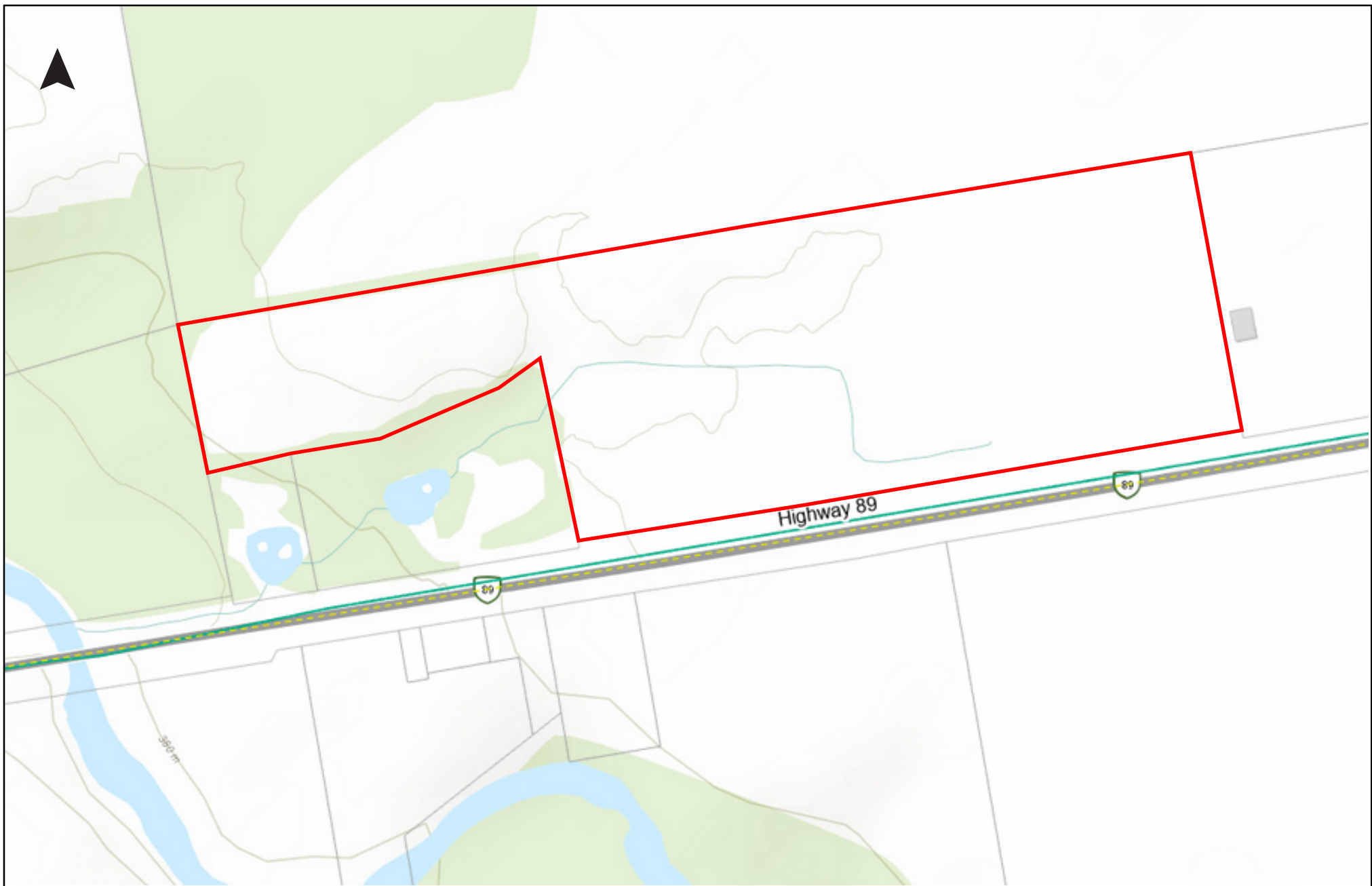


Figure 1
Location
6724 Highway 89
Municipality of West Grey

0 25 50 100m
Metres



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June 2024



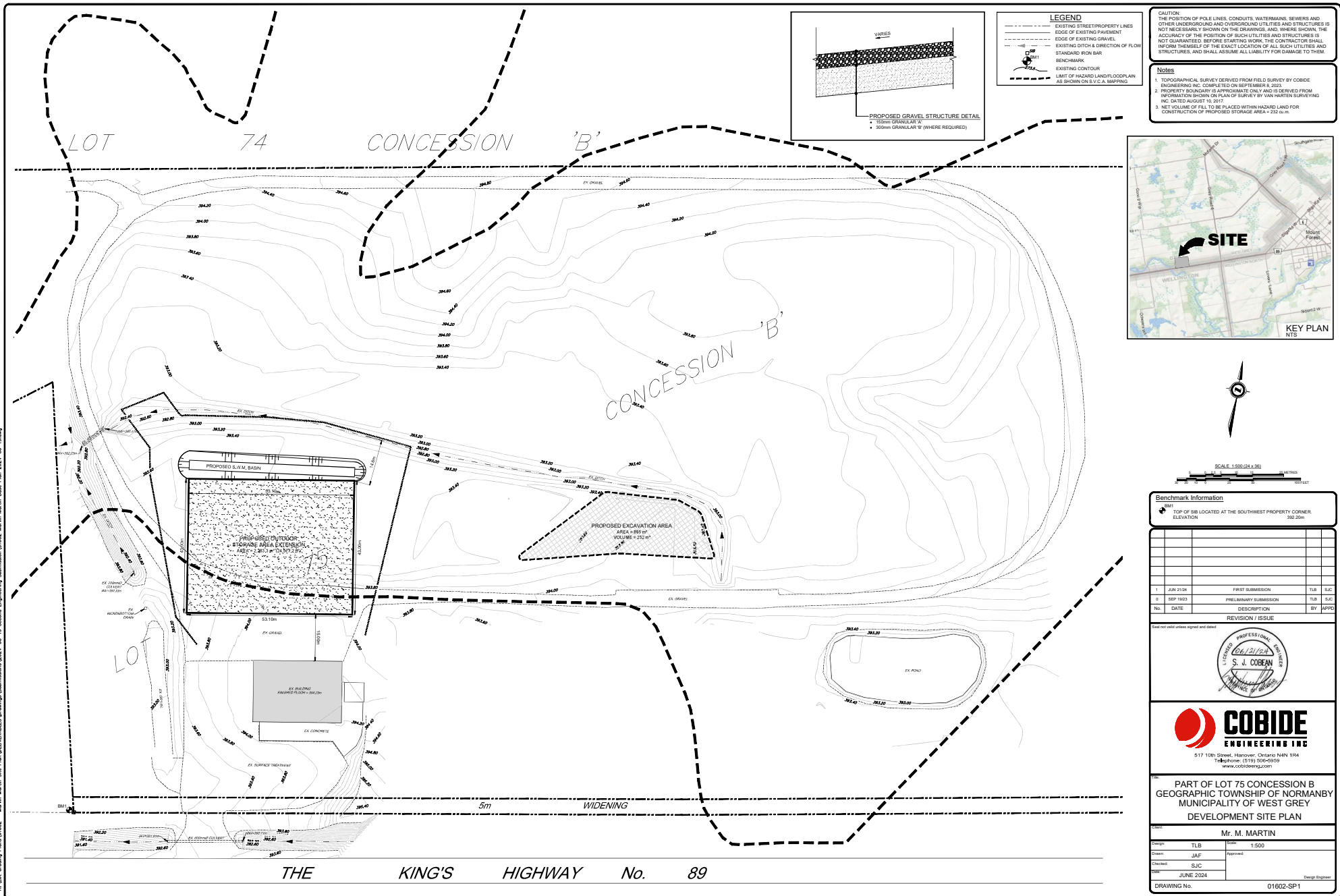
Figure 2
Aerial
6724 Highway 89
Municipality of West Grey

0 25 50 100m
Metres



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June 2024

161602-SP1.dwg - Mr. M. Martin, Site Plan (SUBMITTABLE) Drawings/Specifications 2024-2025 - 161602-SP1.dwg - Second Engineering Submission/Specification 2024-2025 - 161602-SP1.dwg - 161602-SP1.dwg



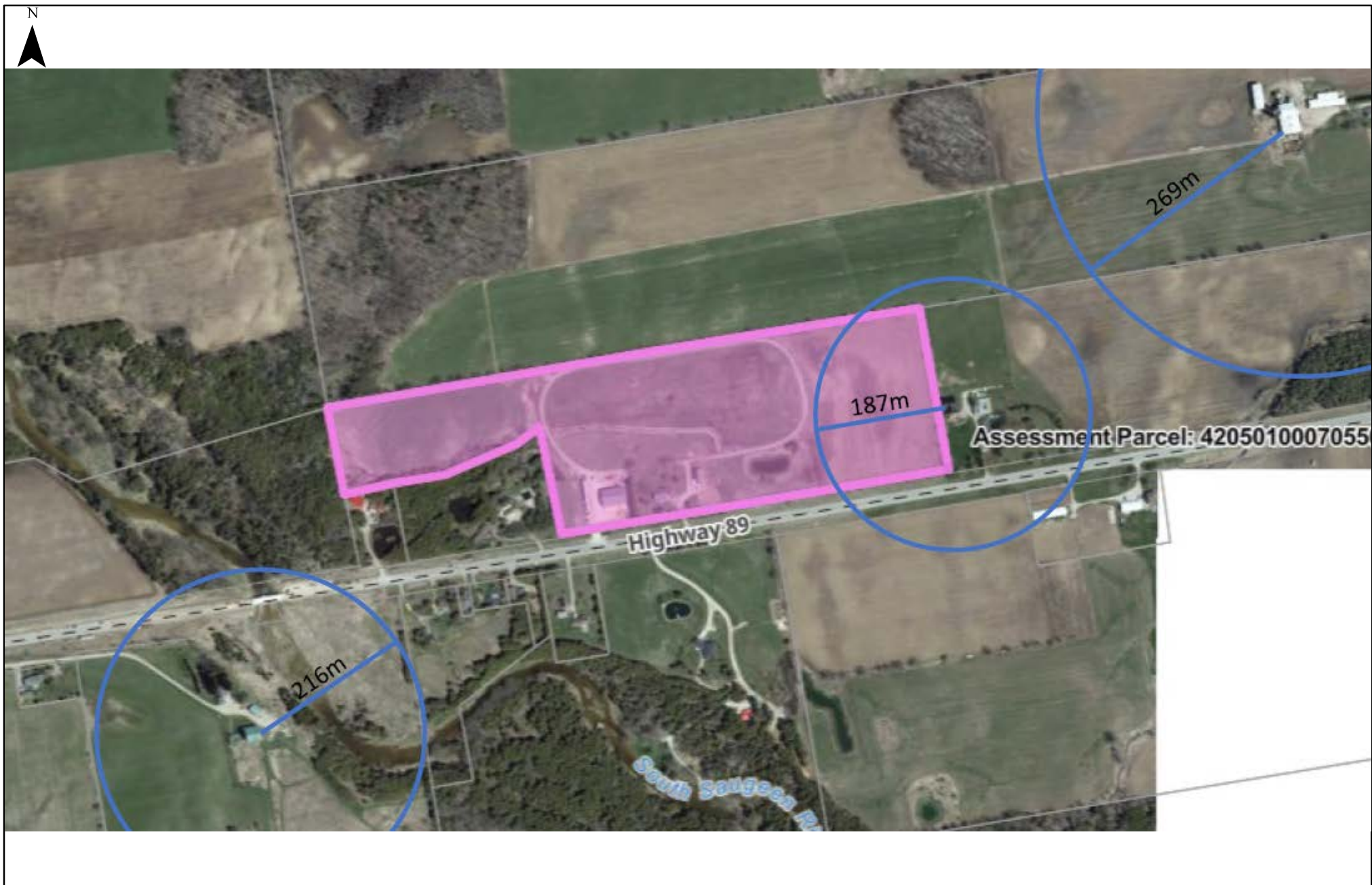


Figure 4
MDS Arcs
6724 Highway 89,
Municipality of West Grey

0 50 100 150
Metres



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June 2024

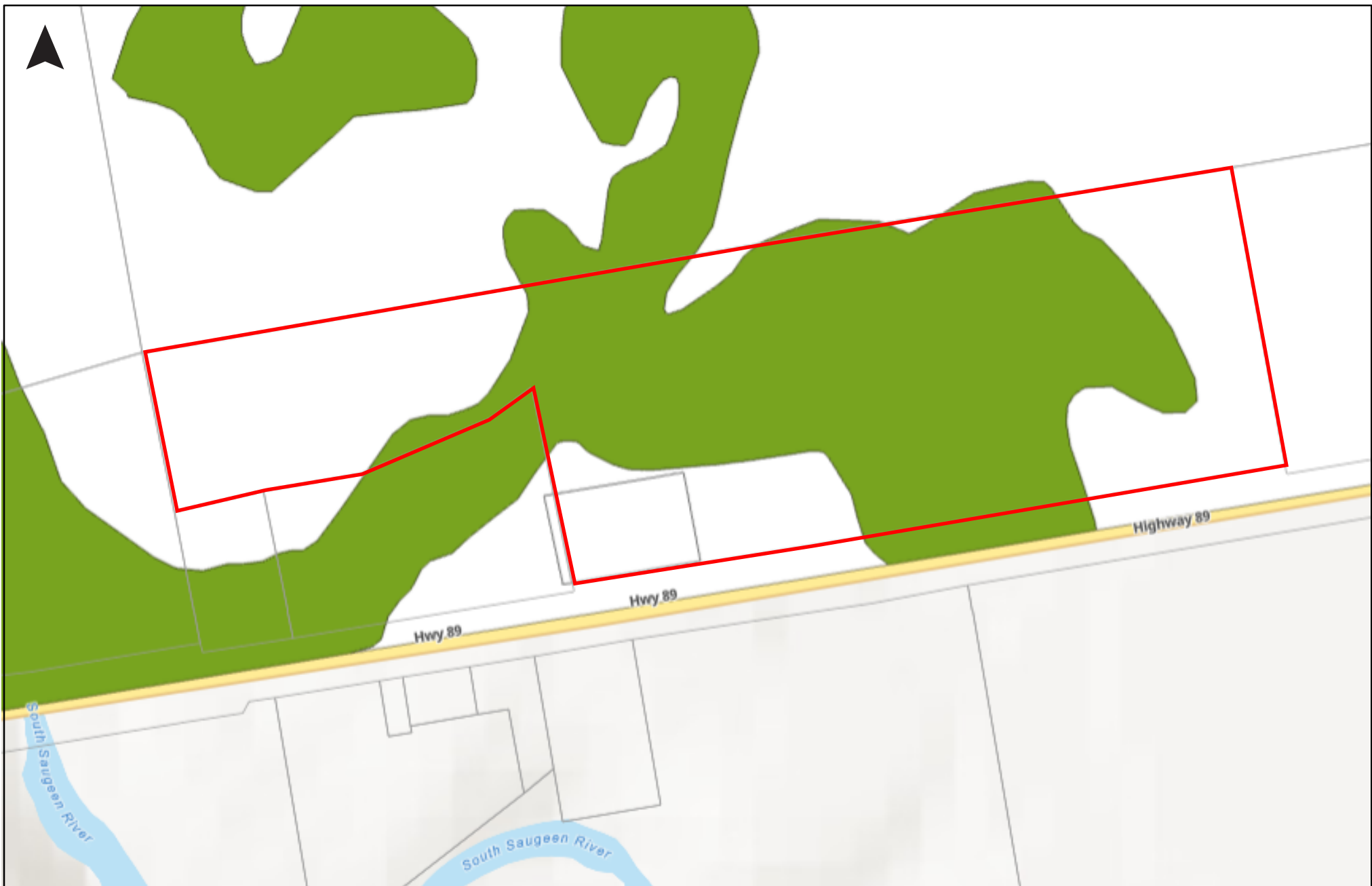


Figure 4
Official Plan
6724 Highway 89
Municipality of West Grey

Designations
 Rural
 Hazard Lands

0 25 50 100m
 Metres



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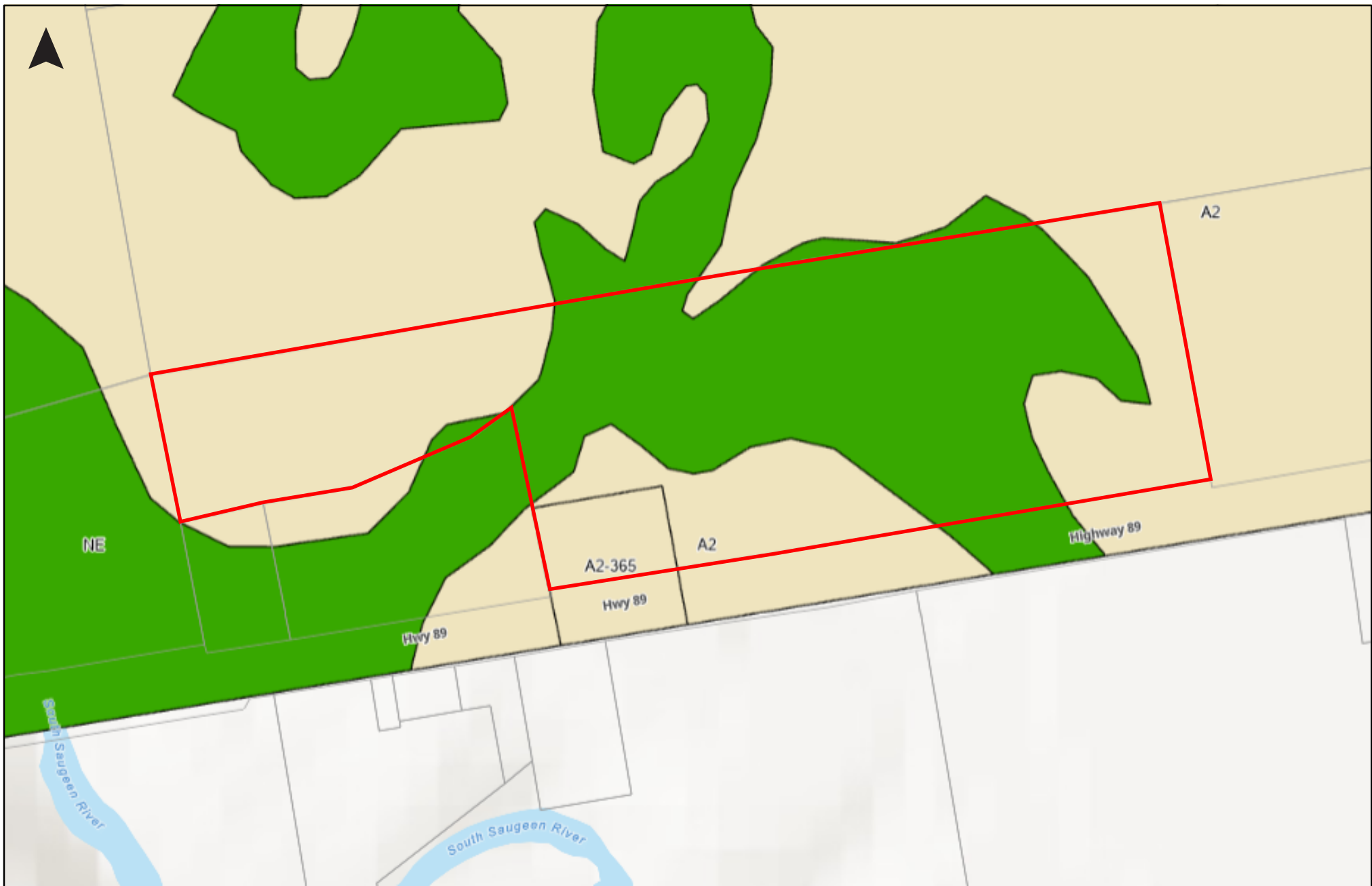




Figure 5
Zoning
6724 Highway 89
Municipality of West Grey

Zones

	Rural (A2)
	Natural Environment (NE)

0 25 50 100m
 Metres



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Figure 6
SVCA Mapping
6724 Highway 89
Municipality of West Grey

- Subject Lands
- Recommended Hazard Land/SVCA NE Zone
- Watercourse

0 25 50 100m
 Metres



LOFT PLANNING
 June 2024

AMENDMENT NO. ____

**TO THE
OFFICIAL PLAN
OF THE
COUNTY OF GREY**

AMENDMENT NO. _____ TO COUNTY OF GREY OFFICIAL PLAN

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PART C – THE APPENDICIES

Appendix A Schedule 'A'

AMENDMENT NO. _____
TO THE COUNTY OF GREY OFFICIAL PLAN

THE CONSTITUTIONAL STATEMENT

PART A – The Preamble does not constitute a part of this Amendment.

PART B – The Amendment consisting of the following, text constitutes Amendment No. OPA No. _____ to the County of Grey Official Plan.

PART C – The Appendices attached hereto do not constitute part of this Amendment. These Appendices include supporting information.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose and effect of the Official Plan Amendment is to re-designate a portion of the subject lands from 'Rural – Site Specific' and 'Hazard Lands' to 'Space Extensive Commercial/Industrial' and 'Hazard Lands' to allow for the expansion of the existing on-farm diversified use being a metal fabricating and paint shop.

2.0 LOCATION

The lands affected by the proposed Official Plan Amendment are described as NORMANBY CON B PT LOT 75 RP 17R531 PT PART 1 and municipally known as 6724 Highway 89 in the Municipality of West Grey.

3.0 BASIS

The Official Plan Amendment has been reviewed for conformity with the Provincial Policy Statement (PPS 2020) the County of Grey Official Plan.

The subject lands are municipally known as 6724 Highway 89 in the Municipality of West Grey and legally described as NORMANBY CON B PT LOT 75 RP 17R531 PT PART 1 (Figure 1 – Subject Lands). The lands are located on the north side of Highway 89, east of County Road 42 between Grey Road 6 and Con 2 WGR. The lands are an irregularly-shaped parcel of land with a lot area of 12 hectares and a frontage of 486 m onto Highway 89.

The lands contain a single-detached dwelling, accessory structure, barn and an on-farm diversified use that includes a small-scale industrial shop and outdoor storage area. The lands are subject to two previous approvals for the on-farm diversified use being Official Plan Amendment No. 138 and Zoning By-law Amendment 82-2017. The Official Plan Amendment No. 138 and Zoning By-law Amendment 82-2017 provided permissions for a metal fabricating shop with a paint shop operation having a maximum workshop area of 557.4 sqm and maximum outdoor storage area of 442.6 sqm. The applicant wishes to further expand the operation by increasing the outdoor storage area. To allow an expansion this Amendment re-designates the lands to 'Space Extensive Commercial/Industrial' and 'Hazard Lands'.

The site is located in the southern most portion of Grey County, a largely rural County that is strong in its agricultural roots and rich in aggregate resources. The subject property, specifically, is located in an area that is predominantly agricultural and natural environment based with agricultural properties fronting along Highway 89. Mount Forest is located to the west and Durham to the north. The Luther Marsh Wildlife Management Centre is located to the southwest.

The surrounding lands are used for a variety of mixed uses. The area is considered rural and as such includes extensive wooded areas, natural environment areas, agricultural fields, rural residential uses and commercial operations (ie a dog kennel located directly to the west).

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text, constitutes Amendment No. _____ 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 3 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Rural – Site Specific’ and ‘Hazard lands’ to ‘Space Extensive Commercial/Industrial’ and ‘Hazard Lands’ designations.

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.

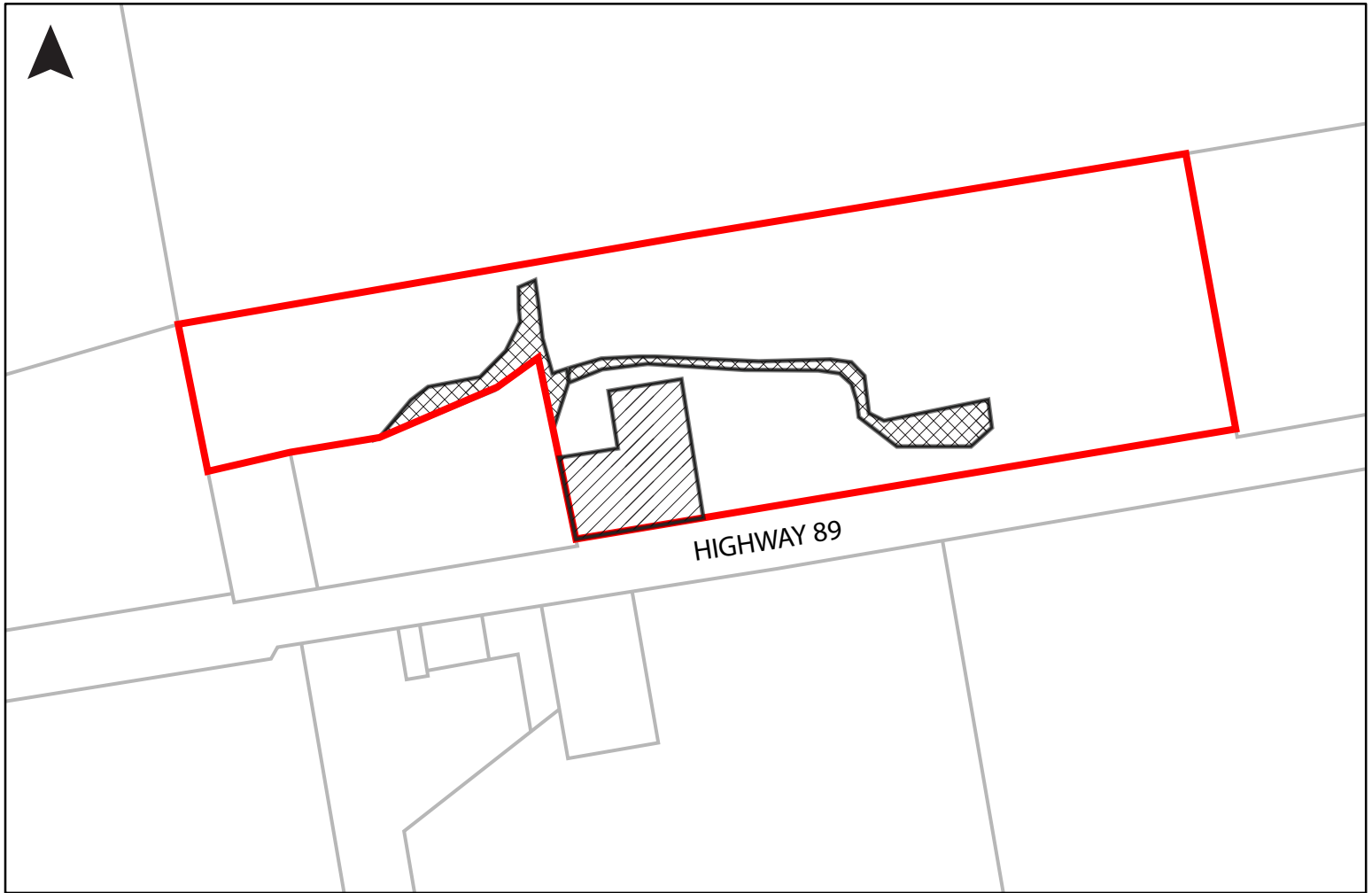
PART C – THE APPENDICIES




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

APPENDIX A

Schedule 'A'

Schedule 'A'
Amendment _____
To the Official Plan of the County of Grey
6724 Highway 89



-  Lands to be redesignated to Space Extensive
-  Lands to be redesignated to Hazard Lands
-  Subject Lands



LOFT PLANNING

June 2024

The Corporation of the Municipality of West Grey

Bylaw No. ____-2024

Pursuant to Section 34 of the Planning Act

Being a bylaw to amend West Grey Zoning By-law No. 37-2006.

Whereas the Council of the Corporation of the Municipality of West Grey deems it in the public interest to amend By-law No. 37-2006; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, bylaws may be amended by councils of municipalities;

Now therefore the council of the Corporation of the Municipality of West Grey enacts as follows:

1. By-law No. 37-2006 is hereby amended by changing the zone symbol on CON3; WGR LOT 31 PT LOT 30, PT LOT 31, PT LOT 32 in the Geographic Township of Normanby in the Municipality of West Grey from Rural (A2), Natural Environment (NE) and Rural Exception (A2-365) to Rural (A2), Natural Environment (NE) and Rural Exception (A2-XXX).

2. Section 35.1 of By-law No. 37-2006 is hereby amended by adding the following paragraph:

A2-XXX

Notwithstanding section 9.1 of By-law 37-2006 to the contrary those lands zoned A2-365 as shown on Schedule 'A' shall be used in accordance with the 'A2' zone excepting however that a metal fabrication workshop, including painting, shall be permitted in accordance with the following:

- a) Maximum Floor Area of workshop: 557.4 square metres
- b) Maximum Outdoor Storage and Display Area: 2,283.2 square metres

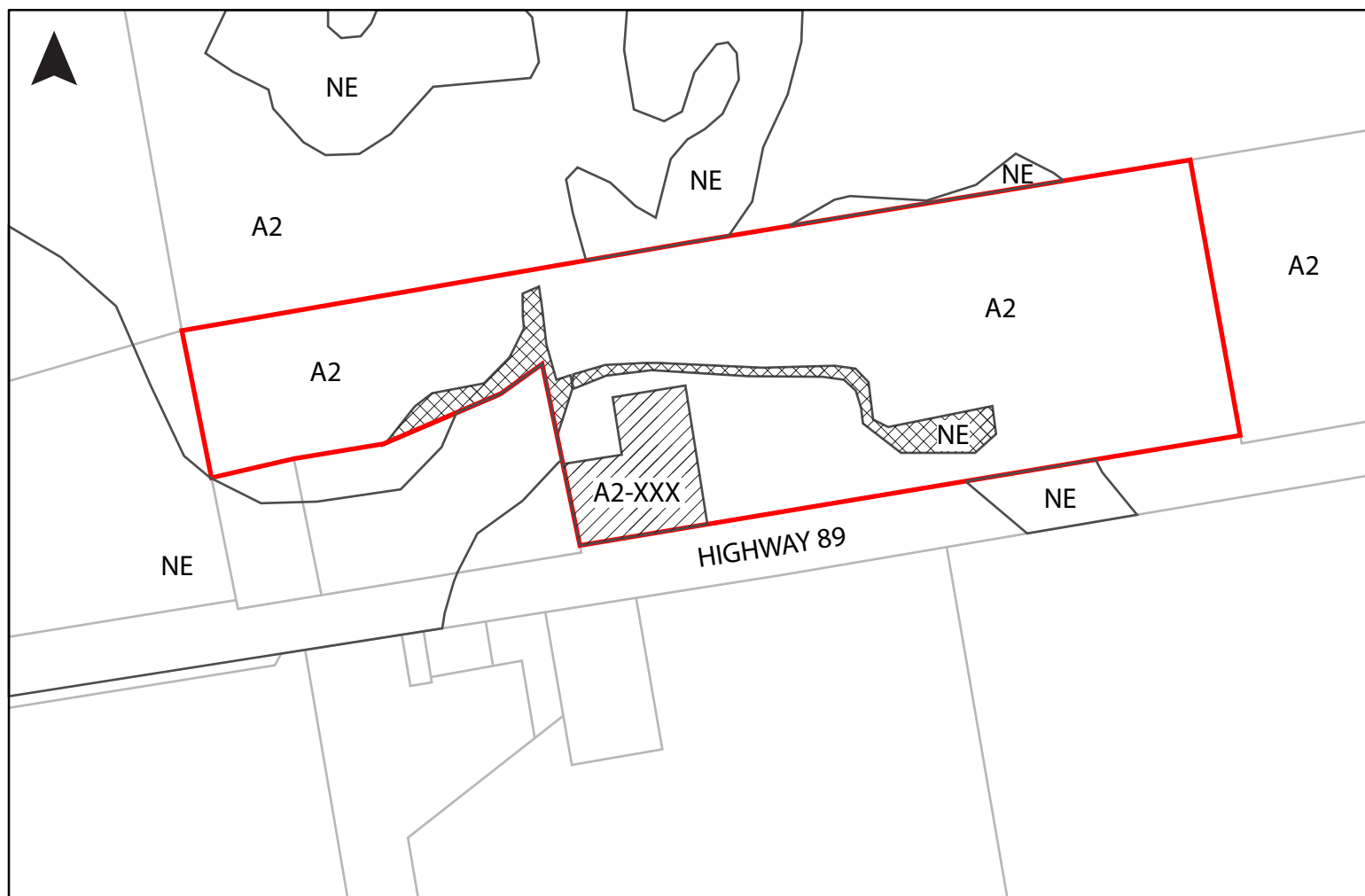
That this by-law amendment shall come into effect upon the final passing thereof.




Read a first, second and third time and finally passed this day of , 2024

Mayor

Clerk

Schedule 'A-1'
By-law 2006-_____
Municipality of West Grey
6724 Highway 89



-  Lands to be rezoned to A2-XXX
-  Lands to be rezoned to NE Zone
-  Subject Lands

This is Schedule 'A-1' to By-law _____

Passed this _____ day of _____, 2024.

Mayor

Clerk



Sent By Regular Mail

April 9, 2024

Marvin Martin
6724 Highway 89
Mount Forest, ON N0G 2L0

Subject: Application to Alter a Regulated Area
6724 Highway 89
Part Lot 75 Concession B
Roll No. 420501000705501
Geographic Township of Normanby
Municipality of West Grey
Permit No. 24-065

Dear Marvin Martin,

The Saugeen Valley Conservation Authority (SVCA) has approved the application for: filling, and grading to expand an existing yard area, all within the adjacent lands to a watercourse, as indicated on the attached permit.

If you are unable to meet any of the permit's conditions, do not start the project. Please immediately inform SVCA staff to work towards a solution.

Other Approvals

Zoning and Official Plan

SVCA has an agreement with the Municipality of West Grey where we comment on planning applications that involve natural hazards. These comments go directly to the Municipality of West Grey. Please contact them to learn about the zoning on your property and if a planning application is required for your project. It is the understanding of SVCA staff that this yard area expansion proposal is directly related to a proposed zoning by-law amendment and an official plan amendment. SVCA staff provided comments via email dated April 5, 2024 where SVCA recommended a revision to the NE zone that would support this yard expansion area proposal. It is the opinion of SVCA staff that the yard expansion area will not be located within the SVCA recommended NE zone for the property. Please note that if a planning application is required, obtaining this permit does not guarantee that your planning application will be approved.

Drinking Water Source Protection

The project is not located within a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan.

Choice to Appeal

If the permit has conditions you disagree with, there is a process for you to have them reviewed. This includes a review by SVCA's Board of Directors, and an appeal to the Ontario Land Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:

www.saugeenconservation.ca/appeal

Conclusion

Please read the attached permit carefully, especially the conditions. A follow-up inspection might be required, so please notify us when the work is complete. Please do not hesitate to contact Michael Oberle (m.oberle@svca.pn.ca) of this office if you have any questions. Thank you for working with Saugeen Conservation.

Sincerely,



Erik Downing
Manager, Environmental Planning and Regulations
Saugeen Conservation





ED/mo

Enclosure: SVCA permit, site plan

cc: Loft Planning Inc., agent (via email)
Cobide Engineering Inc., engineer (via email)
Kevin Eccles, Authority Member, SVCA (via email)
Tom Hutcheson, Authority Member, SVCA (via email)
building department, Municipality West Grey (via email)

SVCA recommended
NE zone
Marvin Martin
6724 Highway 89
Pt Lot 75, Con B Normanby
Roll No. 420501000705501
West Grey

Legend

-  Hazard Land/ SVCA recommended NE zone for the subject property
-  Watercourse
-  subject property
-  Parcel Fabric



UTM Zone 17N, NAD 83

1:2000

The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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April 5, 2024