

**BY-LAW NUMBER 3048, A.D. 2007**

**THE CORPORATION OF THE COUNTY OF PERTH**

**TO ADOPT AMENDMENT NO. 46 TO THE COUNTY OF PERTH OFFICIAL PLAN**

The Council of the Corporation of the County of Perth in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

1. Amendment No. 46 to the County of Perth Official Plan, consisting of the attached text and schedule (A-50), is hereby adopted.
2. That the Clerk is hereby authorized and directed to proceed with the giving of written notice of the County's decision in accordance with the provisions of the Planning Act, R.S.O. 1990.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this 4th day of October, 2007.

Read a third time and finally passed this 4th day of October, 2007.

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Ronald McKay, Warden

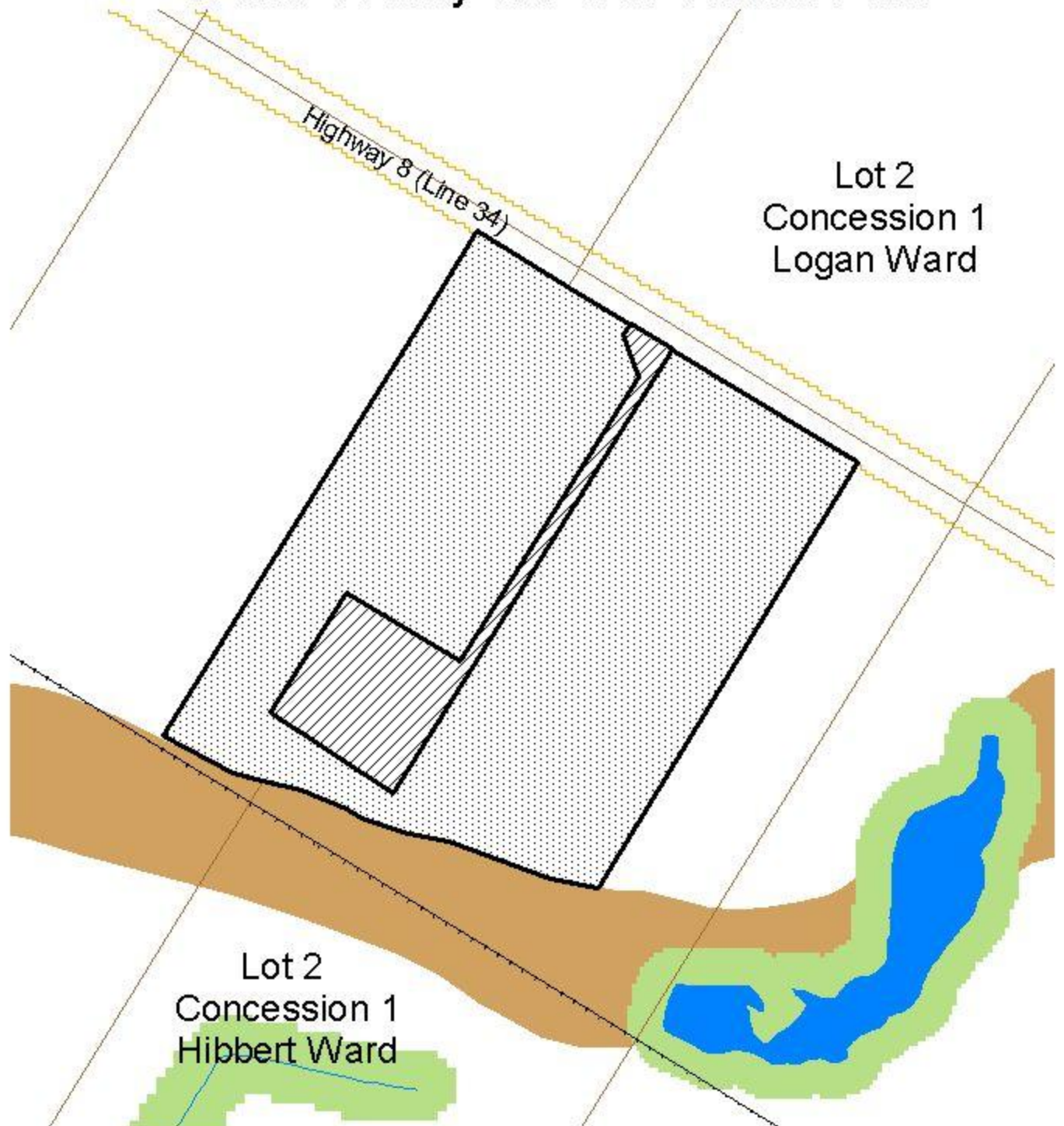
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Ria Colquhoun, Clerk







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**Certified that the above is a true copy of By-law Number 3048, A.D. 2007 as enacted and passed by the Council of the Corporation of the County of Perth on October 4th, 2007.**

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Ria Colquhoun, Clerk

# Schedule "A-50" - Land Use Plan AMENDMENT NO. 46 to the County of Perth Official Plan



-  LAND SUBJECT TO OPA 46 (Subject to Section 5.5.20 (11))
-  LAND SUBJECT TO OPA 46 ((Subject to Section 5.5.20 (11))
-  Waterbody
-  Adjacent Land (overlay)
-  Agriculture
-  Mineral Aggregates (Primary or Secondary Aggregate Resource

100 0 100 200 metres



## **PART B - THE AMENDMENT**

All of this document entitled “Part B - The Amendment” consisting of the following text and attached Map, designated Schedule “A-50” (Land Use Plan), constitutes Amendment No. 46 to the County of Perth Official Plan.

### **DETAILS OF THE AMENDMENT**

The County of Perth Official Plan is hereby amended as follows:

#### **Item 1:**

By adding a new clause to Section 5.5.20 - New Site Specific Amendments of the County of Perth Official Plan as follows:

“(11) Part of Lots 2 and 3 Concession 1, Municipality of West Perth (Hibbert Ward) (Schedule “A-50”):

A non-farm industrial use described as a concrete mixing plant and accessory uses and the severance of this use from the farm parcel shall be permitted on a parcel of land with an area of approximately 2.1 hectares (5.2 acres) within the “Agriculture” designation and shown in hatching on Schedule “A-50” to this Official Plan subject to the following:

- (a) the use shall be confined to an area of approximately 2.1 hectares of land;
- (b) the Land Division Committee may grant an application to sever the 2.1 hectares parcel from the farm parcel;
- (c) the use shall continue to be small-scale in terms of building size and number of employees;
- (d) the use does not require municipal water or sewage services and requires approval of the appropriate regulatory agency;
- (e) road access to the use shall be to the satisfaction of the Ministry of Transportation;
- (f) an amendment to the Municipality’s implementing Zoning By-law is required;
- (g) a site plan agreement with the Municipality of West Perth is required. Such Site Plan Agreement shall address the environmental noise impact of the concrete mixing plant and accessory uses on nearby sensitive land uses.

Notwithstanding the policies of Section 5.6.2.1 and 5.6.2.2 of this Official Plan to the contrary, a parcel of land with a lot area of approximately 19.3 hectares (47.6 acres) parcel which is not large enough to facilitate a flexible and viable farm unit over the long term may be created within the “Agriculture” designation as shown in stippling on Schedule “A-50” to this Official Plan. An amendment to the Municipality’s implementing Zoning By-law which recognizes the reduced lot area of the farm property is required.”