

Staff Report

Report To: Council
Report From: David Smith, Manager Planning and Development
Meeting Date: March 18, 2025
Subject: ZA05.2025 – Housekeeping (West Grey)

Recommendations:

That in consideration of staff report 'ZA05.2025 – Housekeeping (West Grey)', Council directs staff to bring forward a bylaw to amend bylaw 37-2006 as it relates to ZA05.2025.

Highlights:

- The purpose of the Housekeeping is to amend the 'building height' wording of the 'M1-151 Industrial Exception' zone. This would correct a wording error in implementing bylaw no. 20-2022
- The wording would change from 'Minimum Building Height - 15 metres' to 'Maximum Building Height – 15 metres'.
- Municipal address: 114 Norpark/118 Norpark/122 Norpark.
- The lot is designated 'Industrial Business Park Settlement Area'.

Previous Report/Authority:

[ZA32.2021 - H BYE CONSTRUCTION \(Cuesta Planning\)](#)

Analysis:

Comments - Agencies

West Grey Public Works: No comment.

West Grey Building: No comment.

West Grey Fire: No concerns.

Note: The Housekeeping application was not circulated for comment to County of Grey or Saugeen Valley Conservation Authority. Notice of Public meeting was sent to County of Grey and Saugeen Valley Conservation Authority.

Comments - Public

No comments from the public have been received as of the date of writing this report.

Provincial Planning Statement 2024 (PPS)

As of October 20, 2024, the new Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter.

Section 3(5) of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The lots are designated 'Industrial Business Park Settlement Area'. The 'Industrial Business Park Settlement Area' designation permits a variety of industrial uses.

The PPS does not provide specific direction on building height. This is left to the implementing West Grey Comprehensive Zoning Bylaw to regulate.

The Manager of Planning and Development is of the opinion that the zoning bylaw amendment is consistent with the policies of the PPS.

Grey County Official Plan (Grey OP)

The lots are designated 'Industrial Business Park Settlement Area'.

The west part of the lots is within the Saugeen Valley Conservation Authority Regulated Area. There is no development proposed within the Regulated Area.

The 'Industrial Business Park Settlement Area' designation permits a variety of industrial uses.

The designation does not provide specific direction on building height. This is left to the implementing West Grey Comprehensive Zoning Bylaw to regulate.

The Manager of Planning and Development is satisfied that the general intent and purpose of the Official Plan is being maintained by this application.

Municipality of West Grey Comprehensive Zoning Bylaw 37-2006

The subject lands are zoned 'M1-151 Industrial Exception' in West Grey zoning bylaw 37-2006.

The 'M1-151' zone established the follow regulations:

Minimum Lot Area	0.4 ha
Minimum Front Yard	15 m

Minimum Building Height	15 m
Minimum Landscaped Open Space	10% m

The March 14, 2022, planning report refers to 'Maximum Building Height'. The term 'Minimum', in reference to Building Height, was an error in the implementing bylaw.

The regulation should have read 'Maximum' Building Height'.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed represents good planning.

Financial Implications:

Potential appeal to the Ontario Land Tribunal.

Climate and Environmental Implications:

As reviewed in this Report.

Communication Plan:

As required under the Planning Act, R.S.O. 1990, as amended.

Consultation:

As required under the Planning Act, R.S.O. 1990, as amended.

Attachments:

1. Schedule 'A' – Housekeeping (West Grey)
2. Aerial
3. Grey OP - Schedule A
4. SVCA Regulated Area
5. West Grey Zoning

Recommended by:

David Smith, RPP, MCIP, Manager of Planning and Development

Submission reviewed by:

Michele Harris, Chief Administrative Officer

For more information on this report, please contact David Smith, Manager of Planning and Development at planning@westgrey.com or 519-369-2200 Ext. 236.