

DRAFT
OFFICIAL PLAN AMENDMENT NO. 9
MUNICIPALITY OF TRENT HILLS

White Horse Investment Corp.

Prepared by: Clark Consulting Services

THE CORPORATION OF THE MUNICIPALITY OF TRENT HILLS

BY-LAW 2014-37

Being a by-law to adopt Official Plan Amendment No. 9
for the Municipality of Trent Hills

WHEREAS Section 17 and 21 of the Planning Act R.S.O. 1990, as amended, states that an Official Plan Amendment may be adopted by By-law; and

WHEREAS public meetings were held in accordance with Section 17 of the Planning Act, R.S.O. 1990 c. P. 13 on January 7, 2014 and March 4, 2014, to consider approval of the By-law.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF TRENT HILLS HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 9 to the Official Plan for the Municipality of Trent Hills consisting of the explanatory text and schedule is hereby adopted.
2. That the Clerk is hereby authorized and directed to fulfill the statutory requirements as set out in the *Planning Act R.S.O., 1990* in regard to Amendment No. 9 to the Official Plan of the Municipality of Trent Hills.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

That By-law 2014-37 be introduced and deemed to be read first, second and third time, be passed by properly signed and sealed this 15th day of April, 2014.

Hector Macmillan (Mayor)

Margaret Montgomery (Clerk)

**AMENDMENT NO. 9
TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF TRENT HILLS**

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White Horse Investment Corp.

THE STATEMENT OF COMPONENTS

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT consisting of the text and Schedule constitutes Amendment No. 9 to the Official Plan of the Municipality of Trent Hills.

PART C - THE APPENDICES of not from part of this Amendment. These appendices contain the background data; municipal and planning considerations; and public involvement associated with the Amendment.

PART A - THE PREAMBLE

1. PURPOSE

The purpose of this Amendment is to change the Official Plan Designation on a parcel of land in part of Lot 9, Concession 11 in the former Township of Percy to the Greenland System designation, in accordance with Section 2.3, Development within the Trent Severn Corridor and In accordance with the policies governing Shoreline Residential Development within the Trent Severn Corridor. The 90.3 acre site has frontage on Concession 11 and shoreline frontage on Rice Lake.

A proposal has been brought forward by the land owner to develop a 28 lot residential subdivision based on large lot residential development with a focus on shoreline recreational activities including a water access park. The proposed plan of subdivision includes the 28 residential lots averaging 2.94 acres, 24.61 acres of protected lands, a 1.07 acre waterfront park, and 1.4 km of new roads.

2. LOCATION

This Amendment applies to property located in the Municipality of Trent Hills as shown on Schedule "A" attached hereto.

3. BASIS

i) **Proposal**

The proposal is to create a shoreline based recreational residential subdivision with a focus on Rice Lake shoreline and a stream valley. The development will consist of 28 large residential lots, a waterfront park and protected lands. These lots will be serviced by private water and septic systems. Access to the proposed development will be from Concession 11.

ii) **Public Consultation**

A Public Meeting under Section 17 and 21 of the *Planning Act, R.S.O., 1990* as amended, was convened on January 7, 2014 and March 4, 2014 for this proposed Official Plan. The proposed amendment and Agency comments were presented to Council and the Public. All public comments were recorded and reviewed by Council.

iii) **Agency Review**

Appendix III outlines the agency comments received.

iv) **Council Action**

Council reviewed all comments received from both the agencies and public and on March 4, 2014 adopted Official Plan Amendment No. 9, by By-law No. 2014-37.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and attached map designated Schedule No. 5 (Land Use Structure) constitutes Amendment No. 9 to the Official Plan for the Municipality of Trent Hills.

DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

Item (1): Schedule No. 5

That Schedule No. 5 to the Municipality of Trent Hills Official Plan is hereby amended as shown on the attached Schedule No. 5.

Item (2): Greenland System - West Half of Lot 9, Concession 11, Percy Ward

Notwithstanding Section 5.3.3.1 a) for those lands designated Greenland System located in Lot 9, Concession 11, Percy Ward, a maximum of 28 residential lots shall be permitted and the minimum lot size shall be 0.4 ha.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Municipality of Trent Hills Official Plan.

PART C - APPENDICES

The following appendices do not constitute part of the Official Plan Amendment but are included as information supporting the Amendment.

- Appendix I - Public Involvement
- Appendix II - Planning Report
- Appendix III - Agency Comments

APPENDIX I
Public Involvement

Appendix I-a Copy of Public Notice
Appendix I-b Minutes of Public Meeting
Appendix I Submission Received

CERTIFICATE OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND NOTICE REQUIREMENT

I, Margaret Montgomery, Clerk, hereby certify that the requirements for the giving of notice and holding of at least one public meeting as set out in sub-section 17(15) of the Planning Act, R.S.O., 1990, as amended and the giving of notice as set out in sub-section 17(17) of the Planning Act, R.S.O., 1990, as amended, have been complied with.

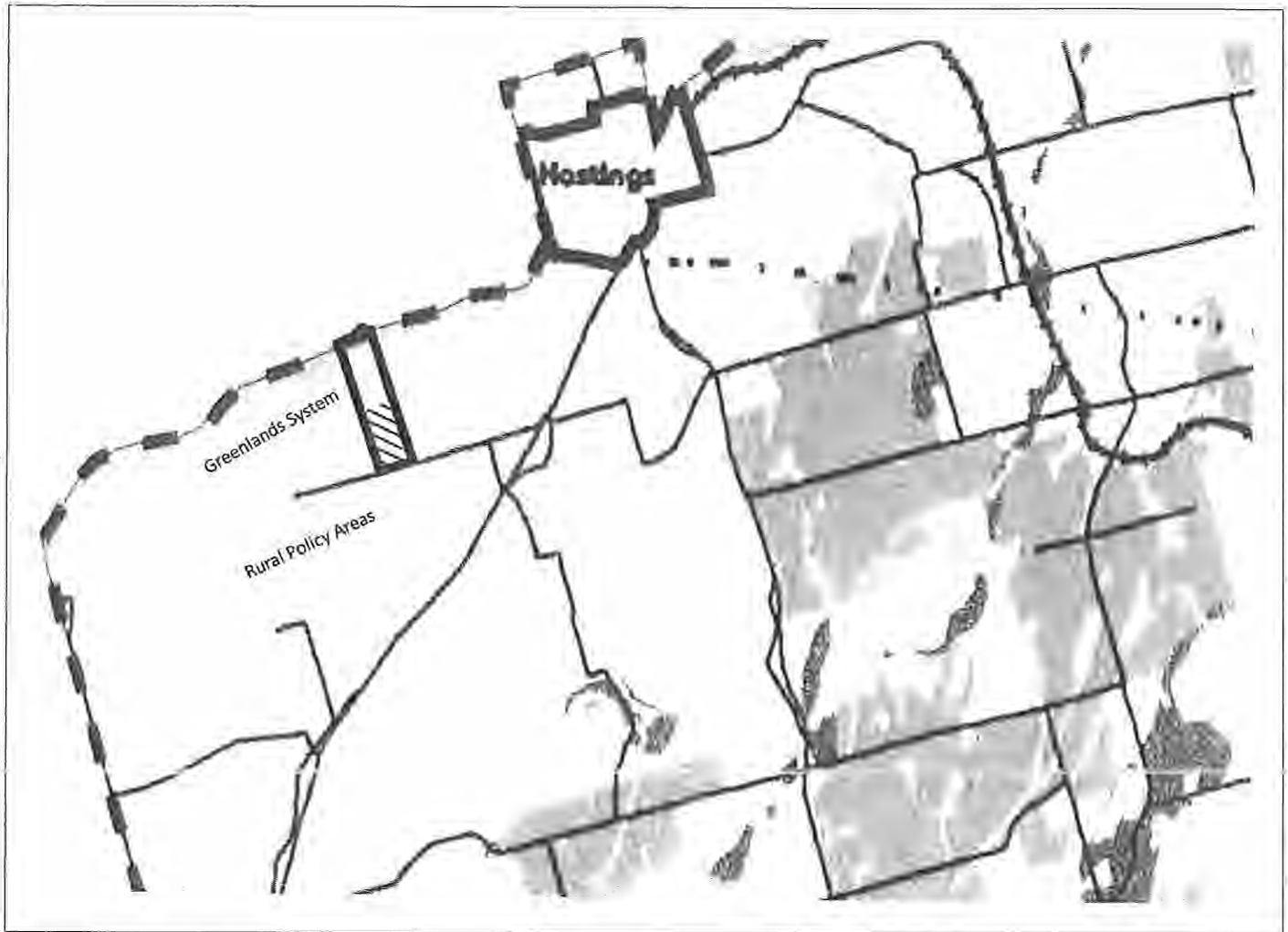

Clerk

CERTIFICATE OF COMPLIANCE WITH NOTICE OF ADOPTION REQUIREMENT

I, Margaret Montgomery, Clerk, hereby certify that the requirements for the giving of notice of adoption of an Official Plan Amendment as set out in sub-section 17(23) of the Planning Act, R.S.O., 1990, as amended, has been complied with.


Clerk

Official Plan Amendment No. 9
 Municipality of Trent Hills



Legend

- Township Boundary
- Road
- Bridge
- Rail Line Right of Way
- Transmission Line
- Greenlands System
- Prime Agricultural Areas
- Primary & Secondary Mineral Aggregate
- Urban Centres
- Rural Policy Areas
- Homlets
- Subject Lands


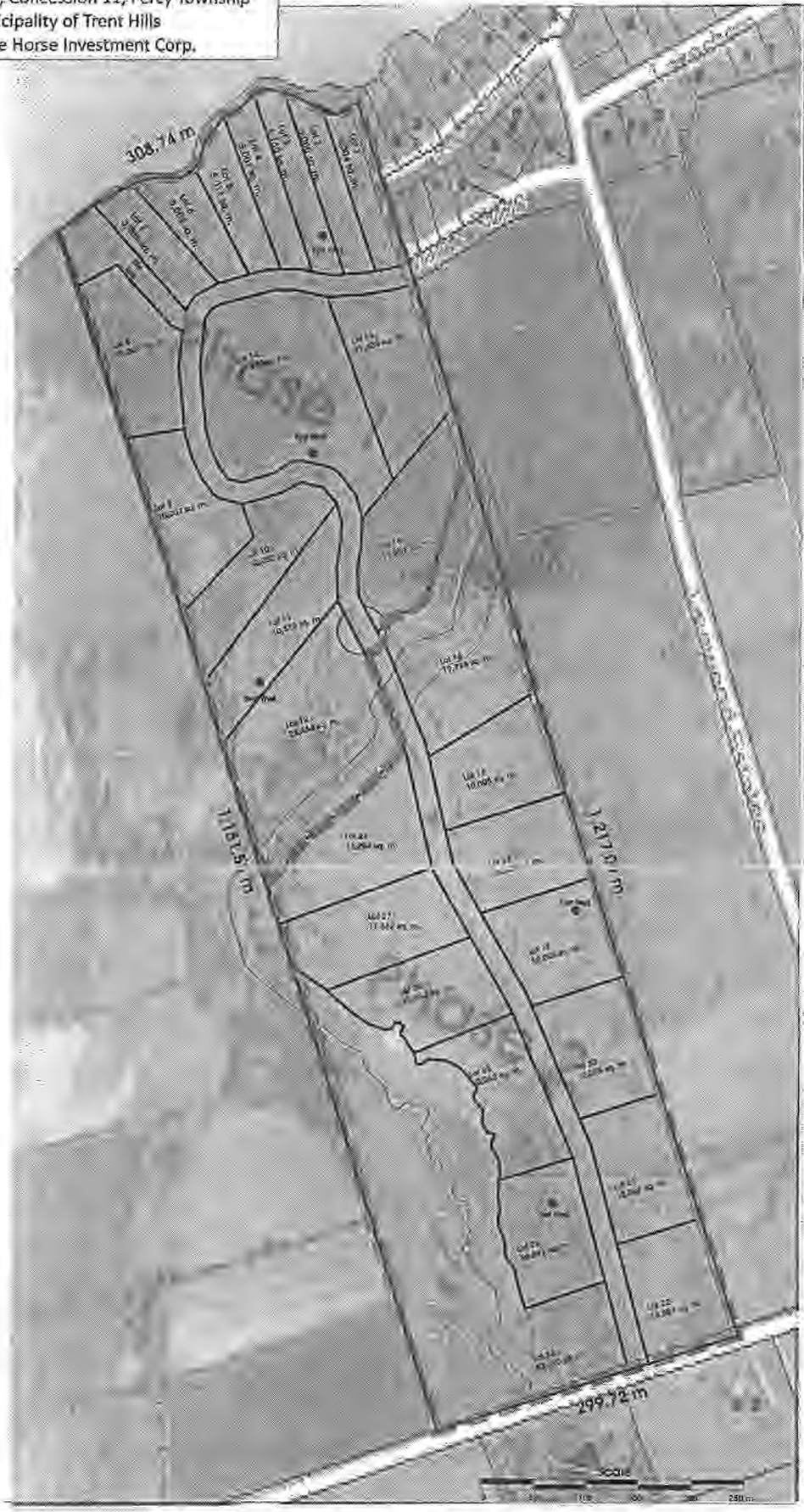
 Change to Greenlands System

Figure 3 - Concept Plan
 Lot 9, Concession 11, Percy Township
 Municipality of Trent Hills
 White Horse Investment Corp.



Schedule "A" to Zoning By-law Amendment 2013-XX
 Lot 9, Concession 11, Percy Township
 Municipality of Trent Hills
 White Horse Investment Corp.

Zone Legend:

- Rural Residential (RR) Zone
- Rural (RU) Zone
- Shoreline Residential Exception (SR-X) Zone
- Environmental Protection (EP) Zone
- Environmentally Sensitive (ES) Zone
- Open Space (OS) Zone



Legend

- Subject Lands
- Valley Lands
- Top of Bank Setback (15m)
- Stream

